

LRB-2020-14 – 19/01839/IPL - Erection of a dwellinghouse (in principle), site 400 metres north east of Drumcharry, Keltneyburn

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LRB-2020-14 – 19/01839/IPL - Erection of a dwellinghouse (in principle), site 400 metres north east of Drumcharry, Keltneyburn

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input type="checkbox"/> |
| 2. Application for planning permission in principle | <input checked="" type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

It is only by site inspection that the nature of the application can be truly assessed and the additional inputs that require to be considered.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

The Local Review Body should be aware there are livestock on the farm and gates should be closed at all times. Although unaccompanied access is acceptable please make contact so the stock can be secured.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached statement.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes
☐

No
☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Attached document - dated 21st April 2020

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Robert K. D. Johnston
for and on behalf of McKenzie Strickland Associates

Date

21st April 2020

NEW FARMHOUSE AT DRUMCHARRY FARM, BY GARTH, FORTINGALL, PERTSHIRE FOR JOHN and ANNETTE LUMSDEN



We wish to request a review of the planning application 19/01839/IPL.

The applicants have been farming the land extending to 58 acres since 2013.

The quality of the grazing restricts the number of ruminants that can be held on this farm. The lack of any other land adjacent to Drumcharry Farm further limits any realistic means of expansion. The farm is bounded on all sides by, either paved road, estate land in forestry (Glen Lyon), rented grazing (Wester Blairish) and properties in Drumcharry Steadings as either second homes or with large gardens. There is no immediate option to increase its size to reach the notional figure of 1800 man hours per annum that PKC use as guidance for "economic activity".

The farm has been significantly improved over the last 6 years - this has involved close collaboration with local farmers, as evidenced by the many letters of support appended to the application.

The SAC report attests to the improvement and development of agricultural activity via the expansion of livestock guidelines and advancement of the grazing on the land.

The above has been accomplished mindful of the need to improve the biodiversity, habitat, through bracken removal, drainage, improved access, tree planting and maintenance.

The various improvements have been possible by utilizing temporary caravan accommodation on the farm, which is only sustainable during the summer months. Full-time farming of this land and additional improvements are only feasible with on-site accommodation and services. Permanent accommodations will secure animal welfare and the protection of the extensive equipment housed on the farm.

The enterprise is involved in "economic activity". Significant livestock has been fattened on the farm over the last 5 years making a significant contribution to local food production. In the current coronavirus situation, the need for on-site accommodation is even more necessary since travel restrictions make it impossible to work on the land without permanent on-site accommodation.

The planning officers agree with our policy statements relating to the site being identifiable in that it blends with the land form; it uses existing trees, buildings, slopes or other natural features to provide a backdrop and it does not have a detrimental impact on the surrounding

landscape. Thus, in terms of policy, the selected site is compliant with the Council requirements.

The scale of the desired house is modest and while we appreciate there may be concerns about the design of the property these are matters that could be set aside at this point as they will be dealt with at the detailed planning application stage should the LRB be minded to support this appeal.

Historically concerns have been raised by PKC relating to the lack of an established business on the farm. At this time, the business is established, the previously consented farm shed is actively used to house machinery, equipment, and feed. The ability of the farm to grow is thwarted by the lack of suitable on site living accommodation.

Whilst we understand the justifications set out by the planning department, we suggest the application is very much line with the spirit of the planning policy and satisfies what is has been designed to achieve.



Perth Office: 159 Dunkeld Road, Perth, PH1 5AS

T: 01738 445 983

Aberfeldy Office: 23 Bank Street, Aberfeldy PH15 2BB

T: 01887 829 228

**LRB-2020-14 – 19/01839/IPL - Erection of a dwellinghouse
(in principle), site 400 metres north east of Drumcharry,
Keltneyburn**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Dr and Mrs John and Annette Lumsden
c/o McKenzie Strickland Associates
Siobhan Johnston
23 Bank Street
Aberfeldy
PH15 2BB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 28th January 2020

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **19/01839/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 14th November 2019 for permission for **Erection of a dwellinghouse (in principle) Site 400 Metres North East Of Drumcharry Keltneyburn** for the reasons undernoted.

Head of Planning and Development

Reasons for Refusal

- 1 The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2012 as the proposal by virtue of the lack of justification fails to comply with Category 3.3 Economic Activity of the policy/guide. Furthermore the proposal does not comply with any of the remaining categories (1) Building Groups, (2) Infill Sites, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.

Further information on radon gas and the associated reports that can be obtained is available at www.ukradon.org and at <http://shop.bgs.ac.uk/georeports/>.

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

19/01839/1

19/01839/2

19/01839/3

19/01839/4

19/01839/5

19/01839/6

19/01839/7

19/01839/8

19/01839/9

19/01839/10

19/01839/11

REPORT OF HANDLING

DELEGATED REPORT

Ref No	19/01839/IPL	
Ward No	P4- Highland	
Due Determination Date	13.01.2020	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Site 400 Metres North East Of Drumcharry
Keltneyburn

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 14 January 2020

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for the erection of a dwellinghouse in principle to the north east of Drumcharry near Garth/Fortingall. The site history involves the granting of an access track (05/00849/FUL) which traverses up the hillside to a plateau where this house is proposed. This access track has now been formed. The site also has an agricultural building at the top of this access track (08/02163/PN). In 2009/2010 two separate applications were refused for a dwelling the second of which included a document from the Scottish Agricultural College (SAC) demonstrating the operational need for a dwellinghouse in this location.

This application is by a new applicant and also includes a SAC Report. Drumcharry Farm extends to 23.37 hectares (57.75 acres). The enterprises on the farm include sheep and poultry. The land is mainly permanent grassland with some areas of woodland.

The estimated annual labour requirement for the farming operations at Drumcharry Farm currently is 0.21 labour units. The report outlines that this is due to the fact that the current farming enterprises are restricted by the fact that the applicant cannot be on site for a full production year.

The application is in principle and supporting documents have been submitted.

SITE HISTORY

09/00185/FUL Erection of a farmhouse 23 March 2009 Application Refused

10/00436/FLL Erection of a dwellinghouse 4 May 2010 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference:

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without*

creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”

Perth and Kinross Local Development Plan 2 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 19: Housing in the Countryside

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

No other policies

CONSULTATION RESPONSES

Scottish Water No objection

Development Negotiations Officer In principle, condition required

Environmental Health (Contaminated Land) No objection, no condition required

Structures And Flooding No objection

Transport Planning No objection

REPRESENTATIONS

A number of letters have been submitted in support of the application however these have not been received through the public consultation period but were submitted by the agent as part of the supporting information.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2 (2019).

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The local plan through Policy 6 - Settlement Boundaries specifies that development will not be permitted, except within the defined settlement boundaries which are defined by a settlement boundary in the Plan.

However, through Policy 19 - Housing in the Countryside it is acknowledged that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported where they comply with criterion.

Having had the opportunity to undertake a site visit and assess the plans the application does not relate to:-

- (1) Building groups.
- (2) Infill sites.
- (4) Renovation or replacement of houses.
- (5) Conversion or replacement of redundant non-domestic buildings.
- (6) Rural Brownfield.

The agent considers there to be an essential need for the dwelling, category (3) New houses in the open countryside.

Essential Workers Dwelling Assessment:-

With regards to development of an essential worker dwelling the supplementary guidance highlights that:-

"A house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the Council that there is a need for the house(s). Where the house is to be associated with a proposed economic activity, construction of the house will not be permitted in advance of the development of the business. Permission may be restricted by an occupancy condition to remain as essential worker housing in perpetuity, or convert to an

agreed tenure of affordable housing when the employment use is no longer required."

The draft supplementary guidance highlights that Scottish Planning Policy now directs against the use of occupancy restrictions which would have been previously used where sites were not considered to fully comply with the siting criteria. As a result where the case is justified more emphasis will be placed on the siting and design of houses.

Economic Need:-

To understand the operational requirements of the farm and ascertain if there is a justified need for an additional dwelling a Labour Report from the Scottish Agricultural College (SAC) has been provided by the applicant and further supporting planning statements.

Based on the current farm operation there is a labour requirement of 0.21 labour units however the report states that this is due to the fact that the applicant is not on site all year (lives in Edinburgh and stays in a caravan April-Sept). The report then details how being on site would be beneficial to current operations and how a dwelling would allow expansion. The expansion would be through increasing sheep and poultry numbers and purchasing two ponies. The proposed expansions would equate to a 0.57 labour unit requirement on the farm.

Given that the additional livestock are not on the site the proposal would not comply as it is based on a proposed economic activity and the policy states that where a house is to be associated with a proposed economic activity then construction of the house will not be permitted in advance. I would however further consider that the proposed increase in livestock would still not justify a dwelling at this location.

In addition to the justification submitted the agent considers that the site complies with the siting criteria outlined under Category 3 however this is only used as an assessment tool where the need for the development has been established. The siting criteria requires an identifiable site with long established boundaries which must separate the site naturally from the surrounding ground for reasons covered in a later section the site does not comply.

Otherwise the site does not form part of a Building Group, it's not an infill site, not the Renovation or Replacement of Houses, is not a Conversion or Replacement of Non-Domestic Buildings and is not considered as a Brownfield Site.

Design and Layout

The application is in principle but has been accompanied by an indicative site layout plan and examples of house designs. The principle of development is not justified so no further consideration has been given to the site layout etc.

Landscape

The site is in an elevated position with scattered mature planting outside the site boundary within the wider landholding. The boundaries to the northwest and southeast are defined by a post and wire deer fence which has been supplemented by a plastic barrier mesh forming the base for new hedging and trees. To the north east there is a partial drystone dyke and a fence with an existing shed to the southwest.

The agent considers that the site complies with the siting criteria under category 3 for new houses in open countryside. However as previously stated the justification provided is not adequate to meet requirement for a dwelling related to an existing economic activity. Therefore the siting criteria is not considered relevant to this site however it should be noted that the adopted and draft Housing in the Countryside supplementary guidance both state that the sub-division of a field or other land artificially for example by post and wire fence or newly planted hedge or tree belt in order to create the site will not be acceptable. I consider that the site does have two artificially created boundaries.

Residential Amenity

The site is isolated from existing residential development and the development of the site would not be considered to detrimentally impact on residential amenity.

Roads and Access

Transport Planning have no objection to the principle of a dwelling at the site on access grounds.

Drainage and Flooding

The site would be served by private water supplies and would need private waste water treatment works.

The Flood Team note that a steep hillside lies above the site and recommend an interception ditch is erected above the proposed dwelling to capture any surface runoff from the development site should permission be granted.

Developer Contributions

Primary Education

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Breadalbane Primary School. As the application is in principle a condition would be required so that an assessment is made at the detailed stage.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period due to discussion with the Policy Team.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2012 as the proposal by virtue of the lack of justification fails to comply with Category 3.3 Economic Activity of the policy/guide. Furthermore the proposal does not comply with any of the remaining categories (1) Building Groups, (2) Infill Sites, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Informatives

N/A

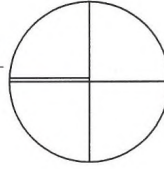
Procedural Notes

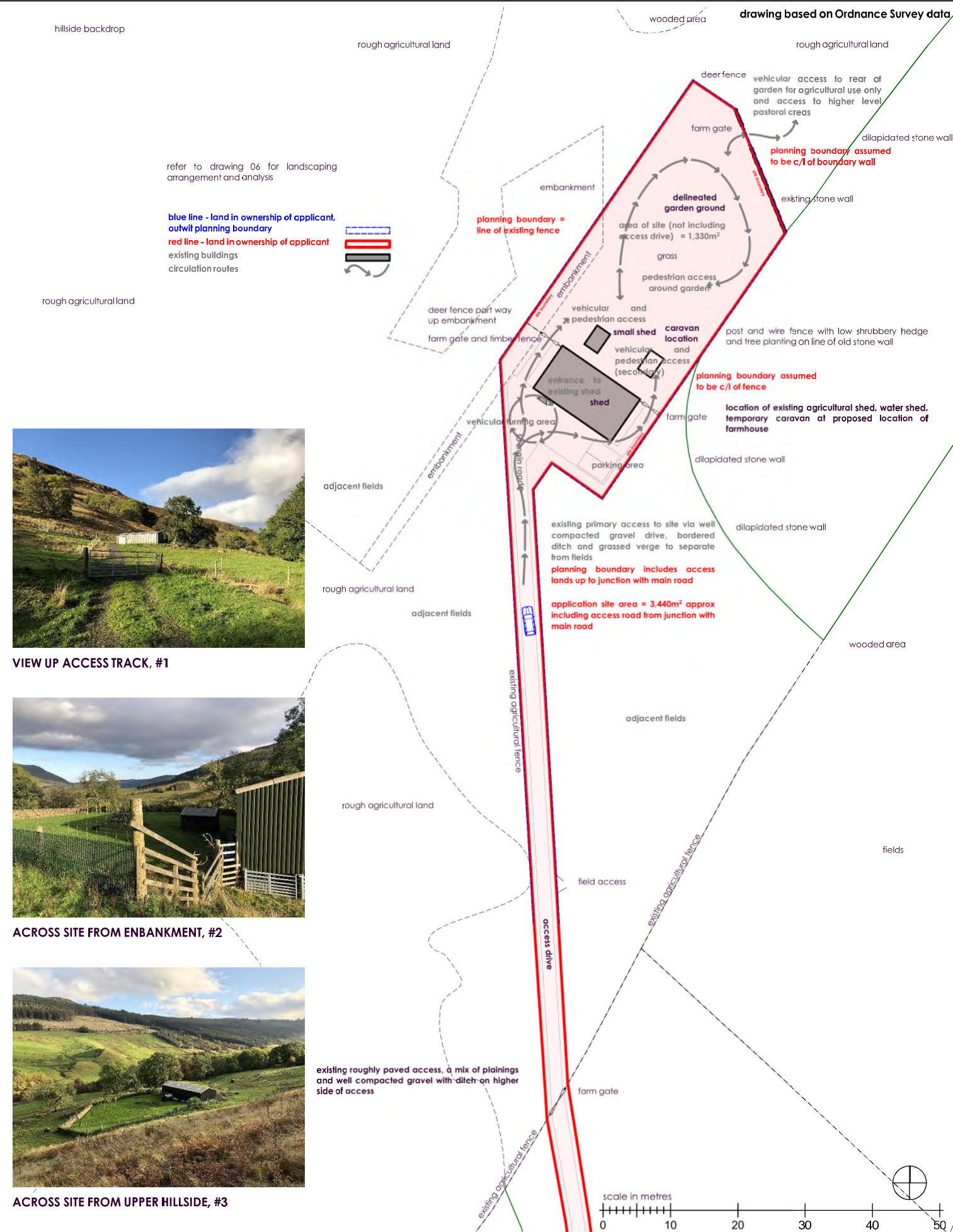
Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION


19/01839/1
19/01839/2
19/01839/3
19/01839/4
19/01839/5
19/01839/6
19/01839/7
19/01839/8
19/01839/9
19/01839/10
19/01839/11

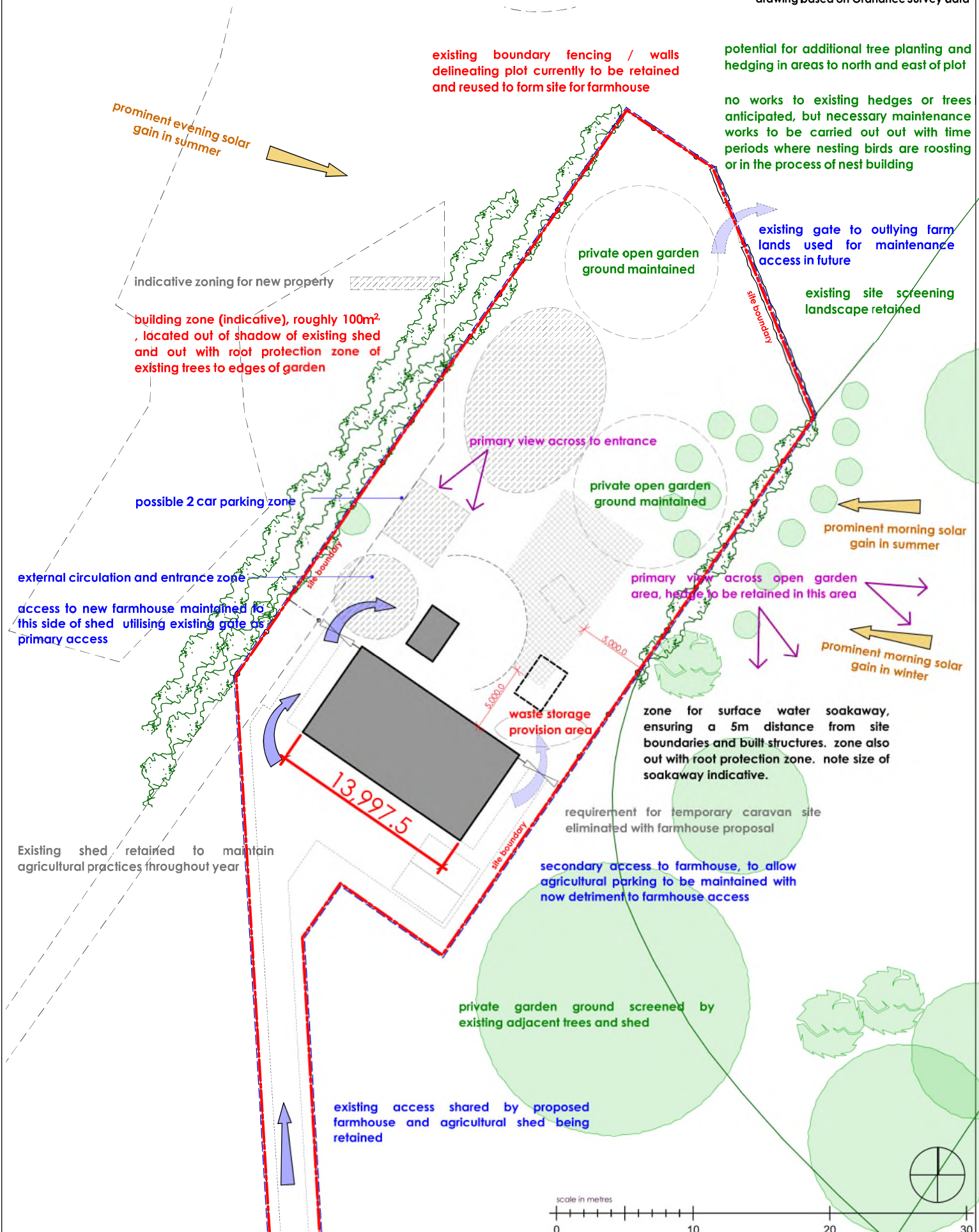
Date of Report 27.01.20







	JOB TITLE: Site at Drunchary Farm, by Garth, Fortingall				
	DRAWING TITLE: landscaping analysis	SCALE: 1:500 @A3	DRAWING STATUS: PLANNING	DRAWN BY: SJ	CHECKED BY: RKDJ
	DRAWING NUMBER: 1021/PL/06	REVISION:	DATE: OCTOBER 2019		



McKenzie Strickland Associates
23 Bank Street, Aberfeldy PH15 2BB, T: 01887 829 228

e: info@msa-architects.com
159 Dunkeld Road, Perth, PH1 5AS. T: 01738 445 983

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JOB TITLE:
Site at Drumcharry Farm, by Garth, Forthingall

DRAWING TITLE:
potential site arrangement

SCALE:
1:250 @A3

DRAWING STATUS:
PLANNING

DRAWN BY: SJ
CHECKED BY: RKDJ

DRAWING NUMBER:
1021/PL/09

30

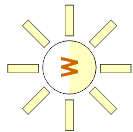
REVISION:

DATE:
OCTOBER 2019

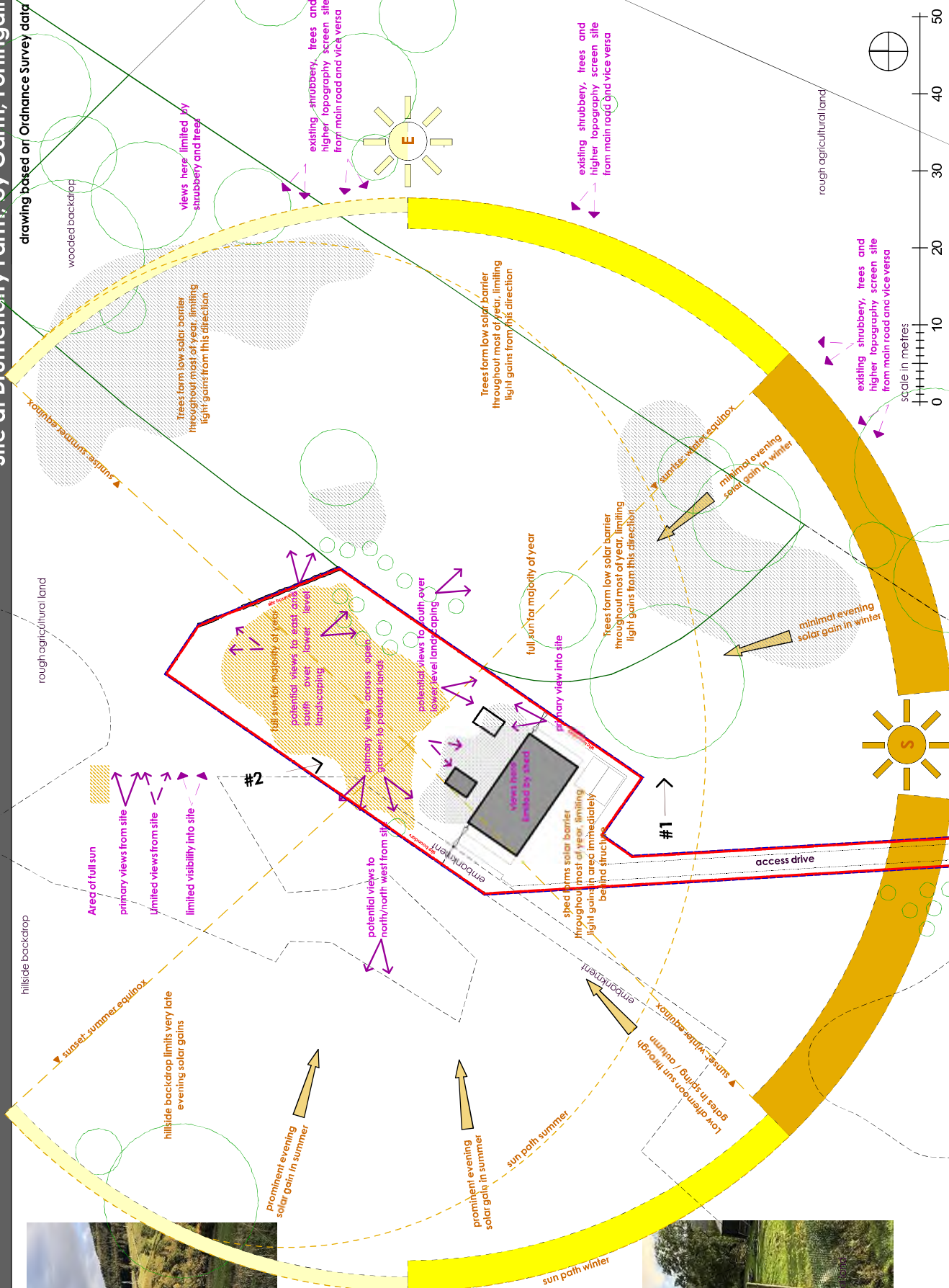


VIEW ACROSS SITE TO EAST, #1

hillside backdrop



VIEW ACROSS SITE TO SOUTH, #2



		JOB TITLE: Site at Drumcherry Farm, by Garth, Forthingall		DRAWING STATUS: PLANNING		DRAWN BY: SJ		CHECKED BY: RKDJ	
		DRAWING TITLE site orientation		SCALE: 1:500 @A3					
		DRAWING NUMBER: 1021/PL/05						REVISION: OCTOBER 2019	

McKenzie Strickland Associates
23 Bank Street, Aberfeldy PH15 2BB. T: 01887 829 228
e: info@msa-architects.com
159 Dunkeld Road, Perth, PH1 5AS, T: 01738 445 983

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PHOTOLOCATION 2



PHOTO LOCATION 4



SATELLITE IMAGE - NOT TO SCALE





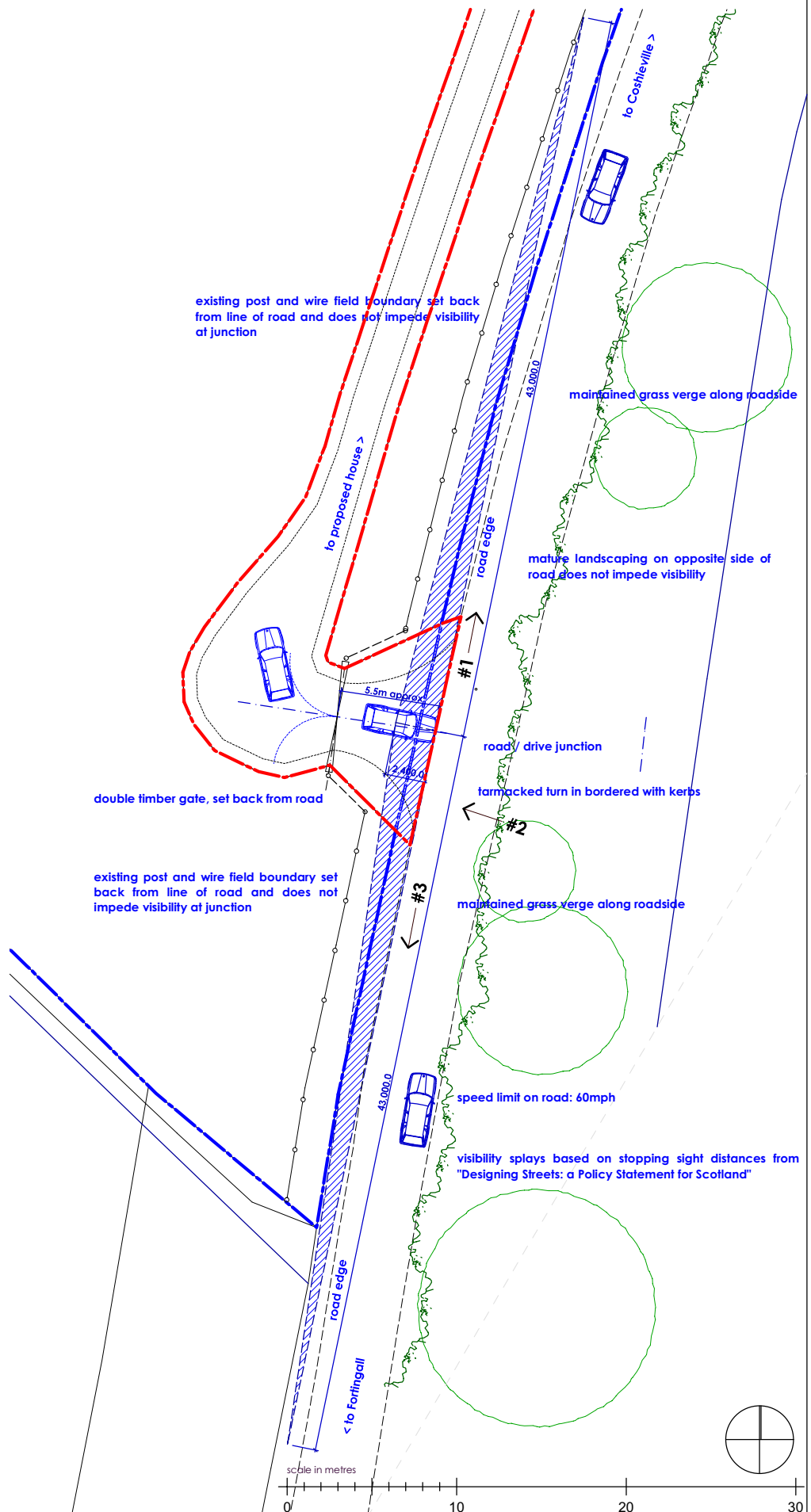
VIEW ALONG MAIN ROAD TO NORTH EAST, #1



EXISTING ACCESS ARRANGEMENT, #2



VIEW ALONG MAIN ROAD TO SOUTH WEST, #3





DESIGN PRECEDENT



DESIGN PRECEDENT



DESIGN PRECEDENT



DESIGN PRECEDENT



DESIGN PRECEDENT



DESIGN PRECEDENT



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DESIGN PRECEDENT



LOCAL HOUSING FORMS AT DRUMCHARRY



LOCAL HOUSING FORMS AT DRUMCHARRY



LOCAL HOUSING FORMS AT DRUMCHARRY



LOCAL HOUSING FORMS AT DRUMCHARRY



LOCAL HOUSING FORMS AT DRUMCHARRY



LOCAL HOUSING FORMS AT DRUMCHARRY

Planning Justification Report

Drumcharry Farm

Prepared for: Dr J Lumsden

Prepared by: SAC Consulting

Contact: Mhairi Dalglish
Sandpiper House
Ruthvenfield Road
Inveralmond Industrial Estate
Perth PH1 3EE

Date: August 2019



SAC Consulting is a division of SRUC
Leading the way in Agriculture and Rural Research, Education and Consulting

Prepared for:

Dr J Lumsden
Druim Chairidh Ltd
16A Merchiston Crescent
Edinburgh
EH10 5PX

Farm Code: 89/679/0005

Prepared by:

SAC Consulting

Contact:

Mhairi Dalglish
Sandpiper House
Ruthvenfield Road
Inveralmond Industrial Estate
Perth
PH1 3EE

Tel: 01738 636611
Mob: 07765 707671
Email: mhairi.dalglish@sac.co.uk
Fax: 01738 627860

Reviewed by:

James Buchanan

This report has been prepared exclusively for the use of the above client, on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk. No responsibility or liability is accepted for any interpretation made by any party that may be made of the contents of this report.

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INTRODUCTION

This report has been prepared at the request of Dr J Lumsden to supplement a planning application for the construction of a new dwelling house at Drumcharry Farm.

Information about the farm business policy and factors that would support the proposed dwelling house was gathered by Mhairi Dalgliesh, SAC Consulting (Perth) in discussion with Dr Lumsden.

Data for enterprise labour requirements is based on the standard labour figures published by Defra in a UK Farm Classification Document (October 2014).

SUMMARY AND CONCLUSION

Drumcharry Farm is an LFA unit extending to 23.37 hectares (57.75 acres). The enterprises on the farm include sheep and poultry. The land is mainly permanent grassland with some areas of woodland.

Currently the farm work is carried out by Dr John Lumsden, the land and business owner who has farmed at Drumcharry since 2014. The farm is set in a particularly upland setting and due to the fact that there is no permanent dwelling on site, the sheep are only on the farm between the start of April and the end of September. It is unfeasible to keep sheep through the winter as the inclement weather makes staying on site to look after the sheep impossible.

It is proposed to build a dwelling house on the land owned by Mr Lumsden. This will allow him to keep stock all year round and expand his farming enterprise as he will be present on site to attend to the stock.

There is currently no existing accommodation on site and John Lumsden currently resides in a caravan during the months of April and September to allow him to farm the land.

The estimated annual labour requirement for the farming operations at Drumcharry Farm currently is 0.21 labour units. This is due to the fact that the current farming enterprises are restricted by the fact that John Lumsden cannot be on site for a full production year.

It is considered highly desirable for sheep welfare, security, and health and safety that there is a qualified, fit and able personnel residing on the unit of Drumcharry Farm.

The location of the proposed dwelling house is not prime agricultural land and does not pose any harmful threats or have a significant visual disturbance to the environment and surrounding landscape. The house would not be visible from the roadside and would be well disguised by a woodland.

BACKGROUND INFORMATION

The business of Druim Chairidh Ltd farms the land at Drumcharry Farm near Aberfeldy in Perthshire. The land is all Less Favoured Area (LFA) and the enterprises being operated include sheep, poultry and beehives.

The total area farmed is 23.37 hectares (57.75 acres). The grassland is used for sheep grazing with ewes with lambs at foot being purchased in April and the lambs being finished off grass and all lambs being sold by the end of September.

Currently John Lumsden lives in Edinburgh for a large part of the year while during the months of April – September resides in a caravan on site. John is limited in the farming operations he can carry out at times of the year when the weather is unfavourable for staying on site, as the commute between Edinburgh and Aberfeldy is unmanageable on top of the long and unsociable hours of farming.

All operations associated with the farming enterprises are carried out by John Lumsden and hired in labour. The operations for the sheep enterprise include going to the auction market to buy and sell sheep, routine animal health treatments and general day to day stock husbandry. In addition to the sheep, John also attends to the poultry on the land with regular day to day checking of the birds to ensure they are safe from predators and also collection of eggs. The beehives, 4 in total, also require periodic care and feeding through the winter. Currently, John relies on somebody else coming in to feed the beehives when he is not present during the winter months. There is a number of trees on site also and there are frequent issues with trees becoming wind-blown and requiring clearing and John Lumsden carries out this work himself to ensure the grazing is fully available for the sheep. In addition to the practical elements of the farming enterprises John Lumsden must manage and maintain all associated records for finances, sheep movements, holding registers and cross compliance.

The future business strategy for John Lumsden is to increase the stock he holds on the farm both in terms of sheep and poultry. The number of laying hens would increase from 3 to 80. This is not a viable business move currently as the risk of predation is too high without frequent monitoring and that number is too many to relocate when John is staying off site.

The sheep policy would also change and rather than buying ewes with lambs at foot every year and selling everything off in September, John would keep the sheep through the winter, put them to the tup and lamb them himself in the spring. The numbers of sheep would also increase from 80 ewes and 120 lambs to 140 ewes, 4 tups and 165 lambs.

Additionally, John Lumsden is looking to purchase 2 ponies to assist with timber extraction. As mentioned previously, there is currently an issue with trees becoming windblown and obstructing grazing for the sheep. As such, the horses would play a vital role in clearing the land of fallen trees. Currently, John carries out this work by himself but it is a very labour intensive job and significant grazing is lost while John tries to clear the trees. As such, the horses should increase the ease and efficiency of the job resulting in grazing being fully available for the sheep. There would still however be labour required as John would need to deal with the cleared timber be it through either removing it off of farm or chopping it for storage for his own use. The horses will require to be stabled during the winter to protect them from the poor weather and as such it would be vital for somebody to be on site to feed the horses and muck out the stables on a frequent basis. To ensure that the sheep can be checked regularly through the winter when there is a greater risk to their welfare and for the business operations to be managed efficiently, successfully and sustainably, it is important that there is an on farm dwelling.

The site preferred for the dwelling house is located on permanent grassland just to the back of the storage and machinery shed on site. This land cannot be utilised for making fodder and neither is it ideal for grazing due to the area of land available and the nature of the soil and grasses present. There would be no negative impact on the agricultural business if this area was taken out of agricultural use. The proposed house site is not prime agricultural land and is categorised as 6.2 (land capable of supporting only Rough Grazing), according to the Macaulay Land Capability for Agriculture (LCA) classification. Land categorised as Land 1 is of high production value and represents good potential flexibility of use whereas Class 7 land is of very limited agricultural value.

John Lumsden would also like to use solar panels and other renewable sources to power and heat the house to reduce the impact it has on the environment.

The land at the proposed site has no environmental significance (e.g. SSSI) and there are no listed buildings or scheduled monuments nearby. Therefore there would

be no loss of any environmental or historic features and there will be no visual impact on the surrounding area as the dwelling could not be seen from the roadside.

LABOUR REQUIREMENTS AT DRUMCHARRY FARM

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from Defra UK Farm Classification Document (October 2014), and information on existing land areas and livestock numbers farmed by the business, the labour profile for the farming enterprises at Drumcharry Farm currently are shown below.

The Standard Work Capacity is taken as 1,900 hours/person/year. This is calculated on the assumption that one person would work 39 hours per week and takes illness and public holidays etc. into account.

Land	Area (ha)	Hours/Annum/Ha	Total
Grassland	23.37	3.1	72.4
<i>Sub total</i>			72.4
Livestock	Number	Hours/Annum/Number	Total
Breeding Ewes – LFA (6 months)	80	3.7 (1.9)	148
Lambs (6 months)	120	3.2 (1.6)	186
Laying Hens (6 months)	3	0.36 (0.18)	0.54
<i>Sub total</i>			334.54
TOTAL			406.94
<i>Standard Labour Unit</i>			1,900.00
LABOUR REQUIREMENT (LU)			0.21

Table 1: Labour Requirements at Drumcharry Farm based on current stocking

This calculation does not allow for administrative tasks required by farming businesses for regulation or accountancy purposes.

If there was a permanent dwelling on site allowing John Lumsden to be present on site to monitor and care for the stock throughout the year, the farming enterprises would be expanded and the labour profile for the farming enterprises would be as below.

Land	Area (ha)	Hours/Annum/Ha	Total
Grassland	23.37	3.1	72.4
<i>Sub total</i>			72.4
Livestock	Number	Hours/Annum/Number	Total
Breeding Ewes & Tups - LFA	144	3.7	532.8
Lambs (6 months)	165	3.2 (1.6)	264
Lambs kept for breeding	30	3.2	96
Horses	2	40	80
Laying Hens	80	0.36	28.8
<i>Sub total</i>			1001.6
TOTAL			1074
<i>Standard Labour Unit</i>			1,900.00
LABOUR REQUIREMENT (LU)			0.57

Table 2: Labour Requirements at Drumcharry Farm based on proposed stocking with erection of dwelling house

This calculation still does not allow for administrative tasks required by farming businesses for regulation or accountancy purposes.

THE NEED FOR ON-SITE ACCOMMODATION

The current farming enterprise at Drumcharry Farm is limited by the fact that there is no on farm accommodation. As such, stock are only kept on the land for 6 months of the year when the weather is mild enough for John Lumsden to stay on site in a caravan. However, with an on-site dwelling, John could expand the farming enterprise and greater utilise the land at Drumcharry. For the purposes of increasing farm output and efficiency, animal welfare, health and safety and security it is highly desirable that accommodation is provided at Drumcharry Farm.

Animal Health and Welfare

The sheep at Drumcharry are purchased as ewes with lambs at foot in April. The lambs are then weaned and finished off grass with lambs being sold in batches and all batches sold by the end of September. Currently, ewes are also sold in September due to the fact that there will be nobody around to care for them in the winter. Work associated with the sheep includes:

- Transporting/moving to and from the mart or between fields on the unit
- Administering animal health treatments
- Daily checking for health and welfare
- Clipping
- Weaning of lambs

John Lumsden also has poultry on site and there is a need for frequent monitoring due to the high risk of predation.

If there was a dwelling on site then John Lumsden would expand his farming enterprises and keep the sheep throughout the winter and lamb them himself in the spring. As such extra work that would then be associated with the sheep would be:

- Animal husbandry work relating to the tugging of ewes
- Feeding ewes in winter
- Lambing ewes

Efficiency

Having somebody on site on a permanent basis is essential to conduct aspects of running the farm business e.g. taking delivery of supplies such as feeds, large quantities of animal health materials and the loading of stock going off the farm. If John Lumsden was able to reside on farm on a permanent basis, this would help to ensure the efficiency of working practices.

Security

Security is an important consideration. Opportunist theft and vandalism (deliberate and accidental) are ever increasing incidents in the rural area and farms are most often subject to such activity. These incidents result in much aggravation and add to the daily operations on the farm but are also a severe financial burden.

Currently, with nobody living on Drumcharry farm on a permanent basis, the site is at an even greater risk of being subjected to theft or vandalism.

The farm is signposted from the roadside and as such people will be aware that the farm is there and may choose to take advantage of its rural, secluded setting to use it as a target for theft and vandalism.

All livestock, vehicles and equipment must be safe guarded and if there was somebody permanently located on the farming unit, this would massively assist with preventing equipment, vehicles and stock being stolen or vandalised.

Health and Safety

With the increasing awareness by the public of their access rights under the Land Reform (Scotland) Act 2003 there is potential of safety problems on the farm resulting from people not fully understanding their responsibilities in the countryside. The farm is located not far from the B846 on the Keltneyburn to Fortingall road. This road is popular with tourists, cyclists and walkers alike.

The main risks on the farm at Drumcharry include:

- Sheep being let out onto the road
- The use of machinery such as a tractor, sprayers, chainsaws and mowers.

These risks are all manageable when there is appropriate staff onsite to help educate people and to direct people away from and from causing potential harmful situations.

A major concern with people coming into contact with animals is zoonoses. Zoonotic diseases are those which are transmissible from animals to humans, including Cryptosporidiosis and E.coli. All these issues are of high importance with sheep on the unit. The potential for public persons to come in contact with livestock is high and is a concern to be acknowledged. Having accommodation onsite for John Lumsden will help to better manage these situations ensuring that risk has been appropriately managed at all times.

Alternative Accommodation

There is currently no existing dwelling house on the farming unit and there is no building suitable for conversion located at Drumcharry Farm that could be utilised for accommodation for John Lumsden.

NEW FARMHOUSE AT DRUMCHARRY FARM, BY GARTH, FORTINGALL, PERTHSHIRE

FOR JOHN and ANNETTE LUMSDEN

PLANNING IN PRINCIPLE APPLICATION: SUPPORTING STATEMENT



OCTOBER 2019

Prepared by McKenzie Strickland Associates

23 Bank Street, ABERFELDY, PH15 2BB

t: 01887 829228

e: info@msa-architects.com



BACKGROUND TO THE APPLICATION

This report, to be read in conjunction with relevant site location and analysis drawings, form the basis of a Planning in Principle (PinP) application for the formation of a farmhouse located within the curtilage of Drumcharry Farm located to the east of Garth, near Fortingall, Perthshire.

The farmland is owned by Dr and Mrs Lumsden, who approached McKenzie Strickland Associates with the intention of securing the feasibility for the creation of an architecturally designed, low energy farmhouse on their property to enable them to carry out the day to day running of their farm. This PinP application will determine the potential of the proposed farmhouse site location, demonstrate the necessity of the project in terms of the future of the farm and as a result gain support from Perth & Kinross Council as Planning Authority.

DESCRIPTION AND LOCATION OF THE SITE

LOCATION: Drumcharry is located to the east of Garth on the Keltneyburn to Fortingall Road. It occupies land from the River Lyon to the south and extends up the slope to the north. Meall Crumach sits to the north and Drummond Hill to the south. The nearest houses are located at the former Drumcharry Farm and Steadings - these houses are used as private residential homes.



The general vicinity is used as farmland with a broad mixture of hill ground at higher levels and semi improved grassland at lower levels. Forestry planting is also a significant land use – conifers make up circa 82 per cent of the trees in the area and produce 'softwood' for construction timber, paper and other wood products, while broadleaves, such as oak, ash and birch, account for most of the remainder.

The area is popular with tourists, anglers, hunters and hill walkers due to its proximity to Ben Lawers, Carn Gorm, Schiehallion and Loch Tay. The setting is dominated by hills, grazing pasture, forestry and the River Lyon making it one of the most dramatic and picturesque areas in Highland Perthshire.

The land at Drumcharry Farm consists of approximately 57 acres (23 hectares) and is split almost equally between rough pastoral grazing on the upper slopes and semi improved grassland on the south eastern extents which run parallel to the existing roadside

ACCESS: The Farm is accessed via an existing junction with the main road linking Fortingall and Coshieville. This junction is a well-defined tarmacked bell mouth with kerbed edging which has been upgraded within the last few years. There is ample stopping space for large vehicles between the road edge and the existing farm double leaf gate. Visibility is good in both directions due to the positioning of the existing fence and the wide well maintained low grassed verge.

Access to the plot is by way of a single winding farm track leading from this junction, which continues uphill between pastureland and more rugged lands further up. The track extends through existing wooded zones to the plateaued storage area which is at a higher level than the adjacent Drumcharry housing and is distant enough from the public road so as not to be conspicuous. This track is well maintained, passable by non 4-wheel drive vehicles except in very wintery conditions.



SITE CONTEXT: The setting and approach to the proposed farmhouse site is picturesque, with hills and exposed rock formations forming the backdrop to the site and an almost 180-degree vista of Glen Lyon and its junction with the River Tay near Strath Appin to the east above the lower level tree belt.



The area of the site contains a significant number of mature trees in groups and on isolated sections of land. The trees are a vital aspect of the landscape in that they provide habitat for native species. They also provide shelter for livestock during inclement weather. There is a need for control and management of the trees to permit the woodland to thrive.



The location of the proposed farmhouse is at the end of the track which terminates on a naturally flat area of the farm, located on an elevated part of the hillside overlooking the River Lyon valley. The plot is an existing maintained and well delineated grassed area currently used as a temporary location for the Applicant's temporary caravan, used by the farmer to provide accommodation during shearing, lambing work periods, tree

planting etc, a more permanent agricultural storage facility used to store feedstuff, tools, machinery and equipment necessary for the running of the farm. There is also a smaller more domestic scale shed within the site and a source of water in its own storage housing. The large shed is set back from the down slope of the hill to the western end of the plateau

and is practically invisible from the public road and conceals the farmhouse plot from view from not just the main road but also the adjacent houses at Drumcharry and most publicly accessible areas due to the adjacent mature, natural landscape and topography of the hillside as well as the general layout of the farm.



Parking for vehicles and tractors is directly off the access track to the front of the shed on an area of well compacted hardcore. Access to the rear of the shed, the temporary caravan pitch and the maintained ground used as amenity space when the applicant is using the caravan is by means of two large timber gates located to either gable of the agricultural shed and along with the shed enclose the garden ground to the west.

The plot is extremely well defined on all sides. To the south a post and wire deer fence with an additional layer of plastic barrier mesh forms the base for hedging and new young trees. To the east the deer fence continues in tandem with a drystone dyke which runs at an angle to the main orientation of the grounds. Within the wall/ fence arrangement, and giving access to the eastern farm and woodland areas is a secondary agricultural gate

The north boundary is formed by a combination of existing a post, wire and plastic barrier mesh fence running in parallel with a steep embankment. From here the landscape is more natural and the rugged terrain of the hillside stretches up and over to the northwest of the farmland and as a result forms the backdrop to the site.



ADJACENT PROPERTIES

Most of the outlying areas surrounding the farm are also neighbouring agricultural lands, however there are small clusters of residential properties in the vicinity as well as a considerable amount of agricultural land next to the River Lyon on the opposite side to the main road. The residences are generally privately-owned homes and are characteristic of 'new build' domestic architecture found in the locality which



make use of natural and traditional materials such as timber cladding, render, stone walling and slate roofs. It is anticipated similar materials will be used in the design development of the proposed farmhouse and this will be outlined in full as part of the submission of the more detailed planning submission.

Agricultural 'design' often utilises inexpensive materials such as timber, corrugated iron and panelised constructions and it is proposed that an evaluation of prefabricated construction techniques and materials to secure a more contemporary farmhouse aesthetic be carried out as part of the design process and incorporated should the resulting proposals be architecturally stimulating and meet the applicant's vision for the site.

HISTORY OF THE PROJECT IN TERMS OF PLANNING

The site has had a historic relationship with the Planning Department in the last 20 or so years and this is outlined in brief in Appendix 2. This history stems from the approval to provide the original junction and access track through the farm and later the Prior notification for the shed. In more recent years two failed applications by the previous farm owner for either a farmhouse or dwelling house had been applied for but were refused at that time as being contrary to planning policy of the time on the grounds that the proposal did not meet the criterion for new housing in the countryside, primarily due to lack of qualifiable siting criterion, no justifiable need and the effect on the existing landscape. The second application though almost identical to the first did endeavour to address the justification for operational need, however the application again failed to meet the relevant housing in the countryside policies raised previously , with further comment being raised that the application submission for a substantial 5bedroom house was not reflective of an "agricultural worker's dwelling houseof modest scale".

This new application is being submitted by the present owners of the farm and to date no formal planning application has been submitted previously by these applicants. Some contact in terms of advice and information has occurred with PKC Planning Department over the preceding five years by the applicant. It is the applicant's intention to demonstrate not only operational need for the property, but also address the other historic concerns raised by the Planning Authority, those being of massing, scale and landscaping as we shall now demonstrate

DEVELOPMENT OF CURRENT PROPOSALS

The applicant's brief is to establish feasibility for proposals to provide a permanent on site farmhouse for their personal use throughout the year, which would negate the use of the cold and temporary caravan which is set up during warmer weather to the rear of the shed, within the grassed area. Their desire is to have a full-time home working facility which would allow them to maintain and cultivate the numerous parts that make up the farm business, while providing the applicants with a modern, attractive home which would also be a low energy one.

Feasibility is the inception of any project and this document along with associated drawings form the basis of this Planning in Principle submission which outline the analysis proposals and methodology required for a more detailed design development to be carried out in the near future.

The principles of the proposals are: -

- To provide the applicant residential facilities to permit them to run their farm from within the heart of their property, utilising an existing farm access.
- To design a new farmhouse in keeping with the current Housing in the Countryside Policy and respect the character of the area without detriment to the setting.
- To promote low energy use and sustainability by incorporate features such as solar panelling, energy regeneration and passive design.
- To maintain the amenity of existing neighbours and ensure no depreciation of the existing landscape.

Following approval of this PinP application, a full detailed design exercise will be carried out based on the analysis contained with this submission and submitted to PKC for further approval.

JUSTIFICATION DESIGN PRINCIPLES BEHIND THE CURENT PROPOSAL



Agricultural justification: It is fully expected there may be an agricultural condition placed on the development of the site as part of the approval conditions – this is expected given the current use to which the land is utilised. We would refer to the planning justification report prepared by SAC Consulting and attached as appendix 3 of this document for further justification however a brief synopsis of the agricultural

use of the site would highlight the predominant arboreal, pastoral nature of the farm based around sheep farming. As a result of this there is a significant on-site presence required for many months at a time during lambing, depending on when the tup was put to the sheep. There are many operational processes required to not only look after the livestock but to supplement their feeding in winter and maintain grazing and pasture and eliminate weeds such as bracken, thistle, creeping thistle and docken during better weather and this maintenance requires considerable and regular effort to control these invasive weeds.

In addition to sheep, the applicant has a successful egg production installation and beekeeping. An on-site presence is necessary to maintain, feed, clean and protect the brood to ensure the hens lay effectively and are not taken by foxes and other carnivores. Beehives must be monitored regularly to maintain their viability. In addition, on occasion, it is necessary to move hives from one site to another. When this is required the entrance required blocking whilst the bees are dormant (i.e. during the early hours of the morning). This is greatly facilitated with on-site accommodation

The shed is used for storage of some feed stuffs but primarily for a range of expensive agricultural equipment used to service and maintain the including preparing small scale horticultural crops such as potatoes, soft fruit, turnips and general forage for the livestock. It is noted that considerable man hours are required not only to care and provide for the farm animals, but also to maintain the farmlands to ensure a safe and secure habitat for them. An onsite presence is also necessary to protect the farm and its equipment from theft

Landscaping context: The site position provides views as well as shielding, by virtue of existing tree positions that bound the site to the east and west plus the road and topography to the south and north. These trees, together with the lower level of the existing access track reduce any visual impact from the main road but also from the opposite bank of the River Lyon to

the south. At the same time the existing site benefits from uninterrupted views to the south and east over the lower lying wooded areas.

Trees and pastoral lands form the backdrop to the site and farmhouse location from the two main observation points from which this building will be visible, both at high level from the opposite side of the valley. Given the topography and the existing wooded areas, the building will not sit above the skyline from anywhere other than its immediate surroundings and a site visit to experience this would be beneficial prior to final assessment by the Planning Authority



Residential Amenity: There are several small settlements in the area of the Farm however the closest of these existing housing groups at Drumcharry is significantly far from the proposed farmhouse site to ensure that neither the housing group nor the Farmhouse's own amenity would be affected. This is due to distance, topography of the farmlands, screening at upper slopes by woodland and the agricultural shed.



Plot amenity: The plot has been grassed and several young trees planted in the last 4 or 5 years to beautify it to allow a more pleasing and well-maintained amenity space for the applicant while staying in the temporary accommodation. A detailed landscaping response will consolidate and enhance the existing setting with minimal impact on the surrounding backdrop and further detail would be provided to the Planning Authority as part of a more detailed planning submission. The design intent for the soft landscaping proposals would be natural and low key – augmenting the native, self seeded species and possibly forming a degree of screening to the house from the roadside. Hard landscaping would be kept to the minimal required in terms of technical and planning standards and finished in materials to permit access to the dwelling, but in keeping with the materiality of the plot's surroundings.



Roads and access: The existing access will be retained and reused. Recent improvements have brought the junction to a higher standard of safety and access than previous applications which benefits both agricultural access as well as residential. The existing access from the main road will also be utilised as access to the farmhouse. Discussions with the Roads Department would be instigated to ensure

that they were fully satisfied with the current arrangement.

Drainage and Flooding: Although design brief for the property has not been advanced at this stage the development of the technical aspects of the property will ensure that both foul and surface water drainage will be met in accordance with technical standard and be designed by a qualified Structural Engineer.

Sewage treatment: There is no mains drainage in the area of the plot. Prior to any further applications pertaining to the site, a course of investigations will be carried out to further clarify the soil conditions with respect to foundation requirements and site drainage. A properly designed sewage system will be incorporated, designed by a certified Civil Engineer utilizing a suitably designed septic tank / treatment installation contained within the site ensuring no pollution will be discharged into any nearby watercourses and in accordance with relevant SEPA Guidelines.

Surface Water: All surface water from the house will be designed to drain to engineered designed soakaways while the new drive and hardstanding areas will incorporate a SUDS construction, gravel generally but slabbed specification where accessible parking provision will be made (Policy EP3C). Our analysis demonstrates that provision for soakaway could be easily catered for within the garden ground of the new property, however no porosity tests or drainage design have been carried out yet. Prior to any further planning applications, a course of investigations will be carried out within the site to clarify the soil conditions with respect to foundation requirements and site drainage. It is also feasible that additional area could be used within other areas of the Farm for this purpose

The SEPA flood risk maps indicate that there appears to be no flooding risk to the development site area and hence flood resistant construction methods and materials are not considered necessary.

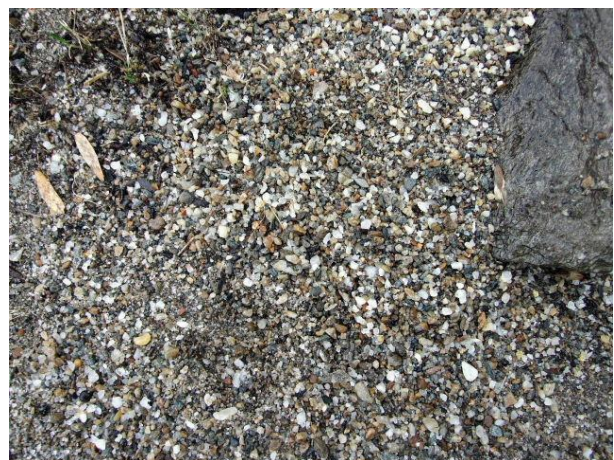
Power: There is no power to the site at present. It is anticipated power will be installed from the roadside or the nearest available location. It is likely power will be supplemented by means of PV panels and solar panels installation.

Water supply: Mains water is available at the roadside and discussions to provide this will be carried out with the service provider. Historically the spring and burn would have been the main source of water to the old farm and it is anticipated that with proper treatment and storage a new supply to the property could be sourced in this same manner. Borehole and private water supply are the most likely solution to securing potable water.

Design and Layout: Although this application does not provide a full design response, it does provide the analysis by which a more holistic design strategy can be based on. It is anticipated that the farmhouse will be designed to acknowledge site context, solar orientation, thermal massing and passive technologies to reduce the need for heating, cooling and lighting consumption.

Within Garth and Fortingall village, there are a variety of forms and materials used with varying degrees of success, but it is apparent that the pallet of proposed materials here is limited to natural, preferably locally sourced materials such as un-coursed stone and slate with timber windows and doors. There is evidence of timber cladding and render, plus of course thatch and these materials could have been used historically but have long since been removed from the site or decayed so their potential use will be limited.

The colour palette will naturally be subdued: slate grey, natural stone varying in colour from blue grey to pale grey. The natural environment can influence the applied colour: moss and lichens evident on the fallen walling of the old buildings at Drumcharry could allow us to introduce muted greens and blues while the gravelled and rock river bed could provide influence over the hard landscape finishes with a cream, beige and brown colours range.



The basis of this palette dictates the appearance of the dwelling and ensures the form is again in keeping with the local area.

It has been noted that although this building will be for an 'agricultural worker', this does not mean that modest farm housing should not help to address growing concerns regarding the effect that human agency has on the natural environment. It is the applicants desire to create a working family home, on a site that has no other residential farmhouse available, that is not only practical and comfortable but is also low energy and passive as possible. Though perhaps not experimental in nature, the finalised design will take cognisant of low energy technologies, building practices and materials to create a joyful home with a low ecological footprint.

CONTEXT IN TERMS OF CURRENT PLANNING POLICY

Policy Appraisal: The application site is situated out with any settlement boundaries associated with the nearby villages and therefore we believe should be reviewed in accordance with Perth & Kinross Council's Housing in the Countryside Guide. The current 2019 version is still in draft form; however, it appears that it is being used by PKC as a consultative document and it is assumed therefore that this will be the



legislation application will be assessed under. We will therefore take heed of the requirements set out in this document and demonstrate compliance with the relative sections as follows

The underlying principle of this document is to safeguard the development of rural sites by ensuring any development is appropriate and in context to the environment it is situated in. Perth & Kinross Council will support rural residential development provided it falls in to one of a few designated categories as outlined in the HitCG. In terms of this application we can demonstrate that it falls within Category 3 - New Houses in the Open Countryside, specifically, 3.3 Economic Activity and 3.5 houses for sustainable living

3.3 Economic Activity: As previously referenced, the application is for a modest house, sited within the boundaries of an existing well-established farm which up to now has not benefited from full time attendance to maintain the land or the welfare of the animals which form the basis of the Applicant's small business. This is a difficulty that the Applicant would like to address on practical and economic grounds and the justification for economic grounds is outlined in the SAC Consulting report included in Appendix 3. As stated in the HitCG all applications will however need to fully address all siting criterion in addition to the justifiable need for the property. This house will be the sole residential building on the property and therefore be the hub of the farm within the heart of the site boundaries



3.5 houses for sustainable living: Having lived in Edinburgh for many years working in a professional capacity, the Applicants chose

a lifestyle change several years ago which they wish to reflect in their new property. The aims of the Farm are to create a small primary business with which they can live sustainably within a rural community. Their attitude to their home will follow the same sustainable principles and will incorporate renewable technologies, passive design and innovative technologies in a contemporary manner. It is hoped that a more experimental approach in parallel with a comprehensive architectural design response will result in an exciting and unique design response

In addition to the above sections it is anticipated that the proposal will also respond positively in relation to the following criteria:

Section "A Successful, Sustainable Place"

- i) Proposals should comply with "Guidance on the Siting and Design of Houses in Rural Areas" documentation: Future applications for the physical development of any property on the site will comply with the guiding principles contained in the Guidance on the Siting and Design of Houses in Rural Areas as part of its independent design development
- ii) Proposals should not encourage unsustainable travel patterns: Due to the nature of the Drumcharry, there are several small settlements and housing clusters which have well established links to local amenities. Local public transport is limited in this area however being approximately 6.5 miles from Aberfeldy and 4.5 miles from Kenmore it is assumed that the Applicant being located permanently in the area and utilising local amenities would contribute positively to local businesses
- iii) Appropriate design in relation to the landscape character of the area: A full architectural analysis will be carried out prior to the design development of any of the plots to ensure the refurbishment proposals are appropriate to the locality in terms of massing, scale, materiality and landscaping. A full specification for the materiality of the project based on the analysis of the surrounding area including site works would be provided as part of the more detailed application
- iv) Quality of design and materials: The quality of any future design for the house will be upheld throughout the design of the farmhouse, as well as the amenity and hard landscaping areas all in keeping with the surrounding design and material specification precedents in nearby Camserney and Drumcharry
- v) Infrastructure / Developer contributions: It is assumed that PKC would give advice on the status of this item however it is noted that the Applicant would wish to support this upon confirmation of contribution.

- vi) Affordable housing contributions: Not applicable as this specific proposal would be for a single new house
- vii) Incorporation of home working: Any design development associated with residential dwellings should provide all amenities in accordance with current building legislation and this includes the requirement for home working facilities. As a working farmhouse this criterion will be strengthened
- viii) Replacement of listed buildings: Not applicable

Section "A Low Carbon Place"

- i) Existing on-site materials should be re-used: the scope for reuse of existing on-site materials may be limited as the proposal is not a new house with no demolition of existing structures. It is possible that existing stone could be quarried from the farmlands, however this would be detrimental to the agricultural use of the farm and the existing landscaping context which we are endeavoring to enhance. It is assumed therefore that the Planning Authority will be sympathetic in its assessment of this criteria. Topsoil and subsoils dug out as part of any excavation works will be set aside and reused for backfilling and soft landscaping areas where feasible and structurally acceptable however

Section "A Natural, Resilient Place"

- i) Positive contribution to the biodiversity of the site: It is noted that the proposals should not affect any existing watercourses, trees or building structures which could have a knock-on effect on wildlife or roosts. The plot does not contain any watercourses within its immediate context so the development should not affect this type of habitat. However, the applicant would be happy to instigate any measures that are necessary to mitigate the effects of any design developments on any habitats discovered as part of any survey as requested by Perth & Kinross Council
- ii) Potential negative effect on estuaries, lochs and conservation areas: though the River Lyon is a short distance away it is assumed that the development would not have a negative effect on this body of water
- iii) Creation of satisfactory residential environment for houses adjacent to a working farm: As this proposal is for a farmhouse which is linked to the working of the farm it is inevitable that the ties between the two will be strong. However, occupants need the ability to distance themselves from the working environment without detrimental effect to human or animal residents. The position of the house in relation to the existing shed allows for seclusion of the property which

can turn its back on the farm though still be at the Hub of the farm and hence amenity would not be directly affected by the day to day workings of the farm which would continue to the west of the shed

Section "A Connected Place"

- i) Satisfactory access and services: As we have outlined, an existing well-maintained vehicular farm access exists serving the farm. It is not anticipated that any upgrading of this access will be required due to the low traffic impact that the development will have in relation to the area. The existing access to the property, though private is. In terms of services it is assumed that there will be no issue in providing utility services to the new property and relevant contacts will be instigated as part of future technical development of the project. New drainage proposals would be required for the house and this would be designed by a qualified Engineer to satisfy all relevant legislation. See also "Justification Design Principles Behind the Current Proposal" section

CONCLUSION

The land at the farm requires accommodation on site in order that it can be fully used as productive farmland and parts of the land are a 20-minute walk from the nearest roadway. Without accommodation on site this land would only be a viable proposition as rental land to other, existing farmers. There is a glut of farmland in the area and it is likely this land would only be rented out as rough winter grazing. The land would deteriorate significantly if this was its only use and it is doubted that this would be a commercially viable proposal. There is a suitable site for a farm house at the upper level of the site to the side or rear of the shed. This would provide access to the land from a central point and most importantly security would be afforded to the existing shed, beasts, equipment, lambing shed, fodder, medications and feedstuff. The desired site is not visible from the public road. A suitable sustainable farmhouse will be constructed making a negligible impact on the site and surrounding environment.

From the reasoning outlined within this document, it is believed that the feasibility of the proposed residential site at has been demonstrated on the following basis: -

- There is an existing junction and access from the main road to the site which has been upgraded and is used to access the ancillary accommodation and caravan plot which is the basis of the location of the new farmhouse
- Assurance is given that subject to support of this PinP application a further, more detailed planning submission would ensure the proposed residential development will meet and exceed the quality of design as required in Local Authority Planning and the Housing in the Countryside Policy
- A sensitive palette of materials and colours will be used in keeping with the existing built environment and natural environment
- It can be demonstrated that the proposals can be made to meet with relevant siting criterion with respect to enclosure and backdrop.
- The applicant would further improve the landscape to provide even better screening from the main road.

In conclusion, we believe that the proposal outlined in this submission should be given support by Perth and Kinross Council as Planning Authority in advance of future technical applications submitted.

APPENDIX 1: ASSOCIATED DRAWINGS

1021/PL/01:	location plan
1021/PL/02:	site plan, 1:2500
1021/PL/03:	existing plot arrangement
1021/PL/04:	access analysis: junction visibility
1021/PL/05:	site orientation
1021/PL/06:	landscaping analysis
1021/PL/07:	local precedents
1021/PL/08:	potential site arrangement

APPENDIX 2: PLANNING HISTORY

The following applications were submitted by previous owner of farm and no longer associated with the farm

2005 05/00849/FUL consent for an access track (previous owner of farm)

2018 08/02163/PN: Prior Notification to site an agricultural building

2009 09/00185/FUL: Erection of a farmhouse (refused)

2010 10/00436/FLL: Erection of a dwelling house (refused)

APPENDIX 3: PLANNING JUSTIFICATION REPORT BY SAC CONSULTING

APPENDIX 4: SUPPORTING COMMUNICATIONS FROM NEIGHBOURING PROPERTIES

LRB-2020-14 – 19/01839/IPL - Erection of a dwellinghouse (in principle), site 400 metres north east of Drumcharry, Keltneyburn

REPRESENTATIONS

TO WHOM IT MAY CONCERN
I AM WRITING TO SUPPORT
JOHN LUMSDEN IN HIS
REQUEST FOR PLANNING
PERMISSION JOHN IS HARD
WORKING AND KEEN TO LIVE
IN THE AREA HE HAS MADE
A BIG CHANGE TO THE LAND
HE FARMS

YOURS

Kenny Dewar




Dear Sir

I fully support Mr Lumsden
Application for Planning at Drumbarry
farm. you have already given
permission for a livestock shed
there would be a issue of animal
welfare if he is not able to
build a house.

In the last 4 year you
have given Planning to Miss Tony
Halsey at Cambarry near St Donagh's.
The same applies to her as it
does to Mr Lumsden there is a
huge issue with Welfare of
livestock if there is no one on
site all the Time

Yours
Sincerely

A T Scott



To Whom it may concern

As manager of Glenlyon Est for the past 4 years, I have known John Lumsden as a neighbour and fellow sheep farmer and I would like to take this opportunity to give my full backing to his upcoming planning application for a residential dwelling on his property at Drumcherry.

Regards

Alick Slater



Siobhan

Subject:

FW:

From: Iain Wotherspoon [REDACTED]

Date: Thursday, 8 August 2019 at 12:40

To: Iain Wotherspoon [REDACTED]

Subject: FW:

[REDACTED]

[REDACTED]

[REDACTED]

Dear John,

I write to confirm my support for your planning application to build a new house at Drumcharry Farm and I am very happy for you to copy this to the Planning Department in the hope that will assist in your obtaining the required consent.

Yours sincerely,

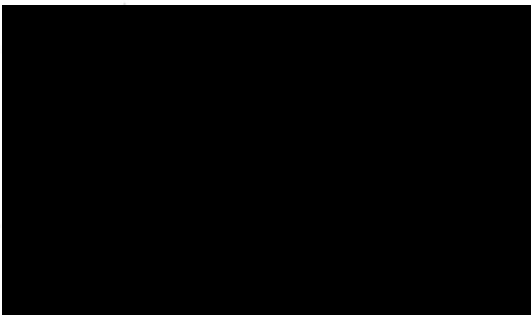
Iain Wotherspoon

[REDACTED]

[REDACTED]

[REDACTED]

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>


Dear John,

I have helped you over the years
with the sheep on Bruncherry.

You have improved the holding
greatly. New fencing, planting trees to
enclose the size of existing woods and
extensive planting. Lining to improve the
grazing, which has increased the carrying
capacity of the farm greatly. Bracken and
weed control.

One thing is missing - a house, which
is well justified for the holding.

Kind regards

Witch

J Cumming

FRICS

Siobhan

Subject: FW: Proposed planning application lumsden support email

----- Forwarded message -----

From: Robert McGrail <[REDACTED]>

To: [REDACTED]

Sent: Tuesday, 17 September 2019, 12:48:29 BST

Subject: Proposed planning application

Good morning John,

Just dropping a short email to confirm that I have no immediate objections to your applying for permission to build a domestic dwelling house beside your existing agricultural shed / barn located at Drumcharry providing this will not overlook our own domestic residence at Drumcharry Steading.

Kind regards

Robert

Get [Outlook for Android](#)



23rd September 2019

TO WHOM IT MAY CONERN

This letter is to register my support for the planning application for John Lumsden to provide accommodation for the farmland at Drumcharry, Keltneyburn, PH15 2CQ.

I have known John Lumsden since 2014 when he started farming at Drumcharry. He has improved the grazing substantially, removing bracken and thistles and provided drainage to neglected parts of the farm. He has planted a large number of hardwood trees to provide shelter, and amenity and also to replace trees damaged by wind and storm.

Over the years since John Lumsden has been farming on Drumcharry, it has become apparent that the site requires accommodation in order to be fully productive. John Lumsden requires to be on site each day to check his stock, which include poultry. The poultry require to be shut in at night and released at day break to eliminate the chance of predation by either foxes or martens.

As this farm extends to 57 acres, it is a viable plot for livestock farming. However, it requires housing for the farmer both to ensure healthy livestock and to protect equipment from theft.

In addition, Mr. Lumsden is supportive of other traders and farmers in the area, helping with clipping, fencing and ground work etc.



Alastair Kininmonth
Neighbouring Farmer

Siobhan

Subject: FW: Planning application

From: JOHN LUMSDEN [REDACTED]
Sent: 25 September 2019 22:14
To: [REDACTED]
Subject: Fw: Planning application

----- Forwarded message -----

From: Colin Menzies <[REDACTED]>
To: JOHN LUMSDEN <[REDACTED]>
Sent: Monday, 23 September 2019, 21:14:40 BST
Subject: Planning application

Proposed dwelling at Drumcharry Fortingall

Dear John,

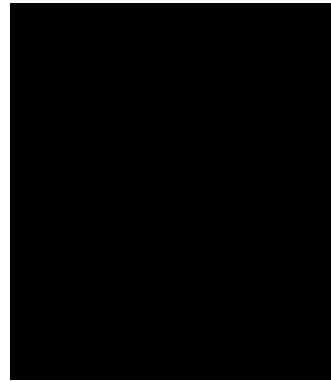
I support in principal your planning application for a dwelling house on the grounds of Drumcharry, which is in a secluded location and with no visible impact on the area from the public road or other dwelling houses. I feel it is important that this accommodation will allow you to be on site and continue with the small farming practice that has always been historic within the lands of Drumcharry.

I hope you are successful with your application.

Best regards
Colin Menzies

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]



27 September 2019

Dear Sirs

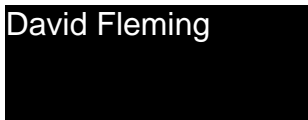
**PROPOSED HOUSE AT EASTER DRUMCHARRY, KELTNEYBURN,
ABERFELDY**

I have known John Lumsden since he bought the property and have been involved in his continuous work to create a viable smallholding on his portion of what was the ancient working farm of Drumcharry in Highland Perthshire. His hope has always been to live there full time rather than the current part time arrangement enforced because of the lack of a house on site.

I therefore write in support of his intention to submit a formal planning application to erect a dwelling as I know that he has a genuine commitment to Easter Drumcharry and to the wider Highland |Perthshire area.

Yours faithfully

David Fleming



21st November 2019

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH15 Keltneyburn Drumcharry Site 400M North East
PLANNING APPLICATION NUMBER: 19/01839/IPL
OUR REFERENCE: 785402
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the Killiecrankie Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Infrastructure within boundary

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team directly at service.relocation@scottishwater.co.uk.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

Scottish Water Disclaimer

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd
Tel: 0333 123 1223
Email: sw@sisplan.co.uk
www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/Business-and-Developers/Connecting-to-Our-Network>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01839/IPL	Comments provided by	Richard Hamilton
Service/Section	TES/Flooding	Contact Details	[REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Site 400 Metres North East of Drumcharry Keltneyburn		
Comments on the proposal	<p>We offer no objection to the proposed development.</p> <p>We note that a steep hillside lies above the site and recommend an interception ditch is erected above the proposed dwelling to capture any surface runoff from the development site.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	26/11/19		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01839/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED] [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Site 400 Metres North East Of Drumcharry, Keltneyburn		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Breadalbane Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards increasing primary school provision, in accordance with Development Plan Policy and Supplementary Guidance.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	29 November 2019		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/01839/IPL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Site 400 Metres North East Of Drumcharry, Keltneyburn		
Comments on the proposal	<p>The applicant should consider the following when submitting a formal planning applications:</p> <ul style="list-style-type: none"> • The number of car parking spaces being provided for the dwellinghouse is in accordance with The National Roads Development Guide. • Should a garage be proposed for parking, the size of space within the garage must be a minimum of 7.0m x 3.0m (internal dimensions), as set out in the standards defined in The National Roads Development Guide. • The applicant must demonstrate the visibility splay for the access, this has been incorrectly stated on the drawing; <i>access analysis: junction visibility, October 2019</i>, the visibility splay stated is a speed of 31mph. For 60mph, the visibility splay is 215m and the applicant is required to demonstrate this in their submission. <p>Insofar as the Roads matters are concerned I have no objections to this proposal on the following condition.</p>		
Recommended planning condition(s)	<p>The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: regarding access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.</p>		
Recommended informative(s) for applicant			
Date comments returned	6 December 2019		

Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	PK19/01839/IPL	Our ref	LJA
Date	11 December 2019	Tel No	(4)75248

Housing and Environment

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

Consultation on an Application for Planning Permission

PK19/01839/IPL RE: Erection of a dwellinghouse (in principle) Site 400 Metres North East of Drumcharry Keltneyburn for Dr and Mrs John and Annette Lumsden

I refer to your letter dated 19 November 2019 in connection with the above application and have the following comments to make.

Contaminated Land

Comments

A search of the historical mapping has not identified any potential sources of contamination and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.



