



Planning and Access Committee

Meeting: 29 September 2025

Agenda item: 5

SUBMITTED BY: Director of Place

APPLICATION NUMBER:	2025/0189/DET
APPLICANT:	Dr Richard Johnson
LOCATION:	Spinningdale, Stirling Road, Callander FK17 8LE
PROPOSAL:	Change of use to dwellinghouse
NATIONAL PARK WARD:	Ward 3 - Callander
COMMUNITY COUNCIL AREA	Callander
CASE OFFICER:	Name: Jack Riggs Tel: 01389 722620 E-mail: jack.riggs@lochlomond-trossachs.org

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1. Summary and reason for presentation

1.1. Spinningdale is a detached one and a half storey building at the east-end of Callander on the A84 Stirling Road. It is in use as 'professional services' as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended). It is proposed to change the use of the building to form a single dwellinghouse. No external alterations or extensions are proposed to the building.

1.2. The application is being presented to Committee in accordance with paragraph 2.1.9 of the Scheme of Delegation because the applicant is a Member of the Planning and Access Committee.

2. Recommendation

2.1. That Members:

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

3. Background

Site Description	
3.1.	The application site is located at the east-end of Callander. It is outwith the Callander Conservation Area but within the settlement boundary. It is adjacent to, and accessed via, the A84 trunk road.
3.2.	The site is located in an area of Callander that is predominantly residential, however, directly to the east of the site is the Dreadnought Garage and petrol filling station and there are some community services and businesses in the vicinity such as the Callander Medical Practice.
3.3.	Spinningdale is a detached one and a half storey building of residential character. The material palette is predominantly white render with a slate roof. On the front elevation there are dormers and bays with flat roofs.
3.4.	A location plan is provided in Figure 1. A photograph of the site is shown in Figure 2.

Site Description

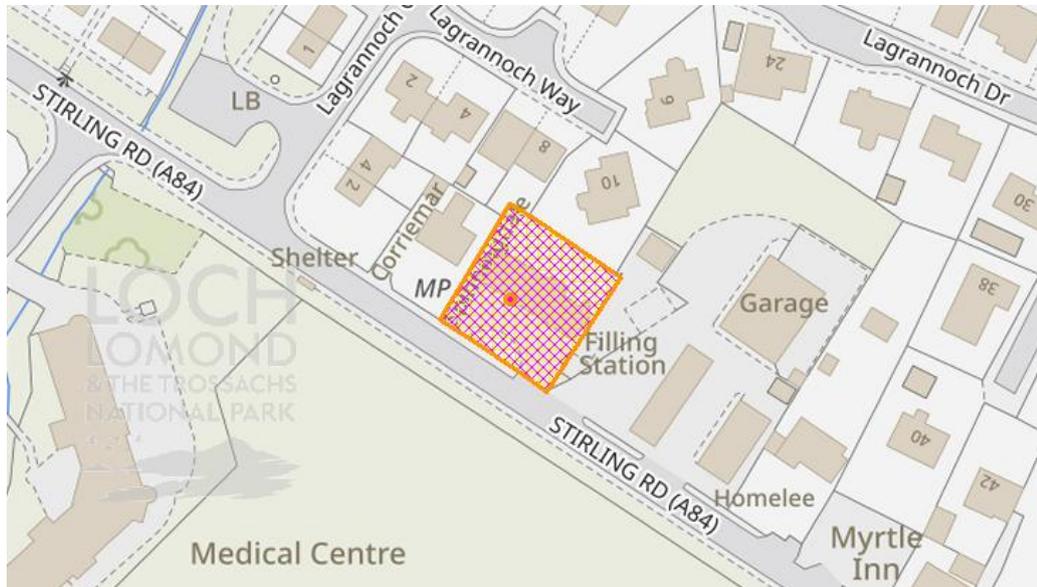


Figure 1: Location Plan



Figure 2: Photograph of the application site from the A84 Stirling Road.

Description of Proposal

3.5.	It is proposed to change the use the building, currently approved for use as 'professional services', formerly within Class 2 now within Class 1A, to form a single dwellinghouse. Planning permission is required as The Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) does not permit such a change. There is also a planning condition attached to a previous planning permission to change the use of the building from a dwellinghouse (2013/0253/DET) which restricts the use of the building to the 'professional services' part of the use class only.
3.6.	No external alterations or extensions are proposed to the building.

Planning History

3.7.	2013/0253/DET Approved 24 January 2014 Change of use from residential to offices (retrospective)
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4. Environmental impact and habitat regulations assessment

Environmental Impact Assessment (EIA)

4.1.	Environmental Impact Assessment (EIA) is required where a proposed development is of a type listed in Schedule 1, or in Column 1 of Schedule 2 of The Environmental Impact Assessment (Scotland) Regulations 2017 and it is likely to have significant effects on the environment when screened in accordance with the selection criteria in Schedule 3.
4.2.	In this instance it has been determined that an EIA is not required as the proposal is not within Schedule 1 or 2.

Habitat Regulations Assessment (HRA)

4.3.	The Habitats Directive, implemented in Scotland through The Conservation (Natural Habitats, &c.) Regulations 1994, provides protection to European sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)). The planning authority must consider whether development will have a 'likely significant effect' on a European site, and if so, an 'appropriate assessment' (AA) must be carried out. This process is known as Habitats Regulations Appraisal (HRA).
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Habitat Regulations Assessment (HRA)

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| 4.4. | An AA is not required in this case as the proposed development would not be near to/impact upon any European sites. |
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5. Consultations and representations

Responses to Consultations

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| 5.1. | <u>Stirling Council - Roads Authority</u>
No objection. |
| 5.2. | <u>Transport Scotland - Trunk Road Network</u>
No objection. |

Representations Received

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| 5.3. | None received. |
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6. Policy context

The Development Plan

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| 6.1. | Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan comprises National Planning Framework 4 (NPF4) (published February 2023) and the Loch Lomond & The Trossachs National Park Local Development Plan (LDP) (adopted 2016) along with Supplementary Guidance. |
| 6.2. | <u>National Planning Framework 4 (NPF4)</u>
NPF4 is the fourth National Planning Framework for Scotland. It sets out the Scottish Governments priorities and policies for the planning system up to 2045 and how the approach to planning and development will help to achieve a net zero, sustainable Scotland by 2045. NPF4 supports the achievement of six overarching spatial principles (just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development, and rural revitalisation) through the planning and delivery of sustainable, liveable and productive places. NPF4 contains 33 policies to guide development management decisions. The following NPF4 policies are relevant to this proposal: |

The Development Plan

	<p>Policy 1 - Tackling the climate and nature crises Policy 2 - Climate mitigation and adaptation Policy 3 - Biodiversity Policy 9 - Brownfield land, vacant and derelict land and empty buildings Policy 12 - Zero waste Policy 13 - Sustainable transport Policy 14 - Design, quality and place Policy 15 - Local living and 20-minute neighbourhoods Policy 16 - Quality homes</p>
6.3.	<p><u>Local Development Plan 2017-2021 (LDP)</u></p> <p>The LDP outlines the vision for how the National Park should change over the next 20 years, including the strategy for development and the policy approach for key topics. There remains broad alignment between the LDP and NPF4 policies however, where any incompatibility does arise, then NPF4 prevails as the more recent policy. The following LDP policies are relevant to this proposal:</p> <p>OP1 - Overarching Policy 1: Strategic Principles OP2 - Overarching Policy 2: Development Requirements HP1 - Housing Policy 1: Providing a diverse range of housing HP2 - Housing Policy 2: Location and types of new housing required EDP3 - Economic Development Policy 3: Safeguarding Economic Development Sites TP3 - Transport Policy 3: Impact Assessment and Design Standards of New Development NEP6 - Natural Environment Policy 6: Enhancing Biodiversity</p>
6.4.	<p><u>Supplementary Guidance</u> Design and Placemaking Housing</p>

Other Material Considerations

6.5.	<p><u>National Park Aims</u></p> <p>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:</p> <p>(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,</p>
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Other Material Considerations

	<p>(c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and</p> <p>(d) to promote sustainable economic and social development of the area's communities.</p> <p>If it appears that there is a conflict between those purposes, the National Park Authority shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area.</p>
6.6.	<p><u>National Park Partnership Plan (2024-2029)</u> Under Section 14 of the National Parks (Scotland) Act 2000, the National Park Authority must have regard to the National Park Partnership Plan (NPPP) in its decision making. Under 264A of the Town and Country Planning (Scotland) Act 1997, the National Park Authority in the exercise of any power under the planning Acts must ensure that special attention is paid to the desirability of exercising the power consistently with the NPPP. The NPPP is the overarching vision for the National Park and aims to deliver nine outcomes focussing on 31 objectives to be delivered from 2024-2029 which are listed under three themes: Restoring Nature, Creating a Low Carbon Place and Designing a Greener Way of Living.</p>
6.7.	<p><u>Planning Guidance</u> Safeguarding Important Local Facilities and Businesses</p>
6.8.	<p><u>Local Place Plans</u> Callander Local Place Plan (2022-2032)</p>

7. Summary of supporting information

Supporting Information

7.1.	No additional documentation was submitted in support of the planning application.
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8. Planning assessment

Key Issues

8.1.	The key issues for consideration in the determination of this application are:
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Key Issues

- Principle of development
- Design, impact on amenity, and biodiversity

Principle of Development

8.2. Local Development Plan Economic Development Policy 3 concerns safeguarding Economic Development sites as specified in the spatial strategy. The application site is not an identified Economic Development Site; however, the Local Development Plan Safeguarding Important Local Facilities and Businesses Planning Guidance explains that this policy does not solely apply to allocated sites and includes changes of use from other classes that provide employment.

8.3. Local Development Plan Economic Development Policy 3 states that:

Development proposals will only be supported if it is demonstrated that despite marketing of the site for at least twelve months for business and industry uses there has been no viable interest for other business and industry uses.

The Local Development Plan Safeguarding Important Local Facilities and Businesses Planning Guidance suggests other material considerations that are relevant when determining if the marketing period is required. This includes:

...the previous use is a relevant material consideration. There have been cases where offices were converted back to residential...

...the location of the business is also a relevant material consideration.

Spinningdale was originally in use as a dwellinghouse, the use of the ground floor was then changed to offices and later planning application 2013/0253/DET formalised the use of the upper floor as an office. No external alterations were undertaken to facilitate that change of use and it is solely restricted to a 'professional services' use. It therefore provides only a narrow economic opportunity as an employment site.

The application site is not within an allocated Economic Development site and is outwith the centre of Callander. Local Development Plan and National Planning Framework 4 policies encourage such uses to be within allocated sites and more centrally within settlements.

Principle of Development

8.4.	The use of a marketing period as a safeguarding measure is not considered to be appropriate given the history of the site, the restrictions to the existing use, and the location. It is also acknowledged that there is not such a demand for office space as previously, given changes to working practices that have taken place since the adoption of the Local Development Plan. With regard to town centres, National Planning Framework 4 states that existing offices have the potential to be repurposed and that there are opportunities for town centres to reuse redundant buildings to provide new homes.
8.5.	Local Development Plan Housing Policy 2 states that housing on appropriate gap and infill sites within town and village boundaries will be supported and Housing Supplementary Guidance states that there is support for conversions/change of use of existing buildings. There are no affordable housing requirements for the change of use of non-historical buildings that provide less than 3 units in towns and villages.
8.6.	National Planning Framework 4 Policies 9 and 12 concerning empty buildings and zero waste are supportive of the reuse of existing buildings.
8.7.	The principle of the development can therefore be supported as it does not conflict with Local Development Plan policies concerning economic development sites and is not considered to be detrimental to the provision of economic opportunities. Local Development Plan Housing Policy 2 supports a dwellinghouse use at this location. Local Development Plan and National Planning Framework 4 Policy 9: Brownfield land, vacant and derelict land and empty buildings and Policy 12: Zero waste support the reuse of empty buildings. The proposal does not require any external alterations and is therefore the least impactful means by which the reuse of the site can be secured.

Design, Impact on Amenity, and Biodiversity

8.8.	The application site is accessed directly from the A84 via the two openings of a semicircular driveway. Local Development Plan Transport Policy 3, consistent with National Planning Framework 4 Policy 13: Sustainable transport, requires that all developments be serviced by roads infrastructure to the specification of the Roads and Transportation Authority and Transport Scotland. Both consultees raised no objection and do not recommend any conditions.
8.9.	The planning history of the building shows that no external alterations or extensions have been undertaken in relation to the 'professional services'

Design, Impact on Amenity, and Biodiversity

	use. Spinningdale has therefore retained a domestic character that is appropriate to the area.
8.10.	National Planning Framework 4 Policy 3: Biodiversity, consistent with Local Development Plan Natural Environment Policy 6, requires that proposals should include proportionate measures to conserve, restore, and enhance biodiversity. The application site is proposed to wholly change to a dwellinghouse with a modest garden curtilage. It retains a domestic garden character and it is not necessary to seek to influence or alter the biodiversity in this instance. Therefore, no measures in relation to biodiversity enhancement are recommended.
8.11.	The proposal is therefore acceptable in relation to Local Development Plan and National Planning Framework 4 policies concerning transport, design, and amenity.

Conclusion

8.12.	The circumstances of this proposal is a former residence which was converted to an office and is now returning to its original residential use. The proposal can be supported because it does not conflict with Local Development Plan policy concerning economic development sites and a dwellinghouse use is supported at this location by the policies of the Local Development Plan and NPF4. The policies of NPF4 also provide support for the re-use of existing buildings. No external modifications to facilitate the change of use to a dwellinghouse are necessary and the building retains a residential character set within a garden area and therefore the proposal raises no concerns in terms of design or amenity. It is therefore recommended that planning permission is approved subject to a standard time condition below.
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9. Appendix 1 Condition

Condition	
9.1.	<p>Duration of Permission: This permission lapses on the expiration of 3 years beginning from the date of this permission unless the development to which this permission relates is begun before that expiration.</p> <p>REASON: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).</p>