

LRB-2022-39
22/00394/IPL – Erection of a dwellinghouse (in principle),
land 10 metres west of The Sycamore, Paterson Place,
Longforgan, DD2 5HE

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LRB-2022-39

**22/00394/IPL – Erection of a dwellinghouse (in principle),
land 10 metres west of The Sycamore, Paterson Place,
Longforgan, DD2 5HE**

**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 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:

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:

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.

Other Planning applications have been approved for houses in Paterson Place such as 16 ZERO ONE SIX SIX SIX FLL and 20/00457/FLL where it is the rear garden area of the existing properties on Main Street.

Additionally, the applicant had previous approval for the erection of a fence and detached garage 17/01839/FLL which sub-divides the rear garden and associated land to the rear of 79 Main Street, therefore, the reason given for refusal is at odds with the previous approval to erect a fence and garage which are now built.

To suggest in item 1 of the refusal that there is a loss of linear garden ground is simply inappropriate or the approval for the fence and garage should have been refused.

If item 2 for refusal is fundamental, why was the planning application validated for assessment rather than this information being provided on refusal. Any application submitted in principle is to establish just that, that the proposal of developing the site is feasible or otherwise.

If item 2 for refusal is the case the applicant should have been refunded the Planning fee.

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.

LOCATION PLAN
GOOGLE MAP
EXISTING BLOCK PLAN AND INDICATIVE PROPOSED BLOCK PLAN

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

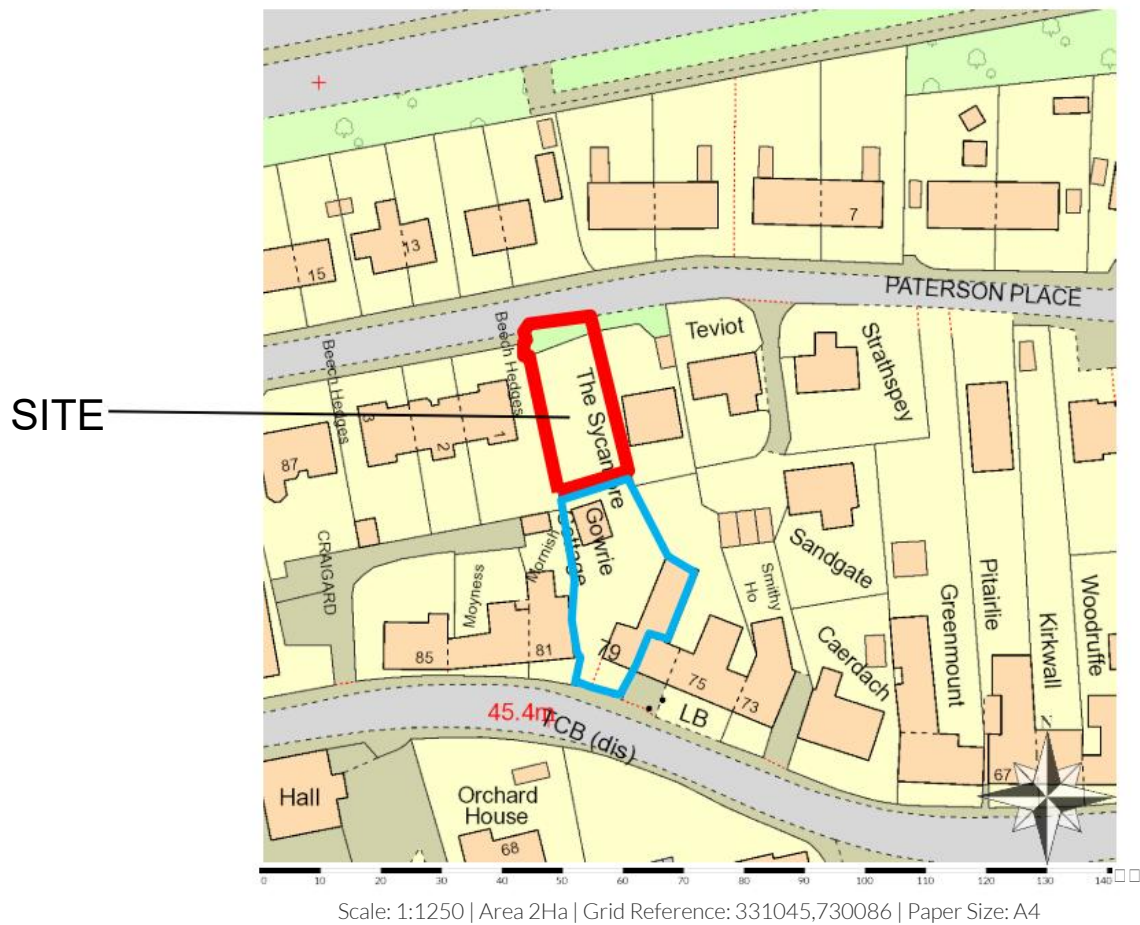
I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

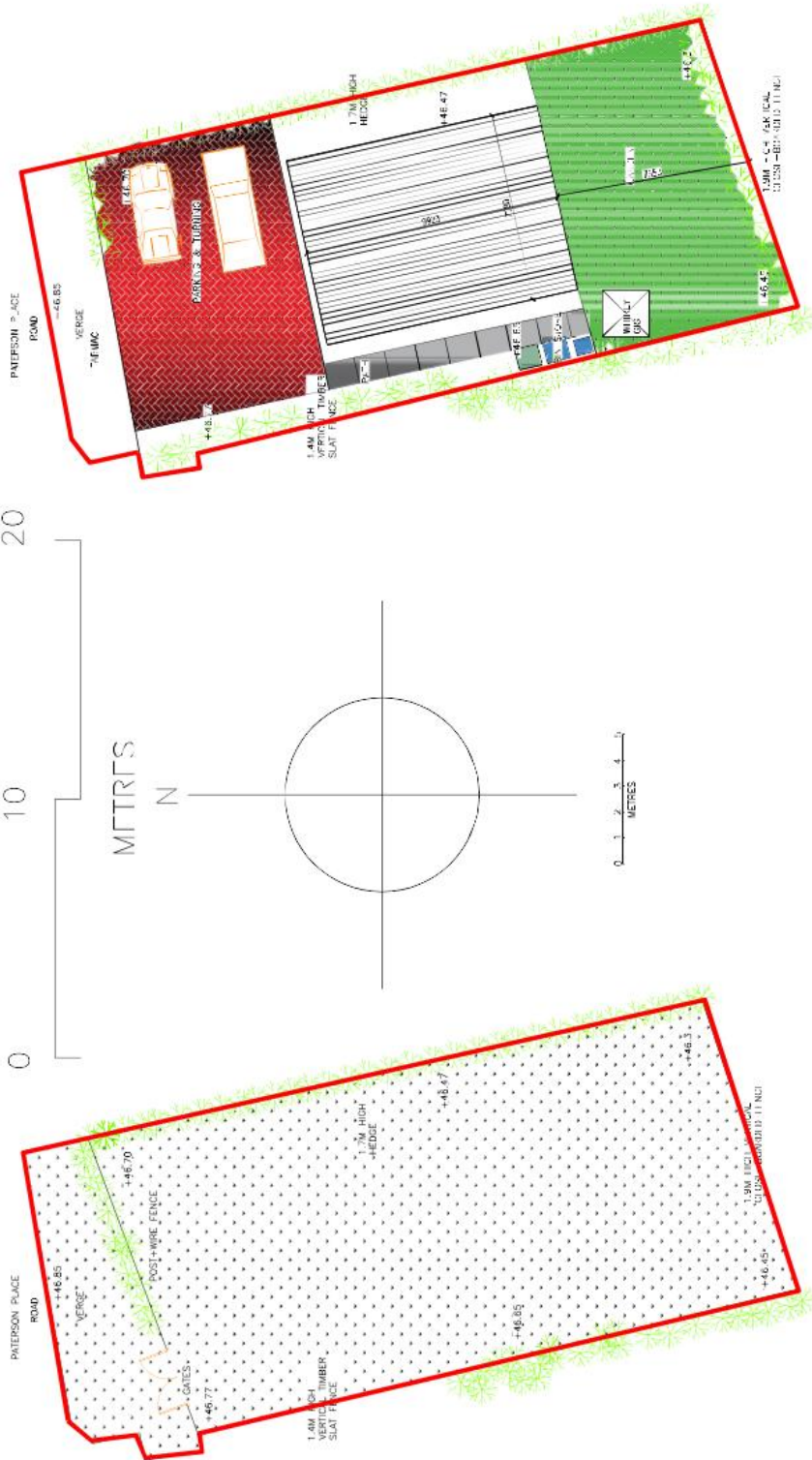
Norman A Macleod

Date

24TH JU L Y 2022



0 10 20



EXISTING BLOCK PLAN

INDICATIVE BLOCK PLAN

PROJECT: PROPOSED PLOT AT GOWRIE COTTAGE, 79 MAIN STREET,
LONGFORGAN DD2 5EW

DRAWING REF: EXISTING BLOCK PLAN & INDICATIVE BLOCK PLAN

PAPER SIZE: A1

NORMAN A MACLEOD

namacleod@aol.com

Tel: 07884177328

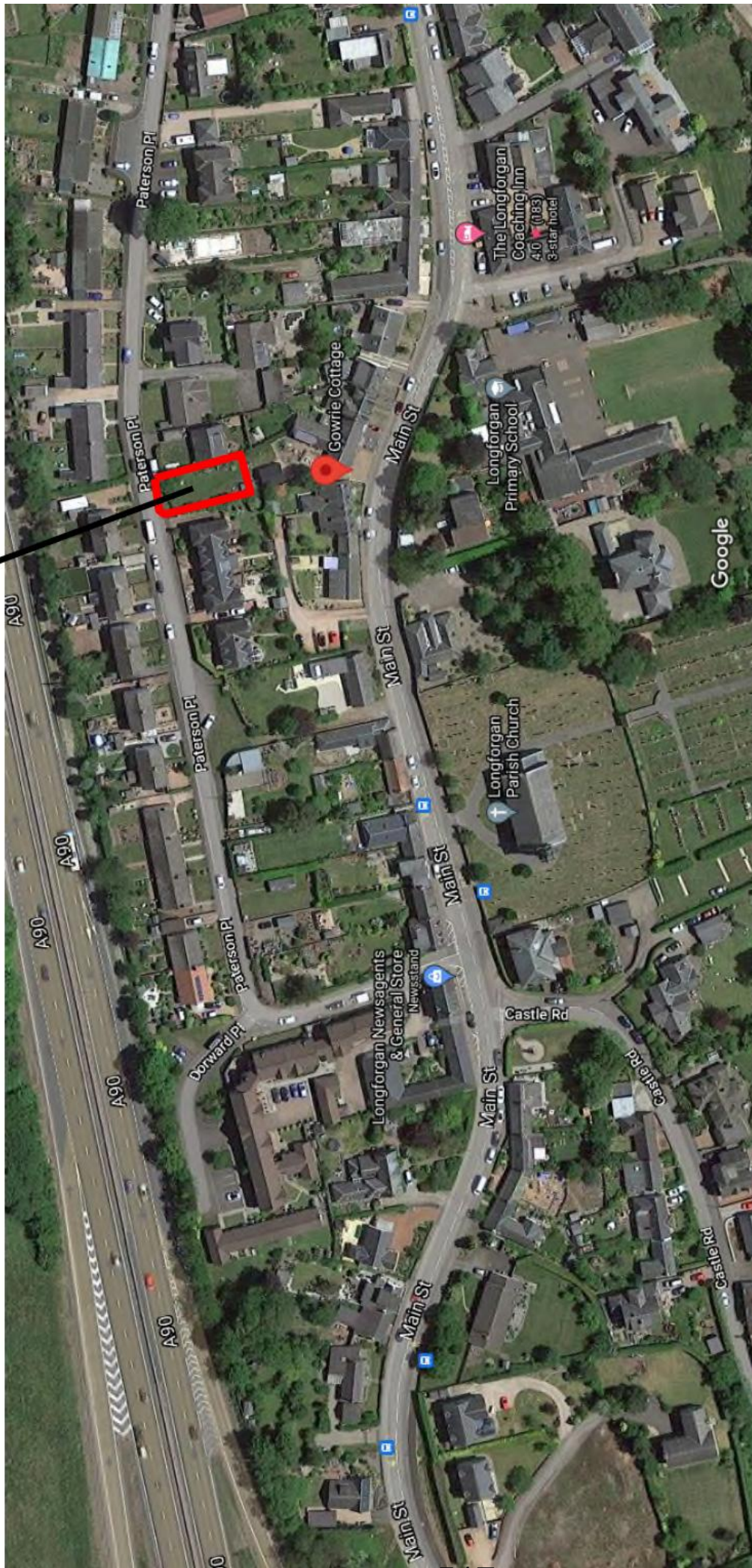
DATE: FEB 22

SCALE: 1:100

DRAWING NO: 1

REVISION:

SITE



LRB-2022-39

**22/00394/IPL – Erection of a dwellinghouse (in principle),
land 10 metres west of The Sycamore, Paterson Place,
Longforgan, DD2 5HE**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, Pages 515-517)*



Mr D Smith
c/o Norman MacLeod
18 Walnut Grove
Blairgowrie
PH10 6TH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice :**26th April 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00394/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 9th March 2022 for permission for **Erection of a dwellinghouse (in principle) Land 10 Metres West Of The Sycamore Paterson Place Longforgan** for the reasons undernoted.

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policies 1A, 17 and 28A the Perth and Kinross Local Development Plan 2 (2019) which to seek to ensure that new development respects the character and amenity of the area and preserves and enhances the character and appearance of the Conservation Area. The proposal results in the loss of the linear garden ground of 79 Main Street which extends to Paterson Place and is considered to form an important part of the historic character of the Longforgan Conservation Area. Therefore, development of the site would be of detriment to the surrounding built and natural environment and fails to enhance or preserve the character of the Longforgan Conservation Area.
2. The proposal is contrary to Policy 28A: Conservation Areas of the Perth and Kinross Local Development Plan 2 (2019) which, amongst other requirements, states that applications for Planning Permission in Principle in Conservation Areas will not be considered acceptable. The submission includes indicative plans which fail to provide detailed information regarding the design, materials and form of the dwelling to demonstrate that the dwelling will respect the character and appearance of the Longforgan Conservation Area and fail to show the development in its setting.

Justification

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

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

01

02

03

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00394/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	8th May 2022	
Draft Report Date	25th April 2022	
Report Issued by	JW	Date 25 April 2022

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 10 Metres West Of The Sycamore Paterson Place
Longforgan

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.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission in principle is sought for the erection of a dwellinghouse within the rear garden ground and to the north of 79 Main Street in Longforgan. The application site is rectangular in footprint extending to 334 sqm and fronts onto Paterson Place. The application site is bound on three sides by existing residential development and to the north by Paterson Place. The site currently serves as part of the private garden ground of 79 Main Street, Longforgan. The site is located within and the boundaries form the edge of the Longforgan Conservation Area.

There is a history of planning refusals on this site from 2000-2003 including an appeal dismissal by the Scottish Government DPEA which are detailed in the history section below.

SITE HISTORY

01/01026/OUT - Erection of a house (in outline) – Refused 14 September 2001

02/00753/OUT Erection of house (in outline) at Refused 10th July 2002

03/01691/FUL Erection of single-storey dwellinghouse Refused 18 December 2003 and appeal subsequently dismissed by Scottish Government DPEA.

PRE-APPLICATION CONSULTATION

Pre application Reference: Not Undertaken

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 2 (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 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 17: Residential Areas

Policy 28A: Conservation Areas: New Development

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 52: New Development and Flooding

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

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

OTHER POLICIES

Placemaking Supplementary Guidance 2020

Developer Contributions and Affordable Housing Supplementary Guidance

CONSULTATION RESPONSES

INTERNAL

Transport Planning – no objection

Development Contributions Officer – condition recommended

EXTERNAL

Scottish Water – no objection

Dundee Airport Ltd – no objection

REPRESENTATIONS

The following points were raised in the 8 representations received:

- Road safety
- Lack of car parking
- Land ownership
- Loss of privacy
- Loss of daylight/overshadowing
- Planning history
- Effect on visual amenity
- Contrary to Development Plan
- Excessive height
- Flood Risk

- Inappropriate housing density
- Inappropriate land use
- Light pollution
- Loss of open space
- Traffic congestion
- Impact on adjacent Conservation Area
- Impact on trees

The above issues are addressed within the appraisal section of this report.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations Ap AA Not Required
Design Statement or Design and Access Statement	Not 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 and the adopted LDP2.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

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.

Principle

The site is located within the Longforan settlement boundary where Policy 17 of the adopted Perth and Kinross Local Development Plan 2019 applies. This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land, but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a)

Infill residential development at a density which represents the most efficient use of the site while respecting its environs c) proposals which will improve the character and environment of the area.

Policies 1A and B are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place. They also require development to respect an existing established building line.

The site is also located within the Longforgan Conservation Area where Policy 28A is applicable. This requires new development to preserve or enhance the character and appearance of the Conservation Area.

The application site extends to 334 sqm and is considered to form an important part of the linear, narrow garden ground of 79 Main Street and this long linear garden is a prominent feature of the character of the area and there are numerous other properties fronting onto Main Street with similar garden grounds extending to Paterson Place. The presence of linear gardens of this nature therefore forms part of the established character of this part of Longforgan and whilst these have been partly lost through some development, however some of these linear gardens remain giving reference to the historic character of the area. The site is considered to be one of these areas. Therefore approval of new development on this site would result in the loss of this linear garden ground feature to the detriment of the character of the area, contrary to policies 1A, B, 17 and 28A of the LDP2.

Furthermore, Policy 28A relating to Conservation Areas also states that applications for planning permission in principle will not be considered acceptable without detailed plans including elevations, which show the development in its setting. Whilst an indicative layout has been provided, no detailed elevations, which show the proposal in its setting have been submitted. As such, it cannot be concluded that any development on the site will preserve and enhance the character and appearance of the Conservation Area.

Design and Layout

Generally, the design and scale of development should respect its surroundings and adhere to Policies 1A and B of LDP2, which relate to placemaking which is referenced above. Further guidance is also provided within the associated Placemaking Supplementary Guidance.

Furthermore, through Creating Places 2013, Scottish Ministers set out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

As this is an application in principle no detailed design or scale of dwelling has been submitted, however the principle of development is considered to be contrary to the Local Development Plan for the reasons outlined above.

Residential Amenity

The site is limited in its scale which means that there is very limited scope to position a dwelling on the site whilst respect the residential amenity of neighbouring properties. Given the limited depth and scale of the site it is likely that any dwelling on this site could result in overlooking and overshadowing concerns to adjacent properties. Furthermore the indicative site plan which has been provided indicates a garden depth of 7.5m which falls below the Council's Placemaking Standards as outlined within the Placemaking Supplementary Guidance and referred to in policies 1A and B of the Perth and Kinross Local Development Plan 2019.

This application is in principle and it is not possible to assess the impact on adjacent properties in any detail. The orientation of the house and its height, together with the window positions would be an important consideration should any detailed application be submitted. Nevertheless the principle of developing this site is considered to be contrary to the LDP2.

Roads and Traffic

The site is capable of being accessed from Paterson Place and any proposal will be subject to a further detailed application which will require to comply with the LDP2 and National Roads Development Guide in terms of parking provision, turning facilities, road safety and access. Transport Planning have been consulted on the application and offered no objection and consider the site to be capable of being accessed from the public road and that it could accommodate adequate parking within the site.

Full details of the access arrangements can be assessed during any detailed application along with further consultation with PKC Transport Planning. The principle of development is considered to comply with Policy 60B of the LDP2 and the National Roads Development Guide.

Drainage

The application form indicates that the site is to connect to the public drainage system with surface water system catered for through a SUDS system. This is in accordance with Policy 53B and C of the LD2. The proposal for a sustainable urban drainage system is considered to be sufficient to cater for surface water drainage at the site. The specific location of the drainage system will require to be indicated in the detailed application and its location relative to neighbours and existing trees can be assessed further should any detailed application be submitted.

Flood Risk

The site is not considered to be at risk from flooding.

Developer Contributions

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 Longforgan Primary School. Therefore a condition should be attached to any planning permission which ensures that a contribution is paid should a detailed application be received.

Land Ownership

Any issues regarding land ownership are a private civil matter and have no bearing on the overall assessment of this application.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

There have been no variations to the application.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, 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 be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons for Refusal

The proposal is contrary to Policies 1A, 17 and 28A the Perth and Kinross Local Development Plan 2 (2019) which to seek to ensure that new development respects the character and amenity of the area and preserves and enhances the character and appearance of the Conservation Area. The proposal results in the loss of the linear garden ground of 79 Main Street which extends to Paterson Place and is considered to form an important part of the historic character of the Longforgan Conservation Area. Therefore development of the site would be of detriment to the surrounding built and natural environment and fails to enhance or preserve the character of the Longforgan Conservation Area.

The proposal is contrary to Policy 28A: Conservation Areas of the Perth and Kinross Local Development Plan 2 (2019) which, amongst other requirements, states that applications for Planning Permission in Principle in Conservation Areas will not be considered acceptable. The submission includes indicative plans which fail to provide detailed information regarding the design, materials and form of the dwelling to demonstrate that the dwelling will respect the character and appearance of the Longforgan Conservation Area and fail to show the development in its setting.

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

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

LRB-2022-39**22/00394/IPL – Erection of a dwellinghouse (in principle),
land 10 metres west of The Sycamore, Paterson Place,
Longforgan, DD2 5HE**

REPRESENTATIONS

Friday, 25 March 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

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

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



Dear Customer,

Land 10 Metres West Of The Sycamore, Paterson Place, Longforan, DD2 5HE
Planning Ref: 22/00394/IPL
Our Ref: DSCAS-0061296-XD6
Proposal: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Audit of Proposal

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. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

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

Waste Water Capacity Assessment

- ▶ There is currently sufficient capacity for a foul only connection in the Hatton PFI Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Please Note

- ▶ 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.

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 from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, 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 information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) 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 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-Domestic 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 the discharge from your premises is likely 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 [here](#).
- ▶ 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

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

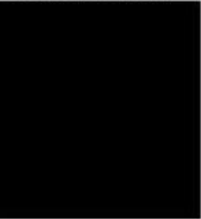
"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake 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."

Development Management

From: Stuart W Kerr [REDACTED]
Sent: 28 March 2022 14:48
To: Development Management
Subject: Planning Application Reference 22/00394/IPL

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Stuart W Kerr



Dear sir/ madam

Objections to planning permission for Erection of Dwellinghouse Land 10m west of the Sycamore, Paterson Place, Longforgan.

1.Road Safety.

- a.Road narrows at this point.
- b.On a bend at this point.
- c.Currently Bin Lorry has to mount grass verge in order to pass parked cars and vans,(On PKC Land)as road narrows at this point.

2.No Access on to Paterson Place.

- a.Council own grass area leading to Paterson Place.
- b.Access would be dangerous at this point as on bend on road,looking right when exiting with vehicle,blind spot as can't see down road due to bend in road and parked vans and cars.

3.Loss of Privacy.

- a.For myself and my wife [REDACTED]
- b.Proposed new house too close to our own,front doors would be facing each other.
- c.Blocking out light to myself and neighbours properties.

4. This is the third planning application for this site and the previous two have been refused permission by the Scottish Government.

Yours sincerely
Stuart w kerr.



Mrs Karen Rees (Objects)

Comment submitted date: Tue 29 Mar 2022

OBJECTION 29/03/2022

We wish to object to application Ref 22/00394/IPL on the grounds that :

There are road access issues with building a house at this location and the associated parking.

This part of the road is extremely narrow and the bin lorry struggles to get past, especially if there are cars parked. My driveway has already been damaged by the bin lorry having to cross it which has resulted in Perth Council having to pay for considerable repairs. The bin lorry and any other large vehicles would have to cross the access proposed for this house and over time heavy vehicles will cause damage.

Parking is at a premium in Paterson Place and adding an additional household which would generate any number of additional vehicles is something the street is not equipped to deal with in its current form.

Currently the grass at the access to this plot is cut by the Council, therefore if the applicant does not own this part of the ground how can this be shown as part of the whole plot and as the access?

There are also road safety issues in that Paterson Place is regularly used as a 'rat run' by cars which don't adhere to any speed limit. The sight lines at this very narrow part of the road are obscured and it would be problematic, especially driving out onto the road.

The proposed dwelling will be very close to our boundary, as well as the house at 1 Beech Hedges and as such will result in a considerable loss of light. Both the bedroom windows at these properties will be completely blocked as well as being overlooked.

Also in broader terms we are led to believe that loss of open space, development of garden ground and overdevelopment are all generally against planning policy at this time.

I trust this is sufficient.

Kind regards

Karen and Tony Rees

31 March 2022

Dear Sirs,

Planning Application
on Neighbouring Land
Ref. 22/00394/1PL

I have received the above notification
and write to object to this application.
as a resident [REDACTED]

[REDACTED] I would comment as follows:-

Present residents are having to park
partly on the pavement due to the
width of Paterson Place outside their
properties. If they did not do this
free passage of large vehicles would
be hampered. If legislation is passed
which bans the parking on the pavement
access to the site would be impossible
not/

Not all properties have off-street
parking.

Yours faithfully



Development Management

From: Donald Hay [REDACTED]
Sent: 03 April 2022 17:18
To: Development Management
Subject: Objection to Planning application ref 22/00394/IPL

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3 April 2022

Dear Sir/Madam,

I would like to register an objection to the above application for the erection of a dwellinghouse (in principle) on land 10 meters west of the Sycamore, Paterson Place, Longforgan.

My property [REDACTED] lies immediately to the north of this site. The erection of a dwelling house on this site would darken and overshadow my home as has happened with previous developments to adjacent properties.

I note that this site is from the garden of Gowie Cottage which is in a conservation area and would wonder if this is contrary to that policy. I also note that the grass strip to the rear of this site is maintained by Perth and Kinross council. I presume that this strip of lawn is owned by Perth and Kinross council and not the applicant. Therefore it would mean access to this site would be over this lawn which the applicant does not own..

Paterson Place at this site is a narrow road and in the evenings and weekends is very busy. with parked vehicles and other traffic. This section is near a bend in the road and would have very poor site lines. I would have very grave concerns about road safety. on this basis I would urge you to reject this planning application.

Yours sincerely

Donald Hay

Mrs Leigh Hunter (Objects)

Comment submitted date: Mon 04 Apr 2022

There is a narrowing in the street and no room for additional housing, parking, congested area and hazardous for residents. Also conservation area.

8th April 2022.

Planning Application Reference 22/00394/IPH.

Dear Sir/Madam,

My comment on the proposed planning application is that at the proposed site the Paterson Place road is narrow. At present some home occupiers or their visitors are having to park half on the pavement which even when this happens it can make lorries/large vans either have great difficulties passing through or having to reverse back. At least once a week the bin lorry has to get through to collect the household waste or recycling bins but more importantly the access to the whole street by emergency vehicles could be impaired by introducing more traffic at this point in the road.

Yours faithfully,

(MISS MAIRI A. MITCHELL).

We hereby object to application Ref 22/00394/IPL on the following basis:

Road access is a particularly troubling issue concerning this application. The proposed location of the building poses a very dangerous and troubling road safety issue as car parking is almost at capacity on Paterson Place and adding more to this causes a severe risk of damage to person or property as the proposed site leads onto a very narrow part of the road that has previously caused these types of incidents with larger vehicles such as bin lorries. Adding extra obstacles to this only invites more incidents of these types. To further this, any type of driveway or private parking constructed for this property would struggle with visibility pulling out of the allocated driveway. As the road so narrow at that particular part cars can only travel in one lane. With cars parked either side of the proposed site this leads to a highly unsafe level of visibility when moving off the property and again leads to a very high danger of a serious incident occurring.

The site is almost directly adjacent to our property and building constructing anything on a large scale would become an obstacle in the way of direct sunlight coming into our property. By allowing a large building to go on these grounds, sacrifices a large amount of sunlight we get to our property and for the large part we will remain in the shadow of the proposed building through each day and cause several problems to the property itself and our mental and physical health also.

The site also has trees that are marked as conservation ground. This should be checked upon as I suspect the owner may have already started to dispose of these trees in order to eliminate this obstacle for the planning of this property.

There is also a telegraph pole situated in the grounds of this plan that is directly linked to several houses on Paterson Place providing broadband and landline to these houses. Where will this go? Will choices be made at the expense of over a dozen people to benefit one?

We trust the points provided are enough to see this application denied.

Kind Regards,

Pamela and Derek Braid

12/04/22

Development Management

From: HIAL Safeguarding <hialsafeguarding@traxinternational.co.uk>
Sent: 12 April 2022 14:27
To: Development Management
Subject: RE: Planning Application Consultation for Application No 22/00394/IPL

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Your Ref: 22/00394/IPL
Our Ref: 2022/127/DND

Dear Sir/Madam,

Proposal: Erection of a dwellinghouse (in principle).
Location: Land 10 Metres West Of The Sycamore, Paterson Place, Longforgan.

With reference to the above, our calculations show that, at the given position and height, this development would not infringe the safeguarding criteria for Dundee Airport.

Therefore, Dundee Airport Limited has no objections to the proposal.

Yours faithfully,

Ed

Ed Boorman
HIAL Safeguarding (Acting for and on behalf of DAL & HIAL)



m: +44 (0)7962 269420
e: hialsafeguarding@traxinternational.co.uk
e: safeguarding@hial.co.uk

-----Original Message-----

From: DevelopmentManagement@pkc.gov.uk <DevelopmentManagement@pkc.gov.uk>
Sent: 23 March 2022 14:06
To: HIAL Safeguarding <hialsafeguarding@traxinternational.co.uk>
Subject: Planning Application Consultation for Application No 22/00394/IPL

Please see attached.

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Development Management

From: Graham McFadzen [REDACTED]
Sent: 12 April 2022 20:27
To: Development Management
Subject: Planning application 22/00394/IPL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Objection to planning application Ref 22/00394/IPL

My objection to this application is that the road at this plot narrows and already causes difficulty for large vehicles to pass.



The council cut the grass at the front of this plot so the applicant does not own this part of the ground therefore the marked plot will have no access from Paterson Place.

I believe this plot has applied for planning in the past which has not been granted, why should it be granted now as we are in a supposed conservation area.

Regards

G B McFadzen
[REDACTED]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00394/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	Land 10 Metres West Of The Sycamore Paterson Place, Longforgan		
Comments on the proposal	<p>The applicant is applying in principle for the erection of dwellinghouse on garden ground north of Gowrie Cottage. Indicative house and parking arrangements have been provided, but no detail on the number of bedrooms or floor layout.</p> <p>Vehicle access to the proposed property would require a new access formed to access Paterson Place. Between the current gate and carriageway, there is a grass verge that the applicant is proposing to provide a tarmac surface as shown in Figure 1.</p>  <p>Figure 1: Looking towards the site on Paterson Place</p> <p>The applicant has shown that they propose to turn the grass verge to tarmac. This will allow the footway to be extended from the front of 1 Beech Hedges to The Sycamores. Whilst on site, it was evident that vehicles have been over-running the grass verge at this location, so taking the straight line from the current footway to the kerbing at The Sycamores will help reduce this from occurring.</p>  <p>Figure 2: Vehicles overrunning grass verge</p>		

A number of objectors have commented about the lack of on-street car parking and at the time of my site visit there was ample parking on street as shown in Figure 1 and Figure 3, with no difficulty in finding a suitable place to park.



Figure 3: Looking to the left of the proposed vehicle access

Although at the time of my site visit there was ample parking, it is likely that the street is busier in the evening or at weekends and there was evidence of vehicles over-running the grass verge in front of the proposed development site. The proposed development site has shown that there will be parking within the site, reducing the need for further vehicles to park on-street.

The applicant should consider the following when submitting a detailed planning application:

- The number of car parking spaces being provided for the dwellinghouse should be 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.
- Roadside drainage is present in this location, any new vehicle accesses may have an impact on the system, therefore the drainage infrastructure must be shown on any subsequent submissions.
-

Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.

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> <p>As part of any application for the Approval of Matters Specified by Condition (AMSC) or detailed application a detailed design showing the connection of the proposed driveway access and footway shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The driveway and footway, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority and undertaken prior to the commencement of construction associated with the AMSC or detailed application.</p> <p>Reason – In the interests of pedestrian and traffic safety</p>
Recommended informative(s) for applicant	
Date comments returned	14 April 2022

CDS Planning Local Review Body

From: reeskaren [REDACTED]
Sent: 18 August 2022 21:29
To: CDS Planning Local Review Body
Subject: RE: LRB-2022-39
Attachments: 20220807_180924.jpg; 20220807_180917.jpg; 20220807_180904.jpg

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Good afternoon

Further to your email of 05/08/22 I wish to comment further as follows:

I have enclosed photographs showing the true reflection of parking within Paterson Place. These photos were taken from the entrance at the proposed plot, the gaps in the road are entrances to driveways. As previously mentioned this part of the road is narrow, vehicles can only park on one side of the road and at points they have to park partly on the pavement otherwise the road would be blocked to other vehicles. This is extremely concerning, especially as at the moment there are already 3 empty houses within Paterson Place (one being directly opposite the proposed site and does not have a driveway), this does not include a potential 4th which planning permission was granted for. When these houses are occupied this will inevitably generate more vehicles and further parking issues. Granting permission for another house would make an already overdeveloped area more congested and could potentially create another vacant property.

Regards

Karen Rees
Tony Rees

Sent from my Galaxy





