

4th August 2022

Stirling Council
Planning, Building & the Environment
Kerse Road
Stirling
FK7 7QA

Our Ref.: PH

Dear Sirs

Planning Permission in Principle Application
Site north of Meadowlands Farm, Bridge of Allan

Houghton Planning Ltd is instructed by Mr D Irvine to submit an Application for Planning Permission in Principle (PPP) for a single dwelling and garage at the above site.

The Application is accompanied by the following:-

- Covering Letter;
- Planning Application Form;
- Relevant Certificate;
- Location Plan;
- Flood Risk Assessment; and
- Planning Fee, which will be paid separately

The Site and Surrounding Area

The site is situated to the north of Meadowlands Farm, Bridge of Allan; south of the public road that serves the Carse of Lecropt, and west of the M9.

The site comprises a disused stable building and barn, both constructed, we understand, in 2005/2006, and an area of paddock. Vehicular access to the site is via a track that serves Meadowlands Farm and Mid Lecropt Cottage, and joins the public road just to the west of the underpass where this goes under the M9. The junction is considered to have suitable visibility in both directions.

The site is not subject to any land use designations, or allocations, within the Stirling Local Development Plan.

The site is though within an area potentially at risk from flooding, so a Flood Risk Assessment has been prepared, and is being submitted with this application.

Description of Proposed Development

The application is for the erection of a single dwelling. All other matters, except access, are being left for later approval.

Access will be via the existing track over which the applicant has access rights.

Planning Policy Assessment

The relevant Planning Policy is 2.10 Housing in the Countryside in the Stirling Local Development Plan, which is explained in detail in Supplementary Guidance Housing in the Countryside. This is generally permissive towards adding new dwellings *"When the proposal will result in the beneficial re-use of a Brownfield site"*.

In this case, the Brownfield Site incorporates the buildings on site, which are surplus to requirements and disused.

For those reasons, it is considered that the proposed development complies with policy 2.10 and guidance and, therefore, we respectfully request that the submitted PPP application be approved.

We look forward to receiving confirmation in due course that this application has been validated. If you require any further information in the meantime, please do not hesitate to contact me on 07780 117708.

Yours faithfully

Paul Houghton
Director on behalf of Houghton Planning Ltd