

TCP/11/16(240)

**Planning Application 12/01784/IPL – Removal of
hardstanding, demolition of garage/workshop and erection
of new dwellinghouse (in outline) at Grieve's House, Snabs
Farm, Longforgan, DD2 5HH**

**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 2008

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) ☐
2. Application for planning permission in principle ☒
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) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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 ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

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 type="checkbox"/> | <input checked="" 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:

None

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.

For reasons for notice of review, see attached document ref: 004-001 Notice of Review Report & 004-002 Notice of Review Images

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.

004-001 Notice of Review Report
004-002 Notice of Review Images
Drawing no's: EX-100, 101 & 102
Drawing no's: GA-100 & 101

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 [redacted] 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

Date

Friday 22nd March 2013

Notice of Review Report Ref: 004-001

Prepared to Supplement the Application for Notice of Review

for

**Removal of hardstanding, demolition of garage/workshop and
erection of new dwellinghouse (in outline)**

at

Grieves House, Snabs Farm, Longforgan, Dundee, DD2 5HH

for

Mr. & Mrs. G. Lawson

20 March 2013

1.0 Executive Summary:

1.1 Summary of the Case for the Proposed House

The proposed principle of an additional single residential dwellinghouse created on this site is considered **to fully satisfy** Policies 1 and 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1 Housing Land 2000) and the Housing in the Countryside Policy 2009 and Council's Policy on Housing in the Countryside (2009). In addition, the proposal fully complies with the emerging policies in the Proposed Perth Local Development Plan which states in terms of Policy RD3: Housing in the Countryside that: *"The Council will support proposals for the erection of single houses and groups of houses in the countryside which applies with associated policy criteria."*

It is considered that the ultimate residential **build potential** of the wider site **has not been met** by recent development and that this proposed plot is a logical plot for development within the existing building group.

The proposed plot extends to some **954 sq metres** which is similar in size to and in some cases larger than some of the existing house plots (see inset map 001). The site is clearly large enough to accommodate a new house without resulting in overdevelopment of the settlement.

In addition, it is a **gap site** and as such will **not be highly visible** from out with the settlement itself. It will also **not be visually prominent** from within the settlement. A house in this location will be easily accommodated and relate well in a logical and sympathetic manner to the existing character of the established building group.

It is important to stress that as the current proposal is **'in principle'**, detailed design and layout matters have not been considered at this stage. Therefore, the delegated officer's comments and reasons for refusal that the proposal would have a negative impact on the setting of the existing settlement are **premature** and cannot be assessed at this stage.

A detailed design and layout will be carried to ensure that the proposed house will complement the existing settlement. The proposed house can be designed to be in keeping with the surrounding properties and the prevailing density. There would therefore be no adverse impact on character of the settlement or compromise to the setting of the building group and Grieves House. This point **was supported** by the Conservation Officers Report.

The decision to refuse the application is based on a failure to comply with a **limited part** of the Local Plan and Supplementary Planning Policies. However, it is considered that the proposal which is **'in principle'** does comply and that the reasons for non-compliance are to do with more detailed design and siting matters which are **not being assessed** at this stage.

Therefore, the consideration is whether the site can accommodate a new house in principle. Given the size of the site and the location of it within the settlement it is considered that a new house **can be accommodated** without detriment to the settlement. Detailed siting and design matters can and will be discharged through conditions.

It should also be noted that no adverse comments were received from any statutory or other consultee. In addition, the owners of properties immediately adjacent to the site did not raise any concerns or objections.

In response to the reason for refusal the following points are made:

Reason for Refusal:

1. *"The proposed development would have an unacceptable visual impact on the local and wider surroundings due to its prominent and sandwiched situation; an approval would therefore be contrary to Policies 1 and 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1 Housing Land 2000) and the Housing in the Countryside Policy 2009, all of which seek to ensure that new developments do not have an adverse impact on the amenity of existing areas".*

Response: As outlined above the site is not in a prominent location as it is a gap site with houses to the south and west and a site with planning permission for a house to the north. It would only be visible from out with the settlement from the east but these views are limited and screened by existing landscaping. It is also premature to state that there will be an unacceptable visual impact as there are no details of layout or design being considered at this stage. It is considered that the site is sufficiently large to accommodate a house in a location and of a design that would not result in an unacceptable visual impact. The site is in fact a logical housing site wholly in line with policy aims and will complement the existing settlement.

Reason for Refusal

2. *"The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) as the proposal does not fully accord with any of the acceptable categories of development i.e. (a) development zones (b) building groups (c) renovation of abandoned houses (d) replacement houses (e) conversion of non-domestic buildings (f) operational need."*

Response: The proposal is on a gap/infill site within an existing settlement. There are existing houses to the south and west and a site with planning permission for a house to the north. It is clearly within a building group (see inset map 001) and would fall within the description of an infill site. It also has a large unattractive building on it a present which will be replaced as part of the proposals. There is no clear reason why this site would not fall to be considered as acceptable in principle against the Policy 32. It should be noted that the site immediately to the north was recently granted detailed planning permission for the erection of a new dwelling and it would inconsistent to treat the current proposals differently in this instance

3. *"The proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not fully accord with any of the acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversion or Replacement of Redundant Non-Domestic buildings or (6) Rural Brownfield Land."*

Response: The proposal is on a gap/infill site within an existing settlement. There are existing houses to the south and west and a site with planning permission for a house to the north. It is clearly within a building group and would fall within the description of an infill site. It also has a large unattractive building on it a present which will be replaced as part of the proposals. There is no clear reason why this site would not fall to be considered as acceptable in principle against the Housing in the Countryside Policy. It should be noted that the site immediately to the north was recently granted detailed planning permission for the erection of a new dwelling and it would inconsistent to treat the current proposals differently in this instance.

Notes



SITE PLAN (FULL)
1:1000 @ A3

Erection of New Dwelling (In Outline) Site North of Grievous Cottage, Snabs Farm, Longforgan

SITE PLAN (FULL)	
DATE SEPT. 2012	TITLE 1:1000 @ A3
004/GA/100 D	

IMAC Architecture | 5 Hawthorn Place | Blairgowrie | Perthshire | PH10 6UP
T 01250 873298 | M 07980 720 766 | E ian@imacarchitecture.co.uk

2.0 Background Information:

2.1 Application site proposal

The proposed works associated with the planning application consist of the removal of a hardstanding, demolition of triple garage/workshop and erection of new dwellinghouse (in outline).

2.2 Applicant

Mr. & Mrs. G. Lawson, Grieves House, Snabs Farm, Longforgan, Dundee, DD2 5HH.

2.3 Agent

IMAC Architecture, 5 Hawthorn Place, Blairgowrie, Perthshire, PH10 6UP

3.0 Client Brief:

Mr. & Mrs. Lawson are seeking to have demolished the existing dominant modern triple car garage measuring 6.50x12.00m (78m²), remove the hardstanding and vehicular storage areas bounding the garage, and erect a new modest sympathetically designed dwelling house. This would permit them to downsize from their current dwelling, Grieves House, allowing them to retain their long-term association within the building group and wider surrounding area.

Mr. & Mrs. Lawson have also stated within their brief that the current garage and associated site area, some 954m² is not utilised sufficiently to justify its retention and is deemed surplus to requirements. In addition, it is felt that it is an overly dominant and utilitarian building that is not in keeping with the quality, scale and character of the existing Grieves House and wider building group.

The modern triple garage building, existing hardstanding and vehicular storage areas are at present utilised for nothing more than the storage of scrap vehicles and other paraphernalia, giving an industrial feel within a residential area and the client brief seeks to harmonise this area with that of the surrounding building grouping.

4.0 Site Details:

4.1 Site Location

The Application Site is located 0.66miles north west of Longforgan immediately off the unclassified road which links Longforgan to Knapp, running parallel to the A90 dual carriageway, and lies within a grouping of six current dwellings with a seventh, granted under planning application reference: 12/00329/FLL as yet, not constructed.

4.2 Site Description

The Application Site comprises of an existing modern dominant triple vehicle garage which appears in sound structural/fabric condition with an associated tarmac hardstanding area located immediately to the west, and a compacted gravelled area immediately to the north and east of the site. In addition the site also contains a modern mobile storage container.

The land on which the aforementioned garage is situated is currently interlinked with the adjacent single storey dwelling known as Grieves House which lies immediately to the south. Grieves House itself is of a simple and traditional design/rural form which has been extended on a number of occasions, generally in a sympathetic manner, with use of traditional materials to replicate those of the existing.

The Application Site is, on the whole, separated visually from Grieves House by an existing unsightly modern dense concrete blockwork wall approximately 700mm in height, with a supplementary timber boundary screening fence approximately 2.00m in height located immediately to the inside face of the wall. The remainder of the Application Site is separated from the main northern and eastern most garden/amenity ground of Grieves House by a mixture of a section of undefined boundary and a 2.70-3.00m high hedge. The remainder of the site boundaries lying to the east, north and west are undefined.

4.3 Site History

The Application Site itself does not contain any listed buildings, however approximately 40.00metres to the south west lies The Snabs which Historic Scotland's Information Supplementary to the Statutory List describes as dating from 1838 and is category B listed.

The original use of the Application Site was associated with the operation of a traditional working agricultural farm containing a number of traditional Steading Buildings. Although the adjacent surrounding land outwith the current building grouping remains agricultural, the remaining traditional steading buildings have been converted to contemporary domestic accommodation, and the surrounding land has over a number of years been developed in a piecemeal fashion and been infilled with housing of varying types, form and scale i.e. detached single and storey-and-a-half dwellings, a converted steading building and a new build semi-detached courtyard development; not all necessarily in keeping with the aesthetic of the original and now listed farmhouse.

In isolation, the Application Site alone has not specifically been the subject of any previous applications for planning. Grieves House has been subject of planning application reference: 08/01959/FUL (approved) for the alterations and extension of the existing dwelling. These works have not been executed. Grieves House itself has been subject of a second planning application reference: 08/02445/FUL (approved) for the erection of a new garage (separate and additional to the modern triple garage contained within the application site). The works have been executed and are complete.

No applications associated with the existing modern triple garage can be sourced.

4.4 Site Ownership

The application site is owned solely by Mr. & Mrs. G. Lawson who are the applicants seeking to obtain planning permission (in outline) for the removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse.

5.0 Site Analysis and Appraisal:

5.1 Site Context

The Application Site forms a localised gap site within the wider well defined Snabs building group which is surrounded to the east, north and west by land which is open and agricultural in context. The south is bounded by an unclassified road which itself is subdivided from the adjacent A90 dual carriageway by a continuous landscaped acoustic/visual buffer strip approximately 10.00m in depth.

The surrounding building group contains buildings which are all in use for domestic purposes i.e. dwellings, with the Application Site being the only remaining area with a differing building use and as such there does not currently exist a strong architectural relationship between the Application Site and wider context.

5.2 Site Identity

From the unclassified road which links Longforgan to Knapp, the Application Site is not readily visible due to the difference in level between the unclassified road, adjacent roadside bankings and surrounding agricultural field. There are however intermittent points at which a small percentage, but not all, of the Application Site is visible.

Access to the site in the wider context of the Application Site is defined to the southernmost boundary by a simple bell mouth vehicular entrance with low level grassed verges and traditional post and wire agricultural fencing, with a tarmac communal vehicular access road, under the ownership of the applicant, serving all dwellings within the building grouping. No part of the Application Site is visible from the main building grouping site vehicular access.

The site in the wider context of the Application Site is bounded by a mixture of boundary treatments with these being traditional timber post and wire fencing, timber ranch style fencing, hedging and undefined sections. Immediately adjacent to all boundaries there is in existence a well defined and maturely landscaped area which by default provides a break between the existing building group and surrounding agricultural land.

5.3 Site Connection

The Application Site is rural in context with the nearest settlement of the village of Longforgan being located 0.66miles to the South East. The A90 dual carriageway passes the southern boundary with a pedestrian access pathway providing a direct link to Longforgan. A Public transport service is available from Longforgan, providing connection to Dundee and beyond to the east and Perth and beyond to the west.

It is noted that at the time of the original application, the following comments/conditions were submitted by Niall Moran (Transport Technician) of Perth & Kinross Council:

'Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.'

- *Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.*
- *Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.*

I advise that the abovenoted conditions are wholly achievable for the Application Site.

6.0 Development Justification:

The planning application submission relating to the Application Site was 'in-principle', and as is standard with this type of application, no design was submitted. As there is no design precedent set within the Application Site, the design principles which influence any new build works would be exerted by the scale, character, quality, appearance and materials within the existing architecture of the wider context in order to harmonise the building group.

It is stated within the delegated report that *'The ultimate residential build potential of the wider site is considered to have been met by recent development and this proposed plot is not a logical plot or extension to the existing building group with a resultant adverse impact on character and compromised setting to the building group and Grieves House in isolation.'* I disagree wholly that the dwelling would have an adverse impact – no more so than the existing dominant modern triple garage - on the local and wider surroundings. The application submitted was for a dwelling 'in outline' and it absolutely cannot be adequately demonstrated from the limited information available that this will indeed be the case. Only with the formal submission of a specific dwelling design, levels and finalised location can a conclusive judgement on this be formed. Therefore this, to me, is an assumption, by the delegated officer and not something that has been sufficiently demonstrated to allow this point as a valid reason for refusal.

I feel that conversely, a carefully designed sympathetic and modest house will have far less of a visual impact than that of the current triple garage which is neither sympathetic to the setting of the listed building, nor of a modest and traditional domestic scale. In addition, as highlighted within section **3.0 Client Brief**, the replacement of the modern triple garage with a dwelling, would harmonise the building group rather than be of a detrimental impact, and would complete the building group.

It is considered appropriate to note that at the time of the original application, the following comments were submitted by Richard Welch (Conservation Officer) of Perth & Kinross Council:

- *'This site is in the vicinity of Snabs Farmhouse which is a category B listed building.*

Inter-visibility within the building group between the site and the farmhouse is relatively limited due to the existence of other buildings, including the converted steading. However, there will be inter-visibility between the site and the farmhouse from the public road. A further dwelling-house development on the edge of this building group will therefore have a degree of impact on the setting of the listed building. The mass and scale of any new development should be suitably modest in order to mitigate this impact.'

From the abovenoted comments, it is clear that the Conservation Officer is of the opinion there exists potential - subject to review of the siting, design, etc - to develop the Application Site in accordance with original application; this view being at odds with that of the delegated officer.

It is proposed that the Application Site is contained wholly within the current building group and landscape framework and not as has been suggested above, on the edge, or as noted within the delegated report, within the belt of meadow/undeveloped landscaped area on southern eastern and western boundaries. It would seem reasonable to propose a development approximately in and around the footprint of the large triple garage, which in itself has a floor area/footprint of 78m².

From further appraisal of the site, I would suggest that demolition of the overscaled and modern triple garage and erection of the proposed new dwelling that whilst visible at intermittent points along the unclassified road bounding the southern boundary of the wider site context, would significantly harmonise and improve the building group aesthetic without any detrimental impact on the setting of the current B listed The Snabs.

Furthermore, it is felt that by the virtue of the boundaries that exist between the application site and Grieves House, the Application Site is in essence a site of its own i.e. a gap site, and it's removal from the overall context of Grieves House does not impact on the residential amenity to it or that of any other property within the building group.

7.0 Conclusion:

In conclusion, it is felt that the application for a Notice of Review is justifiable on the grounds that the proposed development; meets the criteria set out within the policies relevant to the planning application, excepting those parts which cannot be established until such time as a detailed application is submitted; sufficient opportunity to demonstrate the impact of the proposed development was not afforded; will not have a detrimental impact on the setting and amenity of category B listed The Snabs or any other dwelling within the wider building group; due to the demolition of the modern triple garage will harmonise the current building grouping; will complete the development potential of the wider building group; will improve the visual amenity of the building group in the immediate and surrounding context; has received positive comments from the Conservation Officer; can achieve the criteria and conditions of the Transport Department; is proposed on a site that is of an adequate area to replicate that of a rural plot.

Further to the above, Mr. & Mrs. Lawson have a strong desire to reside in and retain their long-term association with the building group and wider surrounding area.

29th October 2012

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



Customer Connections
419 Balmore Road
Glasgow
G22 6NU

Customer Support Team
T: 0141 355 5511
F: 0141 355 5386
W: www.scottishwater.co.uk
E: connections@scottishwater.co.uk

For the attention of

Dear Sir Madam

PLANNING APPLICATION NUMBER: 12/01784/IPL
DEVELOPMENT: Grieve's House, Longforgan
OUR REFERENCE: 617772
PROPOSAL: Removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse (in outline)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. However we are unable to reserve capacity at our water and wastewater treatment works in advance of formal agreement made with us works in advance of formal agreement made with us. In view of this, the information provided in this letter will need to be reviewed if this proposal progresses to full planning approval.

There are no public sewers in the vicinity of the proposed development.

Clatto Water Treatment Works currently has capacity to service this proposed development.

The water network that serves the proposed development is currently able to supply the new demand.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

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 installed, subject to compliance with the current 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 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). This should be done through a deed of servitude.

12_01784_IPL-RESPONSE_FROM_SCOTTISH_WATER-501507 (1)

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:
www.scottishwater.co.uk.

Yours faithfully

Euan Cameron

Customer Connections Administrator

Tel: 0141 355 5511

developmentconnections@scottishwater.co.uk

12_01784_IPL-RESPONSE_FROM_SCOTTISH_WATER-501507 (1)

Site images document ref: 004-002

Prepared to Supplement the Application for Notice of Review

for

**Removal of hardstanding, demolition of garage/workshop and
erection of new dwellinghouse (in outline)**

at

Grieves House, Snabs Farm, Longforgan, Dundee, DD2 5HH

for

Mr. & Mrs. G. Lawson

20 March 2013



Site Image Location Key: See GA-100 For Full Site Layout



Image 01: View towards North West gable of existing triple garage.



Image 02: View towards North West gable of existing triple garage and associated vehicular hardstanding area.



Image 03: View towards vehicular and equipment storage area adjacent to North East elevation of garage



Image 04: View towards South East corner of application site including vehicular and equipment storage area adjacent to North East elevation of triple garage.



Image 05: View towards North West corner of triple garage and associated vehicular hardstanding area.



Image 06: View towards South East corner of triple garage including vehicular and equipment storage area adjacent to North East elevation of triple garage.



Image 07: View towards North East elevation of triple garage including adjacent vehicular and equipment storage area.



Image 08: View towards North West gable elevation of triple garage including North West elevation of adjacent East & West Steading to rear.



Image 09: View towards South West elevation of existing triple garage and associated vehicular hardstanding area.



Image 10: View towards South West elevation of existing triple garage and associated vehicular hardstanding area at junction with North West boundary of existing Grieves House garden boundary wall.



Image 11: View of existing shared vehicular access including South West gable elevation of Grieves House and North East elevation of East Steading.



Image 12: View of existing shared vehicular access including North East elevation of The Snabs and South East corner of East Steading.



Image 13: View of existing shared vehicular access including part South West gable elevation of Grieves House and part North East elevation of East Steading.



Image 14: View of existing shared vehicular access including part South West gable elevation of Grieves House and South East corner of East Steading.



Image 15: View of existing garden amenity space and boundary landscaping / fencing adjacent to South East elevation of Grieves House.



Image 16: View of existing garden amenity space and boundary landscaping / fencing adjacent to South East elevation of Grieves House.



Image 17: View towards vehicular and equipment storage area adjacent to North East elevation of garage.



Image 18: View towards North East elevation of triple garage and adjacent vehicular and equipment storage area.



Image 19: View towards North East elevation of triple garage and adjacent vehicular and equipment storage area including North East elevation of Grieves House to background.



Image 20: View towards South East corner of triple garage and adjacent vehicular and equipment storage area including North East elevation and boundary landscaping of Grieves House to background.



Image 21: View towards North East elevation and boundary landscaping of Grieves House.



Image 22: View towards South East gable of triple garage including North East boundary landscaping to Grieves House and part application site.



Image 23: View towards South East gable of triple garage including North East boundary landscaping to Grieves House and part application site.



Image 24: View towards South East gable of triple garage and elevation of Grieves House, including North East & South East boundary landscaping to Grieves House and part application site.

Notes

SITE BOUNDARIES:

- Boundary of Application Site Including Vehicular Access
- Boundary of Adjacent Land Under Applicants Ownership

APPLICATION SITE AREA:

Application Site Area (Excluding Vehicular Access) • 954m² (0.095Ha)
Application Site Area (Including Vehicular Access) • 1789m² (0.179Ha)

DWELLING TYPES:

- Tayview • Detached storey-and-a-half
- The Snabs • Detached storey-and-a-half
- West Steading • Semi-detached storey-and-a-half
- East Steading • Semi-detached storey-and-a-half
- Randonny House • Semi-detached storey-and-a-half
- Falconstone House • Semi-detached storey-and-a-half
- Grievous House • Detached single storey
- North East Site • Detached storey-and-a-half

Note: North east site approved under planning application references 07/02755FUL & 12/0029FLL and is awaiting construction

LANDSCAPING:

Note: All landscaping is indicative and is for the purposes of indicating general locations of trees, hedging and screening to the application site. For actual layout, refer to site photographs.



SITE PLAN (FULL)
1:1000 @ A3

Erection of New Dwelling (in
Outline) Site North of Grievous
House, Snabs Farm, Longforgan

SITE PLAN (FULL)
SEPT. 2012 1:1000 @ A3

PLANNING

004/EX/100

A

Notes

SITE BOUNDARIES:

- Boundary of Application Site Including Vehicular Access
- Boundary of Adjacent Land Under Applicants Ownership

APPLICATION SITE AREA:

Application Site Area (Excluding Vehicular Access) • 954m² (0.095Ha)
Application Site Area (Including Vehicular Access) • 1789m² (0.179Ha)

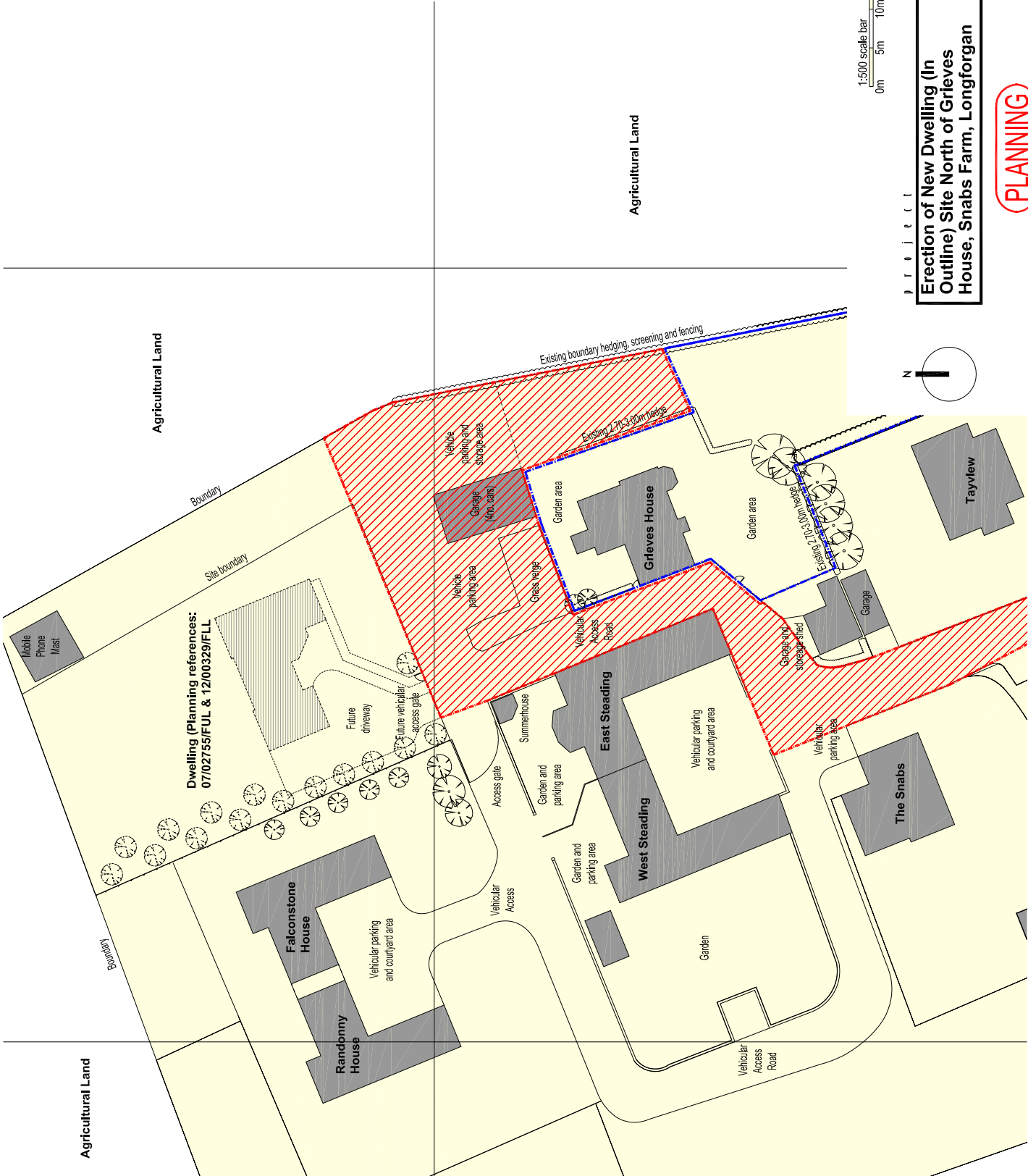
DWELLING TYPES:

- Tayview • Detached storey-and-a-half
- The Snabs • Detached storey-and-a-half
- West Steading • Semi-detached storey-and-a-half
- East Steading • Semi-detached storey-and-a-half
- Randanny House • Semi-detached storey-and-a-half
- Falconstone House • Semi-detached storey-and-a-half
- Gieves House • Detached single storey
- North East Site • Detached storey-and-a-half

Note: North east site approved under planning application references 07/02755/FUL & 12/00239/FLL and is awaiting construction

LANDSCAPING:

Note: All landscaping is indicative and is for the purposes of indicating general locations of trees, hedging and screening to the application site. For actual layout, refer to site photographs.



Erection of New Dwelling (In Outline) Site North of Gieves House, Snabs Farm, Longforgan

SITE PLAN (PART)
SEPT. 2012
1:500 @ A3

PLANNING

004/EX/101

A

SITE PLAN (PART)
1:500 @ A3

Notes

SITE LOCATION:

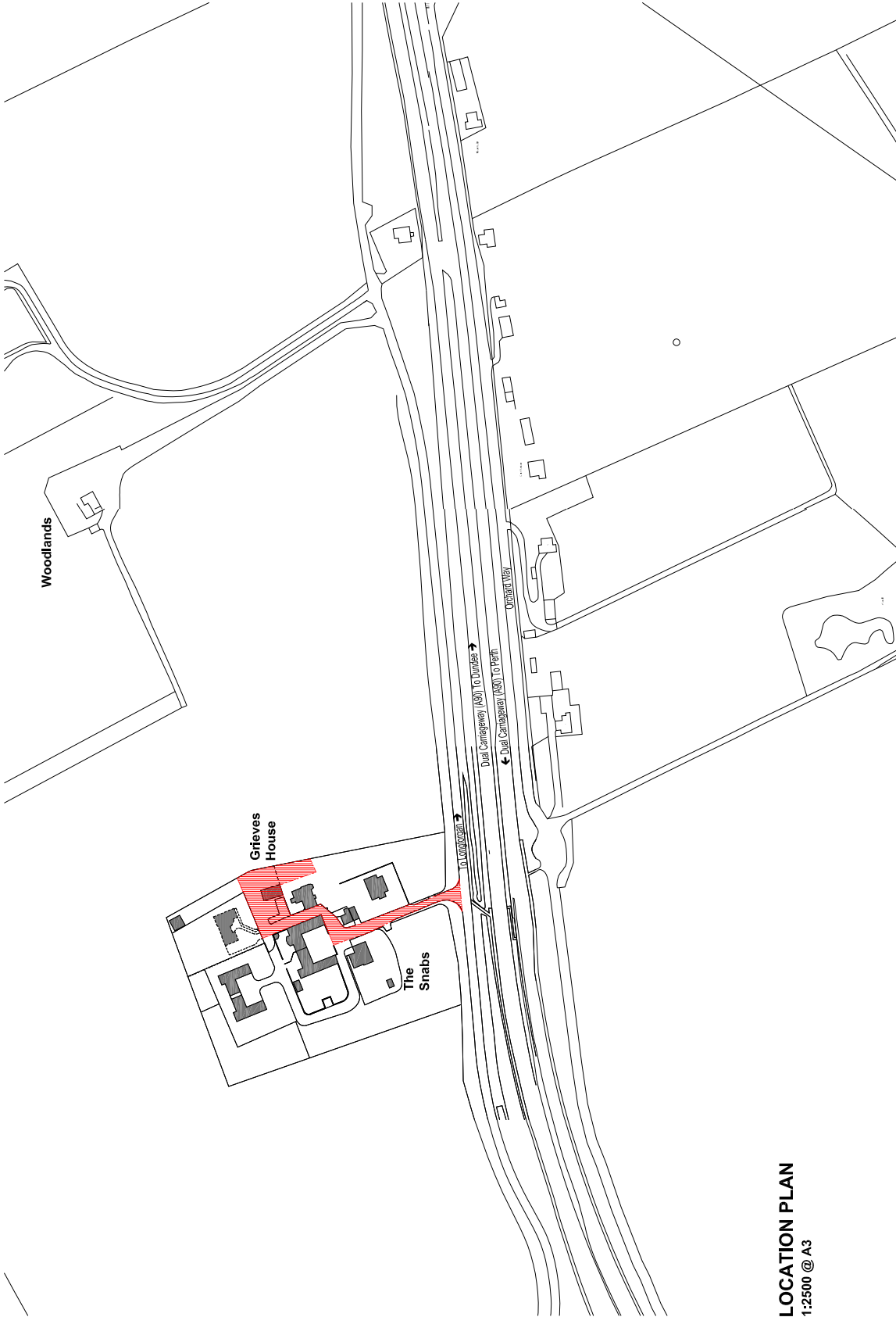
Easting: 329768

Northing: 730073

SITE BOUNDARIES:



Site Location



1:2500 scale bar
0m 25m 50m 75m 100m 125m

PLAN

Erection of New Dwelling (In
Outline) Site North of Grievance
House, Snabs Farm, Longforgan

LOCATION PLAN

SEPT. 2012 1:2500 @ A3

DATE SCALE

004/EX/102

PLANNING



LOCATION PLAN
1:2500 @ A3

Notes

SITE BOUNDARIES:

- Boundary of Existing Dwellings and Site

SITE / DWELLING AREAS:

- The Snabs
 - Site area: 1025m² / Footprint: 152m²
 - Detached storey-and-a-half
- West Steading
 - Site area: 1096m² / Footprint: 223m²
 - Semi-detached storey-and-a-half
- Randonny House
 - Site area: 1123m² / Footprint: 163m²
 - Semi-detached storey-and-a-half
- Falconstone House
 - Site area: 851m² / Footprint: 163m²
 - Semi-detached storey-and-a-half
- North East Site
 - Site area: 1494m² / Footprint: 179m²
 - Detached storey-and-a-half
- East Steading
 - Site area: 530m² / Footprint: 261m²
 - Semi-detached storey-and-a-half
- Gieves House
 - Site area: 805m² / Footprint: 142m²
 - Detached single storey
- Tayview
 - Site area: 930m² / Footprint: 168m²
 - Detached storey-and-a-half
- Application Site
 - Site area: 954m² / Footprint: TBC
 - Dwelling type TBC



SITE PLAN (FULL)
1:1000 @ A3

Erection of New Dwelling (In
Outline) Site North of Gieves
House, Snabs Farm, Longforgan

SITE PLAN (FULL)
SEPT. 2012 1:1000 @ A3

PLANNING

004/GA/100

D

Notes

SITE BOUNDARIES:

- ■ ■ Boundary of Application Site Including Vehicular Access
- ■ ■ Boundary of Land Under Applicants Ownership

APPLICATION SITE AREA:

- Application Site Area (Excluding Vehicular Access) - 954m² (0.095Ha)
- Application Site Area (Including Vehicular Access) - 1789m² (0.179Ha)

DWELLING TYPES:

- Tayview - Detached storey-and-a-half
- The Snabs - Detached storey-and-a-half
- West Steading - Semi-detached storey-and-a-half
- East Steading - Semi-detached storey-and-a-half
- Randonny House - Semi-detached storey-and-a-half
- Falconstone House - Semi-detached storey-and-a-half
- Grieves House - Detached single storey
- North East Site - Detached storey-and-a-half

Note: North east site approved under planning application references 07/02755/FUL & 12/00329/FLL and is awaiting construction

LANDSCAPING (EXISTING):

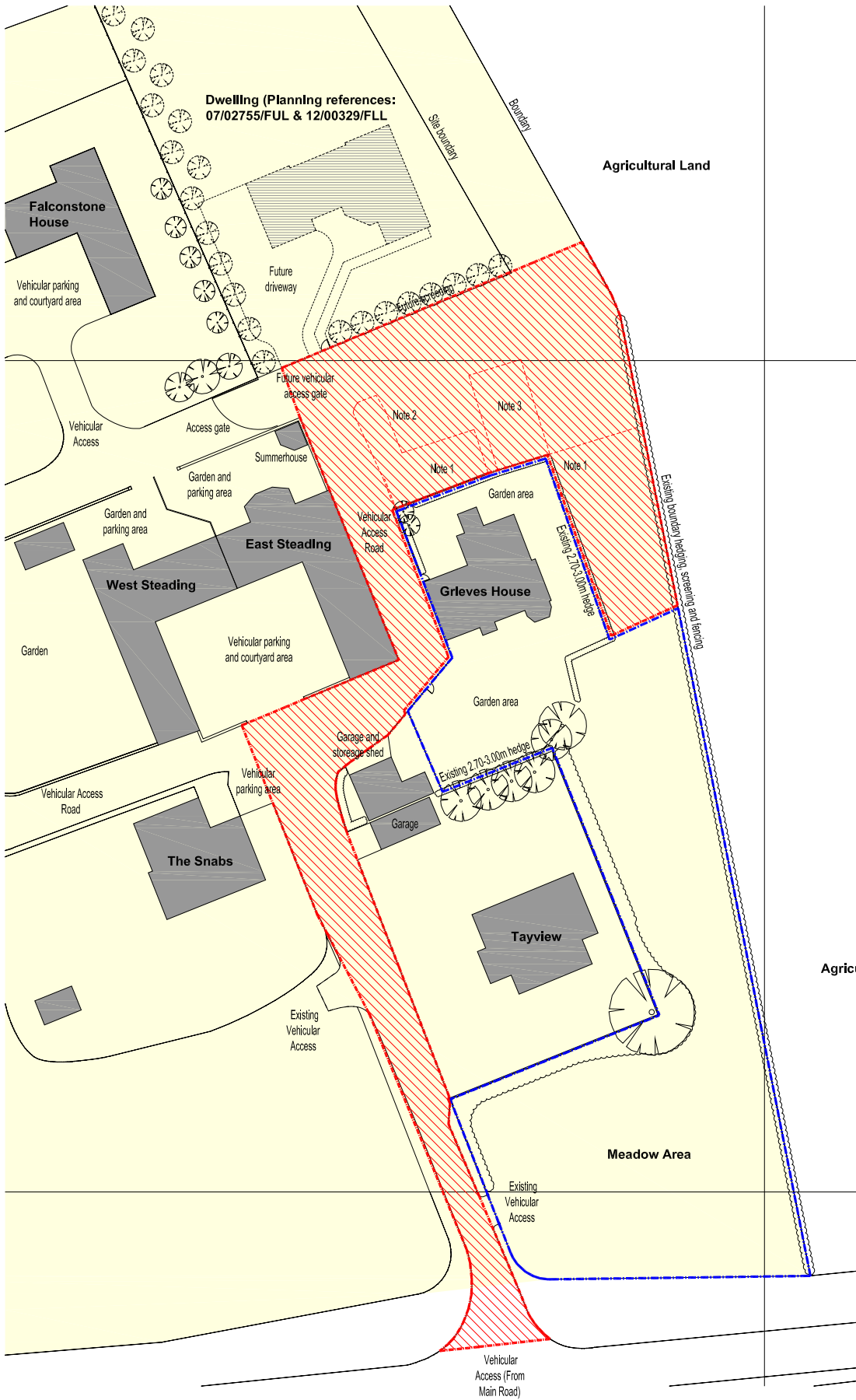
Note: All landscaping is indicative and is for the purposes of indicating general locations of trees, hedging and screening to the application site. For actual layout, refer to site photographs.

LANDSCAPING (PROPOSED):

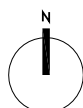
Note: All landscaping is indicative and is for the purposes of indicating general sub-division and screening to the application site.

NOTES:

1. Extend existing boundary screen hedging along proposed boundary of Grieves Cottage and Application Site.
2. Excavate existing grassed verge area to garage car parking.
3. Take down existing garage



SITE PLAN (PART)
1:500 @ A3



project

drawing

Erection of New Dwelling (In Outline) Site North of Grieves House, Snabs Farm, Longforgan

SITE PLAN (PART)

date	scale	drawn
SEPT. 2012	1:500 @ A3	

PLANNING

drawing number	revision
004/GA/101	C

TCP/11/16(240)

**Planning Application 12/01784/IPL – Removal of
hardstanding, demolition of garage/workshop and erection
of new dwellinghouse (in outline) at Grieve's House, Snabs
Farm, Longforgan, DD2 5HH**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 385-389)*

PERTH AND KINROSS COUNCIL

Mr And Mrs G Lawson
c/o IMAC Architecture
FAO Ian MacGregor
5 Hawthorn Place
Blairgowrie
PH10 6UP

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 24th December 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/01784/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 24th October 2012 for permission for **Removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse (in outline) Grieve's House Snabs Farm Longforgan Dundee DD2 5HH** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposed development would have an unacceptable visual impact on the local and wider surroundings due to its prominent and sandwiched situation; an approval would therefore be contrary to Policies 1 and 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1 Housing Land 2000) and the Housing in the Countryside Policy 2009, all of which seek to ensure that new developments do not have an adverse impact on the amenity of existing areas.
2. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) as the proposal does not fully accord with any of the acceptable categories of development i.e. (a) development zones (b) building groups (c) renovation of abandoned houses (d) replacement houses (e) conversion of non-domestic buildings (f) operational need.
3. The proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not fully accord with any of the acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (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

The plans 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

12/01784/1

12/01784/2

12/01784/3

12/01784/4

12/01784/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/01784/IPL
Ward No	N1- Carse of Gowrie

PROPOSAL: Removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse (in outline)

LOCATION: Grieve's House Snabs Farm Longforgan Dundee DD2 5HH

APPLICANT: Mr and Mrs G Lawson

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 13 November 2012



OFFICERS REPORT:

Description & Background

The application site forms part of the land associated with Grieve's house, formerly part of Snabs farm, which is now a redundant farm unit with the original steading redeveloped into residential uses. Snabs farm is located

north of the A90, approximately half a mile North West of the village of Longforgan in the Carse of Gowrie. The Snabs Farm grouping comprises seven existing dwellings varying from a listed farmhouse, detached cottages, a converted steading building and a new build semi-detached courtyard development. Snabs farmhouse is a category B listed building. The farm building group has one un-built consented element to extend north, through historic planning consent 07/02755/FUL and 12/00329/FLL. The proposed plot extends to 954 sqm, (not including vehicular access) which is not an uncommon single plot size in a rural context. The main plot areas wrap around Grieves cottage to the north and east. A large, single storey, pitched roof outbuilding exists on the current site, perpendicular to Grieves house with its eastern elevation marking the furthest eastern boundaries of the build line of the wider group.

A pre-application enquiry was submitted 11/01250/PREAPP seeking support for a view on the principle nature of what has now been formally submitted, with a non supportive response provided.

Proposal

The proposal seeks to establish the principle for a single dwellinghouse on land associated with Grieve's cottage, 'The Snabs' by Longforgan.

Assessment

Policy

The proposed principle of an additional single residential dwellinghouse created on this site is not considered to fully satisfy policy 32 of the PALP or the associated policy criteria of the 2009 HICP. Part compliance with category 1. 'Building Groups' and category 2 'Infill Sites' of HICP, however full compliance is considered unachievable through the overall site layout and the existing building group character.

The ultimate residential build potential of the wider site is considered to have been met by recent development and this proposed plot is not a logical plot or extension to the existing building group with a resultant adverse impact on character and compromised setting to the building group and Grieves cottage in isolation. The principle of a dwelling on this site is not supported.

The site visit reinforced the assumptions of the original pre-application response in that the proposed site area could not realistically accommodate a separate dwellinghouse and associated infrastructure without failure to appropriately relate to the existing character of the established building group and would consequently result in a compromised setting for the building group and in particular, Grieves house.

Traffic/Safety issues

No issues were raised from transport colleagues in relation to an additional dwelling on this site.

Education

In terms of other material considerations; this involves an assessment against the approved Planning Guidance Note (PGN) on Primary Education and New Housing Developments. The PGN seeks a financial contribution of £6,395 per mainstream residential unit in areas where the local primary school is operating at over its 80% capacity (not formally applied at principle stage of consent). In this case, no contribution can be applied as the planning application remains 'in principle' or where an extant planning consent with no material change exists.

Landscaping

As can be seen from site plan 12/01784/3, the wider setting of the building group is currently appropriately contained through a belt of meadow/undeveloped landscaped area on southern eastern and western boundaries. Approximately 50% of the developable 954 sqm of the application site falls within this belt. A strong boundary definition exists between the existing Grieves cottage and the landscape belt referred to. Whilst it is acknowledged that this land may form some areas of garden ground, fundamentally there is currently no built development on these areas and this area helps provide a backdrop to the wider building group. Any physical development east of the current garage outbuilding on this site would compromise the wider landscape setting of the established building line of the group.

The landscape framework and building lines already established give a natural conclusion and building edge to the group. A separate dwelling on this site would therefore have an adverse impact on the character of the building group and compromise the immediate landscape setting and the setting of both Grieves house and Snabs farmhouse.

Conclusion

In summary, the principle of residential development on this site is not supported as it is not considered to satisfactorily comply with salient policy criteria and there are no material considerations to constitute a departure from this position.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars. Of particular relevance to this planning application are:-

Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Of particular relevance to this planning application are:

- Paragraphs 92-97: Rural development
- Paragraph 113: Listed buildings and their settings.

DEVELOPMENT PLAN

The development plan for the area consists of the TAYPlan Strategic Development Plan 2012 and the Perth Area Local Plan 1995 incorporating Alteration No. 1 Housing Land 2000. The application raises no strategic issues of relevance to TAYPlan 2012.

In summary, the principal Development Plan policies of relevance which are found in the Perth Area Local Plan, 1995 are:

Landward Area - Policy 1 - Developments will be judged against the criteria which include the following:

- The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.
- The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.
- In the case of built development, the scale, form, colour and design should accord with the existing pattern of building.
- The site should be large enough to satisfactorily accommodate the development.

Policy 32 – Housing in the Countryside

This policy indicates that within Historic Gardens and Designed Landscapes there will be a presumption against new houses except on the basis of operational need, but encouragement will be given to the restoration and conversion of buildings to form new houses.

Note: Details of the Housing in the Countryside Policy (revised May 1994) are contained in Annex 1.

OTHER POLICIES

A revised Housing in the Countryside Policy was approved by the Council in August 2009. The policy applies over the whole local authority area of Perth and Kinross except where a more relaxed policy applies at present. In practice this means that the revised policy applies to areas with other Local Plan policies and it should be borne in mind that the specific policies relating to these designations will also require to be complied with. The policy aims to:

- Safeguard the character of the countryside;
- Support the viability of communities;
- Meet development needs in appropriate locations;
- Ensure that high standards of siting and design are achieved.

The Council's "Guidance On The Siting And Design Of Houses In Rural Areas" contains advice on the siting and design of new housing in rural areas.

Primary Education and New Housing Development Policy 2009

Sets out the Council's Policy for securing contributions from developers of new homes towards the cost of meeting primary education infrastructure improvements necessary as a consequence of development.

Perth and Kinross Proposed Local Development Plan 2012

The LDP has recently undergone a period of public consultation. The Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. It is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. The Plan may be regarded as a material consideration in the determination of this application, reflecting a more up to date view of the Council.

Under the proposed LDP the principal relevant policies are:-

Policy PM1: Placemaking

Development must contribute successfully to the quality of the surrounding built and natural environment.

Policy RD3: Housing in the Countryside

The Council will support proposals for the erection of single houses and groups of houses in the countryside which applies with associated policy criteria.

SITE HISTORY

08/01959/FUL Extension to dwellinghouse 25 November 2008 Application Permitted

08/02445/FUL Erection of a double garage 19 February 2009 Application Permitted

CONSULTATIONS/COMMENTS

Conservation Team	Intervisibility between the site and the listed farmhouse from the public road. A further residential dwelling house at this location would have a degree of impact on the setting of the listed building. Careful consideration of mass and scale (suitably modest) if application supported.
Scottish Water	No objection.
Education And Children's Services	No commitment can be made at this stage as the application is in principle.
Transport Planning	No objection subject to compliance with standard conditions.
Environmental Health	A watching brief condition recommended to be attached to any grant of consent in relation to potential ground contamination.

TARGET DATE: 24 December 2012

REPRESENTATIONS RECEIVED:

Number Received: 3

Summary of issues raised by objectors:

- Contrary to HICP
- Inappropriate density and over intensive development
- Noise pollution
- Out of character with area
- Increased traffic
- Lack or loss of car parking
- Affect on the overall original design and visual aspect of the Snabs farm complex
- No requirement identified in the development plan
- No details submitted

Response to issues raised by objectors:

- Addressed in officers report

- Addressed in officers report
- No issue identified through Environmental Health (noise issues isolated to construction phase of development)
- Addressed in officers report
- Traffic not identified as a concern by roads colleagues
- Car parking would have to be accommodated for proposed and existing within the identified site
- Addressed in officers report
- RD3 – HICP
- The application is in principle therefore obviating requirement for full details

Additional Statements Received:

Environmental Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	None
Report on Impact or Potential Impact.	None

Legal Agreement Required: No

Summary of terms – N/A

Direction by Scottish Ministers No

Reasons:-

1. The proposed development would have an unacceptable visual impact on the local and wider surroundings due to its prominent and sandwiched situation; an approval would therefore be contrary to Policies 1 and 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1 Housing Land 2000) and the Housing in the Countryside Policy 2009, all of which seek to ensure that new developments do not have an adverse impact on the amenity of existing areas.
2. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) as the proposal does not fully accord with any of the acceptable categories of development i.e. (a) development zones (b) building groups (c) renovation of abandoned houses (d) replacement houses (e) conversion of non-domestic buildings (f) operational need.
3. The proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not fully accord with any of the

acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (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

None

TCP/11/16(240)

**Planning Application 12/01784/IPL – Removal of
hardstanding, demolition of garage/workshop and erection
of new dwellinghouse (in outline) at Grieve's House, Snabs
Farm, Longforgan, DD2 5HH**

REPRESENTATIONS

- Objection from Ms Degenhardt, dated 29 October 2012
- Objection from Dr Eggleton, dated 11 November 2012
- Objection from Mrs Cunningham, dated 11 November 2012
- Representation from Transport Planning, dated 14 November 2012
- Representation from Environmental Health Manager, dated 14 November 2012
- Representation from Conservation Officer, dated 17 November 2012
- Representation from Mrs Cunningham, dated 3 April 2013
- Representation from Dr Eggleton, dated 3 April 2013

Tracy McManamon

From: Dorothy Degenhardt [REDACTED]
Sent: 29 October 2012 14:29
To: Development Management - Generic Email Account
Subject: Ref 12/01784/IPL

Objection to Planning application 12/01784/IPL Site east of Grieves Cottage, Snabs Farm

We write as owners of Snabs Farmhouse:

We are concerned there is yet another proposal for housing development in the Snabs complex which again will increase the vehicular access of the shared private road and affect the overall original design and visual aspect of the developed Snabs farm complex. The increased traffic could have a detrimental affect on the Listed B building of Snabs Farmhouse.

The Development Plan for this area in Perth and Kinross seems to imply there is no need for extra new housing apart from affordable housing requirements. There are no details given on this application about the house size in terms of height and which houses will be overlooked or how many residents it could hold. It would be useful to have further information also of car parking arrangements since the access roads are very narrow.

We hope these objections are considered.

Dorothy Degenhardt

Snabs Farmhouse



Dr Dorothy Eggleton (Objects)

Comment submitted date: Sun 11 Nov 2012

I think the addition of another house to this small development will increase the traffic too much. There will be a loss of parking for Grieve's House and the road access to the new house will be too difficult. I would not want traffic to come on our section of road around the Steadings especially heavy lorries during the building process. This section is a private road belonging to the Steadings and the two houses at the back and we have to pay for the maintenance of this road. There will also be increased traffic past the Farmhouse which is a listed building and may well suffer

Mrs irene cunningham (Objects)

Comment submitted date: Mon 12 Nov 2012

DEar Sir/Madam,I am worried of the increase of traffic that passes my house, this has increased 10 fold in the past few years I have had 2 near misses by cars when leaving my garage/parking space due to a blind bend when cars approach the main drive Regards I Cunningham



MEMORANDUM

To	Callum Petrie Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	12/01784/IPL	Date	14 November 2012

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 & ROADS (SCOTLAND) ACT 1984

With reference to the application 12/01784/IPL for planning consent for:- **Removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse (in outline) Grieve's House Snabs Farm Longforgan Dundee DD2 5HH for Mr And Mrs G Lawson**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.

I trust these comments are of assistance.

Memorandum

To	Head of Development Control	From	Environmental Health Manager
Your ref	PK12/01784/IPL	Our ref	LJ
Date	14 November 2012	Tel No	(47)5248

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK12/01784/IPL RE: Removal of hardstanding, demolition of garage/workshop and erection of new dwellinghouse (in outline) Grieve's House Snabs Farm Longforgan Dundee DD2 5HH for Mr and Mrs G Lawson

I refer to your letter dated 30 October 2012 in connection with the above application and have the following comments to make.

Contamination

An inspection of the proposed development site did not raise any real concerns. However although visually the site seemed free from any significant ground contamination the full history of the use of the garage/workshop is unknown. A watching brief during redevelopment is required therefore I recommend the following condition be applied to the application.

Condition

The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the reclamation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that reclamation has been undertaken in accordance with, and to the standard specified in, the agreed reclamation scheme.



Memorandum

To Callum Petrie
Planning Officer

Your ref 12/01784/IPL

Date 17 November 2012

From Richard Welch, Conservation Officer,
Business and Community Projects (Conservation)
Section

Our ref

Tel No 76598

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Removal of hardstanding, demolition of garage/workshop and erection of new dwelling-house (in outline): Grieve's House, Snabs Farm, Longforgan (12/01784/IPL)
Conservation Officer comments

This site is in the vicinity of Snabs Farmhouse which is a category B listed building.

Inter-visibility within the building group between the site and the farmhouse is relatively limited due to the existence of other buildings, including the converted steading. However, there will be inter-visibility between the site and the farmhouse from the public road. A further dwelling-house development on the edge of this building group will therefore have a degree of impact on the setting of the listed building. The mass and scale of any new development should be suitably modest in order to mitigate this impact.

Richard Welch
Conservation Officer
Business and Community Projects

CHX Planning Local Review Body - Generic Email Account

From: irene cunningham [REDACTED]
Sent: 03 April 2013 14:45
To: CHX Planning Local Review Body - Generic Email Account
Subject: TCP/11/16(240) demolishing /rebuild Snabs Farm

Dear Sir /Madam, I wish to object to the proposed plans on the bases of the increased volume of traffic. Traffic has increased by more than 10 fold which, all passes by my house. My great concern is more traffic coming from the north of the farm where there is a hazard regarding a blind corner, I have had 2 near misses from traffic leaving this area, when leaving my garage/ parking as they can not see me, I fear more traffic will be more dangerous and I fear it will only be a matter of time before there is an accident. Please take into consideration new build will not have this issue of noise/ traffic, also access road was only made for access to the farm regards Mrs. I Cunningham, Tayview Snabs Farm Longforgan By Dundee DD2 5HH

CHX Planning Local Review Body - Generic Email Account

From: Dorothy Eggleton [REDACTED]
Sent: 03 April 2013 16:35
To: CHX Planning Local Review Body - Generic Email Account
Subject: REview body

Application 12/01784/IPL

I note that this application is to be considered at the Review Body on the 9th April 2013. I should like to reiterate the difficulty in parking at the site and there will be no parking for Grieve's cottage apart from the narrow road by the cottage. There will be increased traffic with another dwelling house both during the building and by any future residents. I do not want heavy lorries going by my house.

Dorothy Eggleton
Randonny House
The Snabs
Longforgan
DD2 5HH

