

Pre Application Enquiry Response

Cambusbarron Village Nursery
St Ninian's Road
Cambusbarron
FK7 9NU

Reference No:	PREAPP-2020-0155	Date Received:	3 August 2020
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Address/Location of the proposed development

Land Adjacent And North West Of Polmaise Castle Estate Walled Garden Polmaise Road To Carron Reservoir Stirling

Description of the proposed development

Erection of a bespoke nursery building from where Woodland Play Sessions can be run

Date of Site Visit (if required):

Site Constraints:

None Mapped

Planning Policy and Material Considerations

Policy 1.1 - Site Planning
Policy 2.9 - Economic Activity in the Countryside
Policy 3.1 - Assessing the Travel Demands of New Development
Policy 7.8 - Development affecting Battlefields, Gardens And Designated Landscapes
Policy 9.1 - Protecting Special Landscapes
Primary Policy 10: Forestry, Woodlands and Trees
Policy 10.1 - Development Impact on Trees and Hedgerows

Officer Assessment

Pre-application advice is sought for the creation of an outdoor nursery at the Walled Garden of Polmaise Estate.

A nursery is defined as a community facility, and it is first and foremost encouraged to locate within town centres. However, there is an understanding that outdoor nurseries are becoming more popular. However, these should still be located as close to existing settlements as possible. As from the location plan, it can be seen that it is located close to Cambusbarron, and there could be the option of walking to the site, reducing the dependency on car travel. Therefore, there is likely to be policy support for the principle of the project. It should be demonstrated as part of any submission measures taken to reduce the dependency on car travel to reach this site. Doing so will demonstrate compliance with Policy 3.1.

No elevations have been submitted, nor are required as part of a pre-application enquiry. It would be encouraged to ensure sympathetic low impact design is pursued. An opportunity to restore an existing building on site may be preferable than the creation of a new building. The site is located within a designated special landscape, so it is crucial that the visual impact of the building is as minimal as possible.

As the site is located within designated semi-natural woodland, a tree survey will have to be submitted, and evidence submitted to show how the design of the proposal has been altered to account for the findings of the survey and to minimise the damage to any tree on site. Given the site, and depending on the size of the proposed building to be erected, a biodiversity survey may be required.

The site is located within a designated Battlefield site. Therefore, an archaeological survey would be required to ensure that any development on site would not significantly impact any archaeological remains.

Potential Consultees and Contributions

Stirling Council's Archaeology Team
Stirling Council's Transportation Development Management
Stirling Council's Tree Officer
Stirling Council's Biodiversity Officer
Stirling Council's Access Officer

Additional Information Required

Tree Survey
Archaeology Survey
Biodiversity Survey
Elevations
Block Plan
Planning Statement

Conclusion

In view of the above, the planning department would welcome the submission of a planning application for an outdoor nursery at this location. Additional documentation will be required, listed above. No design details have been submitted, therefore the acceptability of the design or siting has not been assessed.

Advisory Note

Early engagement with Stirling Area Access Panel (SAAP) is encouraged, especially if your proposal is regarding buildings used by the public (e.g. leisure facilities, transport hubs, shops, cafes etc.). SAAP are able to provide feedback and suggestions regarding specific design elements of a proposal, and highlight any accessibility implications or issues that could be addressed prior to the submission of a planning application. More information on SAAP can be found at: www.stirlingareaaccesspanel.org.uk

Response provided by Ritchie Gillies, Planning Officer on 9 November 2020

Making a Formal Application

Should you wish to submit a formal application in due course, you can do so online using the link below:

<https://www.stirling.gov.uk/planning-building-the-environment/planning/apply-for-planning-permission/>

Disclaimer

While we will make every effort to ensure that any pre-application advice is as accurate and comprehensive as possible, any advice given by officers in response to a pre-application advice request does not constitute a formal decision of Stirling Council as Planning Authority.

In particular, any advice provided under this service constitutes the professional opinion of the officer(s) concerned and is based on the information provided by the applicant and the planning policies and site constraints prevailing at the time. While every effort will be made to identify all relevant policies and all issues material to the proposal, pre-application advice issued by us in relation to local developments will not normally include input from external organisations or consultees, such as SEPA or SNH, or from local residents, neighbours or community groups.

Such input during the assessment of any formal application may raise new issues or areas for concern and therefore the ultimate determination of any future statutory application could differ from the conclusions reached in this preliminary assessment. We will, however, endeavour to highlight any consultees, external bodies or parties that may be involved in any future application so that applicants can make contact themselves to discuss their proposals.

Additional Information

The development plan for this area is Stirling Local Development Plan. It guides the consideration of development proposals, which together with Supplementary Guidance can be viewed at: <https://www.stirling.gov.uk/planning-building-standards/planning/local-development-plan/>

Freedom of Information

All documentation associated with pre-application enquiries may, at a future date, if specifically requested be made available to the public under the Freedom of Information Scotland Act 2002.