

TCP/11/16(210)

Planning Application 12/00862/IPL – Erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond

**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: ☒

Yes No
☒ ☐

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

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 checked="" type="checkbox"/> |
| 3. Site inspection | <input 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:

The Woodland Report and all relevant policy guidance (not just that outlined in the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000)) would benefit from oral presentation.

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:

N/A

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.

Please see attached supporting statement.

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

Yes No
☒ ☐

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

Please see attached.

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.

Please see attached.

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

BLUE Planning & Development

Date

13/09/12.

Glenalmond – Land to the East of Wester Campsie Cottage**Notice of Review****Statement of Reasons for Review**

This statement relates to planning application reference 12/00862/IPL and the proposal to develop 2 no. two-storey properties including associated open space, landscaping and an access road on land to the east of Wester Campsie Cottage, Glenalmond, Perthshire.

Notification was received from Perth & Kinross Council that the above application had been refused under delegated powers on 18th July 2012 (BPD1).

The reasons for this Notice of Review are as follows:

- 1. Too much weight has been given to the extant but now outdated Policy 1 of the Perth Area Local Plan 1995 (incorporating Alteration No. 1, Housing Land 2000). Too little weight has been accorded to Policy 32 : Housing in the Countryside that sets out the Council's more recent Policy Statement on new housing in the Countryside and in the Landward Area (extracts of both policies at BPD2).**

Policy 1 indicates that within the Landward Area (including the application site), new development will generally be restricted to forestry, recreation and tourism projects for which a countryside location is essential. This has since been superseded by national planning policy seeking to allow suitable small scale housing in countryside areas, as a means of meeting demand and assisting in rural diversification. Policy 32, which refers to more recently adopted Housing in the countryside Policy 2009 (Policy 1 dates back to 1995) seeks to encourage appropriate new housing development in rural areas. This more recent policy indicates that the Council will support proposals for the erection, or creation through conversion, of single housing and groups of houses in the countryside where they meet various criteria, including as part of an existing building group or as infill development.

The application proposals are deemed to be part of a "Building Group", as defined within Housing in the Countryside Policy 2009 (BPD3), that indicates at 1. *Building Groups* that consent will be granted for houses which extend the group into definable sites formed by existing topography and/or well established landscape features which will provide a suitable setting. An example of a Building Group is provided within the text of Policy 32, at Figure 1 (BPD4). We respectfully suggest that the application proposals will create a new building group within and adjacent to the existing building group at Glenalmond that is almost identical to the example highlighted within the adopted Local Plan as being acceptable. This was illustrated in our Supporting Statement May 2012, submitted with the planning application, and reproduced here again at BPD5 for ease of

reference and comparison with Policy 32 Figure 1 (2) (Development within or adjacent to Larger Group).

The proposals are also presented as the development of an infill site (in between Campsie Cottage and Almond Cottage), and as such under Policy 32 - Housing in the Countryside Policy (August 2009), 2, *Infill Sites* the development of up to two new houses will be considered acceptable where:

- The plots created are comparable in size to the neighbouring residential properties and have a similar size of road frontage;
- The proportion of each plot occupied by a new building should be no bigger than that exhibited by existing houses;
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed houses, and the amenity of the existing houses is maintained;
- The size and design of the infill houses should be in sympathy with the existing houses;
- The full extent of the gap must be included within the new plots;
- It complies with the siting criteria set out under Category 3, namely:
 - a. It lends sympathetically with land form;
 - b. It uses existing trees, buildings, slopes or other natural features to provide a backdrop;
 - c. It uses an identifiable site with long established boundaries which must separate the site naturally from the surrounding ground;
 - d. It does not have a detrimental impact on the surrounding landscape.

We consider that the application proposals are consistent with all the above stated criteria, in that the site is set within a robust landscape framework, the development of 2 new houses will be consistent with the existing pattern of buildings in the area and satisfactory road access and servicing can be achieved (there have been no objections from the Council Roads Department or Scottish Water). We therefore disagree with Reason 1 in the stated Reasons for Refusal.

2. Insufficient weight has been given to emerging new draft policy in the Draft Perth LDP and Housing and the Countryside Guide, December 2011.

Both Policy RD3 : Housing in the Countryside, and the new Housing in the Countryside Guide (see BPD6) that are both written to accord with latest government policy and guidance in SPP, PAN72 and PAN68, indicates that the Council will support proposals for the erection of groups of houses in the countryside which fall as either a Building Group, or as an Infill Site (or both). This policy reflects the definition within Policy 32 of the extant Local Plan that a building group is defined as “3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature”. The proposed 2 new houses will add to the existing building group of 3 residential properties at Glenalmond, consisting of Wester Campsie, Almond Cottage and Campsie Cottage.

As such, we consider the application proposals are consistent with this definition and with this latest statement of Council policy intent.

3. The proposed development is manifestly not “ribbon development”.

Reasons 2 and 3, in the stated Reasons for Refusal, refer to unacceptable ribbon development. The proposal could not, in our opinion, constitute ribbon development because ^{*Part redacted at request of Agent in email dated 23 October 2012*} it does not extend beyond the building line of Almond Cottage that is located to the north and east of the application site. As such, this is not considered an adequate reason for refusal. Neither therefore will any undesirable precedent be set.

4. The Proposals will bring Tree Management benefits.

Reasons 2 and 3, in the stated Reasons for Refusal, refer to significant and unacceptable tree felling. This conclusion was however reached before any expert opinion on the matter had been advanced, and appears to have been based solely upon the planning officer’s personal opinion but without recourse to reasoned survey and analysis.

An independent Woodland Report (BPD7), commissioned from Bell Ingram by the applicant and now enclosed here with this Notice of Review, highlights that the majority of beneficial characteristics of this woodland, such as diversity of species, tree size and density and open ground, have been lost, leaving an area of woodland devoid of variety and structure.

Whilst the development of the site for 2 houses would by necessity involve some clearance of trees, this would not represent a significant loss and higher value species would still be retained. Rather, the development would allow for enhanced management of the remainder, and develop more beneficial woodland in this location to the benefit of local landscape and wildlife diversity.

These benefits were not taken into account and were not provided weight as a material consideration.

The information previously contained in Section 5 was removed at the request of the Agent in a letter dated 9 October 2012.

6. Unreasonable haste in the determination process.

The Council, despite asking for such in the development plan, declined to meet with the applicant to discuss the proposals on a pre-application basis (see BPD9). They then declined – despite repeated requests (BPD10) – to seek their Planning Policy Department response or to allow the applicants' time to complete and submit the Woodland Report before concluding their determination of the application process and issuing a refusal. The issue of trees is not a new issue; it was raised during the application process. However, given the exceptional circumstances outlined here, it is considered right and proper that the Local Review Body should, on review, take cognisance of and give full weight to this woodland report that adds to the compelling case for the grant of planning permission.

7. Precedent and Lack of Consistency

In its Delegated Report of handling on a separate but relevant application (BPD11), Perth and Kinross Council refer to the same policy arguments as presented here, in granting planning permission for the erection of a single dwelling house (in outline) at Wester Pickston Meadow, Glenalmond (application ref: 08/02355/OUT) on 21 January 2009. This site sits to the west of the current application site, along from and to the west of Campsie Cottage, but within the same building group.

The report highlights, under "Considerations", that the application for the new house "was considered to accord with the provisions of (the) approved interim (Housing in

the Countryside) Policy 2005 in that it provided for the erection of a new house on an infill site”.

Given almost identical circumstances and policy considerations with the current application for 2 houses, (albeit that the relevant Housing in the Countryside Policy is now dated 2009 and arguably even more permissive), we fail to see how the Council could have ignored this precedent or reached different conclusions as to the relevant policy and weighting of such policy in the determination of this application now before you for Review (see Report of Handling into this application at BPD12).

There has been no material change in the policy position between the Council's determination of the Wester Pickston Meadow application, and the current application on land to the east of Wester Campsie Cottage, although as can be seen from the latter Delegated Report, there is rather un-helpfully no formal response from the Council's Policy Section to acknowledge this. This policy position is however set-out in the BLUE Planning & Development Supporting Planning Statement (May 2012) that was submitted with the application and is attached here again at BPD13 for ease of reference.

New Material

Section 43B of The Planning etc (Scotland) Act 2006 allows the appointed person to consider new material (as opposed to “new matters”).

The issue of “trees” is not a new matter (it was raised during the determination process). The submitted Bell Ingram Woodland Report (August 2012) is “new material”, that was not prepared and presented in time before the Refusal Notice was unexpectedly issued by way of delegated powers. It is however considered legally competent for the Local Review Body to consider this new material, as Circular 7/2009 : Schemes of Delegation and Local Reviews allows this in circumstances – as here – where it is demonstrated that this information could not have been introduced earlier in the process.

Because no pre-application meeting was agreed to by the Council Planning Department, and because of the relatively recent grant of planning permission on the nearby Wester Pickston Meadow site (Ref: 02/02355/OUT) – erection of a single dwelling house, 2009), the applicant was expecting the principle of development to be similarly acceptable to the Planning Authority. The applicant did not want to go to the trouble and expense of commissioning a specialist Woodland Report unless absolutely necessary. As soon as the applicant became aware that information on trees – to support the granting of permission – was required, the report was commissioned. This was however too late to influence the rather hasty actions of the Planning Department in issuing a refusal notice, despite repeated requests from the applicant’s agent that the decision be delayed whilst the report was commissioned.

We believe this material is relevant to this Review because the Woodland Report highlights benefits of bio-diversity and woodland management of an otherwise poor woodland area, benefits that were not taken into account by the Planning Department when refusing planning permission for the proposed two new houses.

Documents

- BPD1 PKC Notice of Refusal, 18th July 2012
- BPD2 Perth Area Local Plan 1995 (incorporating Alteration No. 1 Housing Land 2000) – Extract Policy 1 and Policy 32
- BPD3 Housing in the Countryside Policy, 2009 (PKC)
- BPD4 Perth Area Local Plan 1995 (incorporating Alteration No. 1 Housing Land 2000) Policy 32, Figure 1
- BPD5 Extract from BLUE Planning & Development Supporting Planning Statement, May 2012 (Figure 2)
- BPD6 Extract from Draft Perth LDP and associated SPG - Housing in the Countryside Guide, December 2011 (PKC)
- BPD7 Woodland Report, Bell Ingram, August 2012
- BPD8 **Document redacted**
-
- BPD9 Copy email correspondence of 10th April 2012 confirming no pre-application meeting
- BPD10 Copy email correspondence (4th to 11th July 2012) highlighting PKC's refusal to take policy advice and/or hold application in obedience while woodland report undertaken
- BPD11 PKC Report of Handling – Delegated Report (Application Ref: 08/02355/OUT)
- BPD12 PKC Report of Handling – Delegated Report (Application Ref: 12/00862/IPL)
- BPD13 BLUE Planning & Development Supporting Planning Statement, May 2012

25 JUL 2012

PERTH AND KINROSS COUNCIL

Mrs J Gibson
c/o Blue Planning And Development
FAO Simon Harrison
Unit 2 Newyearfield Business Park
Hawk Brae
Livingston
EH54 6TW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 18th July 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 12/00862/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 18th May 2012 for permission for **Erection of 2 dwellinghouses (in principle) Land To The East Of Wester Campsie Farm Cottage Glenalmond** for the reasons undernoted.



Development Quality Manager

Reasons for Refusal

1. As the proposal involves the 'manufacturing' of a site, by virtue of the significant amount of tree felling being proposed, the proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000), which seeks to ensure that all sites are large enough to accommodate the development proposed.
2. As the proposal will extend an existing building group into a manufactured site, there will be an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; 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 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. As the proposal will extend an existing building group into a manufactured site, this will have an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; the proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not 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

12/00862/1

12/00862/2

12/00862/3

PERTH AREA LOCAL PLAN 1995

Incorporating Alteration No.1
Housing Land 2000



**PERTH &
KINROSS
COUNCIL**

Planning &
Development Services

PERTH AREA LOCAL PLAN 1995

WRITTEN STATEMENT

(Adopted 4 March 1996)

Amended by Alteration No 1 – Housing Land

(Adopted 17 November 2000)

Note

The introduction of Unitary Local Authorities in Scotland in April 1996 replaced the former Tayside Regional Council and Perth & Kinross District Council. All references to these former Local Authorities in this amended Local Plan should now read Perth and Kinross Council. Likewise under the same Legislation new water authorities were established. Accordingly all references to former Regional Council Water Services should now read North of Scotland Water Authority. In addition all references to the former Scottish Office, should now read Scottish Executive.

The Plan has been amended to incorporate Alteration No.1 – Housing Land. The changes relate to the housing sections of the Plan and also include the Longforgan and Invergowrie area transferred to Perth & Kinross at local government re-organisation.

Director of Planning & Development Services
Perth and Kinross Council
Pullar House
35 Kinnoull Street
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PH1 5GD

LANDWARD AREA

BACKGROUND POLICIES

General Policies

POLICY 1: Developments in the landward area, as shown in Proposals Map-A on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:-

- *The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.*
- *In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.*
- *The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.*
- *The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.*
- *Where applicable, there should be sufficient spare capacity in local services to cater for the new development.*
- *The site should be large enough to accommodate the development satisfactorily in site planning terms.*
- *The need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside.*

POLICY 2: There will be a presumption against consent for built development adjoining those settlements, which are the subject of Inset maps.

Telecommunications Development

POLICY 3: Telecommunications development will be considered to comply with Policy 1 if it satisfies the following criteria:-

- *There is an established operational need for the development.*
- *There are no satisfactory alternative sites available.*
- *There is no reasonable prospect of sharing existing facilities.*

Public Access and Informal Recreation

PROPOSAL 1. The District Council will undertake the following improvements:-

Site Ref	Location	Proposal	Implementing Body
T1	Hilton Hill	Improve public access, interpretation & landscaping	District Council
T2	Kinnoull Hill	Improve public access, interpretation & landscaping	District Council

HOUSING

Housing in Small Settlements

POLICY 31: Within the boundaries of the small settlements shown as part of Proposals Map A there will be a presumption in favour of additional individual or small groups of houses or the conversion of non-domestic buildings to form houses subject to satisfactory scale, form, colour, design and siting of the proposals and to the availability of access and services.

Housing in the Countryside

POLICY 32: The District Council's District wide policy on Housing in the Countryside will apply within most of the Landward Area. Within Areas of Great Landscape Value, the National Scenic Area and the 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.

Housing Proposals

Note: Policy 43 on open space standards will apply to all new housing developments in the Plan area.

PROPOSAL 2: The District Council will support the following sites being developed for housing purposes to meet the additional allocations required by the Structure Plan:-

HOUSING IN THE COUNTRYSIDE POLICY - MAY 1994

1. The Council's policy in housing in the countryside recognises that the open countryside of Perth and Kinross, and its outstanding scenic qualities, should be preserved for both the benefit of locals and visitors. To that end its policy on housing in the countryside follows the principles contained in NPPG3, namely:-
 - ✧ *Development should be encouraged on suitable sites in existing settlements.*
 - ✧ *The coalescence of settlements and ribbon development should be avoided.*
 - ✧ *Isolated development should be discouraged in the open countryside unless particular circumstances are clearly identified in development plans or there are special needs.*
2. "Countryside" where this policy applies refers to all parts of the District outwith the boundaries of towns and villages defined in the District Council's Local Plans. This particular policy refers primarily to individual houses only. A separate policy will be prepared to deal with proposals for larger groups of houses.
3. AGAINST THAT BACKGROUND, CONSENT WILL NORMALLY ONLY BE GIVEN TO THE ERECTION OF INDIVIDUAL HOUSES IN THE COUNTRYSIDE WHICH FALL INTO AT LEAST ONE OF THE FOLLOWING CATEGORIES:-
 - (a) **Development Zones**
 - ✧ *Sites in the open countryside which fall within and meets the criteria for Development Zones identified within Local Plans. (not applicable to the Perth Area Local Plan).*
 - (b) **Building Groups**
 - ✧ ***Development within** existing small groups where sites are contained by housing or other buildings, and where further development would not significantly detract from the character or amenity of existing housing or lead to extension of the group (see examples).*
 - ✧ ***Development within** or **adjacent to** established building groups which have compact nucleated shapes creating an identifiable "sense of place". Where an application reveals that there may be a number of opportunities relating to the group, the Council will defer consideration of the application until an Advisory Plan has been produced. Consent will be granted for houses within such groups provided they do not detract from the amenity of the group and for houses which would extend the group onto definable sites created by surrounding topography, landscape features or field boundaries which will constrain the continued spread of the group (see examples).*

- ⇒ ***In the case of scattered building groups**, composed of small holdings orcrofting type settlements, separate Advisory Plans will be prepared for each group in the context of the Local Plan programme or in response to planning applications.*

(c) Renovation of Abandoned Houses

Consent will be granted for the restoration of abandoned houses provided:-

- ⇒ *The house is structurally sound and is capable of rehabilitation without substantial rebuilding.*
- ⇒ *Alterations and extensions are in sympathy with the existing house. Extensions to the property should be the subordinate rather than the dominant element of the completed house.*
- ⇒ *Satisfactory access and services can be provided.*

Where possible, detailed applications should be submitted for such proposals, but where an outline application is made, this should be accompanied by sketch plans indicating the size of the proposed extension and proposed elevational treatments.

(d) Replacement of Houses

The restoration of existing houses will be preferred to their replacement, but consent will be given to the replacement of houses provided:-

- ⇒ *The existing house is neither worthy of retention nor capable of rehabilitation economically. The applicant must be able to demonstrate that the building was or is used as a dwelling house and the building must be clearly recognisable as a house having the majority of its main structural element intact. Except in the case of demolition for safety purpose within the past 5 years, evidence of foundations will not be considered adequate evidence of an existing house.*
- ⇒ *The design and detailed siting of the replacement house is satisfactory. It should not always be assumed that a new house should be built on the solum of the previous house.*
- ⇒ *The existing house is demolished or converted to some ancillary or alternative use to the satisfaction of the District Council as Planning Authority.*
- ⇒ *Suitable access and services are available.*
- ⇒ *The site is acceptable on amenity grounds.*

(e) **Conversion of Non-Domestic Buildings**

Consent will be granted for the conversion of non-domestic buildings such as barns, mills, stables etc to form houses provided:-

- ⇒ *The building makes a positive contribution to the landscape and its retention is considered beneficial to its surroundings.*
- ⇒ *The building is capable of conversion to residential use without requiring extensions or alterations to its external appearance that would detract from its character or attractiveness.*
- ⇒ *The building is structurally sound, is in a reasonable state of repair and is capable of retention without substantial rebuilding.*
- ⇒ *Satisfactory access and services can be provided.*
- ⇒ *A satisfactory residential environment can be created if adjacent to a working farm, and provided the introduction of housing will not interfere with the continuance of adjacent legitimate agricultural activities.*

Applications to create more than one house will be treated on their merits, with particular attention being given to the need to provide adequate access, privacy and amenity space for each dwelling created.

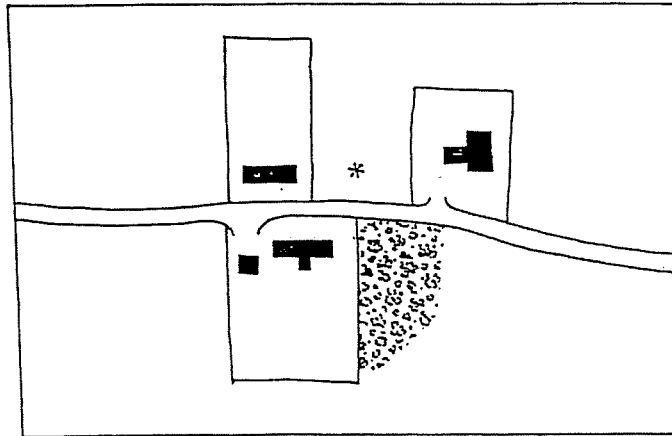
(f) **Operational Need**

- ⇒ *Exceptionally, where there is an operational need for a house in the countryside, subject to the satisfactory siting and design of the house and to a condition controlling its occupancy.*

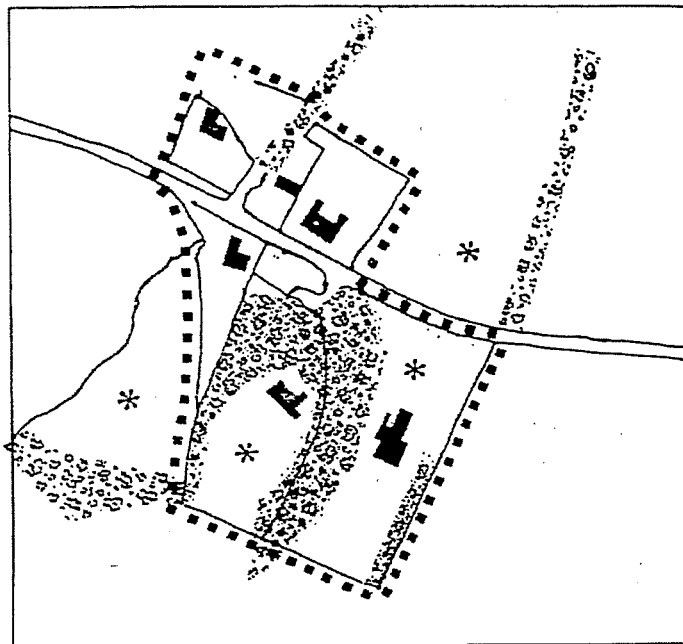
4. IN ALL APPLICATIONS FOR HOUSES IN THE COUNTRYSIDE HIGH STANDARDS OF SITING, DESIGN AND FINISH WILL BE REQUIRED, IN ACCORDANCE WITH THE DISTRICT COUNCIL'S SITING AND DESIGN GUIDE, AND TO REFLECT THE GUIDANCE GIVEN IN THE SCOTTISH OFFICE PLANNING ADVICE NOTE 36.

EXAMPLES OF BUILDING GROUPS

(1) DEVELOPMENT WITHIN SMALL GROUP OF HOUSES



(2) DEVELOPMENT WITHIN OR ADJACENT TO LARGER GROUP



KEY:-



Existing House



Existing boundary of group



Trees



New house site

Housing in the Countryside Policy

August 2009

Introduction

The policy is intended to apply across Perth and Kinross, subject to specific circumstances identified in Local Plans, this would include an area like Glenshee where the Eastern Area Local Plan already includes a more relaxed policy to address the issues rural development and depopulation and the scattered nature of the settlement pattern.

In addition, in areas where particular constraints apply, the policies specific to these areas must also be complied with. Areas with specific designations include:

- Designated Historic Gardens and Designed Landscapes
- National Scenic Areas
- Areas of Great Landscape Value
- Special Areas of Conservation
- Special Protection Areas
- Ramsar Sites
- Sites of Special Scientific Interest
- Scheduled Ancient Monuments and their setting
- Loch Leven and Lunan Valley Catchment Areas for nature conservation/environmental reasons

This may result in a proposal being acceptable in terms of the Housing in the Countryside Policy but unacceptable for other policy reasons, and therefore refused.

Housing in the Countryside

In accordance with SPP15, PAN 72 and PAN 68 the Council's objective is to strike a balance between the need to protect the outstanding landscapes of Perth and Kinross and to encourage appropriate housing development in rural areas including the open countryside. The Council seeks to encourage sustainable development in rural areas which means guiding development to places where existing communities and services can be supported, and the need to travel minimised. It also means encouraging the sympathetic reuse of existing traditional buildings of character and beauty and to ensure that new buildings are located correctly and constructed to the highest standards of design and finish.

The policy aims to: safeguard the character of the countryside; support the viability of communities; meet development needs in appropriate locations; and ensure that high standards of siting and design are achieved. Central to achieving this is harnessing the potential of the numerous redundant traditional rural buildings which contribute to the character and quality of the countryside. These buildings represent a significant resource both architecturally and from a sustainability point of view and have the potential to be reused and adapted to help meet present and future rural development needs.

Whilst most new development will continue to be in, or adjacent to, existing settlements, the Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories, and meet all the following criteria:

For All Proposals

- a) Proposals should comply with the guiding principles contained in the Council's current Guidance on the Siting and Design of Houses in Rural Areas and subsequent detailed design guidance.
- b) Pre-application discussion is recommended.
- c) Satisfactory access and services should be available or capable of being provided by the developer.
- d) There will be a strong presumption against the replacement of Listed Buildings, or their restoration in a way which is detrimental to the essential character of the original building.
- e) All proposals for 5 units or more will either: require 25% of the proposed development to be for affordable housing; or require a developer contribution towards the provision of affordable housing, either on or off site. The council's housing needs assessment and the Affordable Housing Policy will be used to determine whether provision is to be on or off site or by way of a financial contribution.

Note: For the purposes of this policy the restoration or replacement of an existing occupied or vacant house (as opposed to a ruin) will not constitute the creation of a new unit.

- f) The quality of the design and materials of the house(s) should be reflected in the design and finish of outbuildings, means of enclosure, access etc. The Planning Authority will consider whether permitted development rights in respect of extensions, outbuildings and means of enclosure etc should be removed to protect the rural character of both the building and the curtilage of a new house(s).
- g) Existing on site materials, particularly stone and slate, should be re-used in the construction of the dwelling house and/or the boundary enclosure, in order to help reflect local character and contribute to sustainability.
- h) Applications for dwellings on locations adjacent to a working farm will only be approved where a satisfactory residential environment can be created, and where the introduction of a dwelling will not compromise the continuation of legitimate agricultural and related activities or the amenity of the residents.

- i) Encouragement will be given to the incorporation of measures to facilitate home working within new development
- j) The proposed development should not conflict with any other policy or proposal in the Local Plan.
- k) It is the Council's policy to halt the loss of biodiversity. Proposals must demonstrate how they will make a positive contribution to the biodiversity of the site. Proposals which might impact on protected sites, or where protected habitats or species (eg bats, barn owls, house martins, swallows, swifts) might be present, will require submission of a survey as part of the planning application to show their location. Proposals should include appropriate measures to avoid loss or disturbance to species. Failure to undertake a survey may mean the proposal contravenes the Wildlife and Countryside Act 1981 (as amended) and European Directives.
- l) Proposals with the potential to result in increased disturbance of birds in Special Protection Areas must demonstrate how adverse impacts on the site's integrity will be avoided.
- m) The proposal, in terms of scale, layout and design is appropriate to, and has a good fit with, the landscape character of the area in which it is located, and demonstrates a specific design approach to achieve integration with its setting. Buildings should be sympathetic in terms of scale and proportion to other buildings in the locality. Open space associated with the proposal should be considered as an integral part of the development. Suburban ranch-type fences and non-native fast growing conifers should be avoided. Where new planting is considered to be in keeping with local landscape character, locally native trees and shrubs should be used to integrate buildings with the surrounding landscape and to provide additional biodiversity benefits.

1. Building Groups

Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

Note: An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of this policy.

Proposals which contribute towards ribbon development will not be supported.

2. Infill Sites

The development of up to 2 new houses in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage may be acceptable where:

- The plot(s) created are comparable in size to the neighbouring residential property(s) and have a similar size of road frontage
- The proportion of each plot occupied by new building should be no greater than that exhibited by the existing house(s)
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house(s), and the amenity of the existing house(s) is maintained
- The size and design of the infill houses should be in sympathy with the existing house(s)
- The full extent of the gap must be included within the new plot(s)
- It complies with the siting criteria set out under category 3.

Proposals in any location, which contribute towards ribbon development will not be supported, nor will proposals which would result in the extension of a settlement boundary.

3. New Houses in the Open Countryside

Favourable consideration will be given to proposals for the construction of new houses in the open countryside where they fall into at least one of the following categories:

3.1 Existing Gardens:

- a) Established gardens once associated with a country/estate house, which provide an appropriate landscape setting, but where development would not fundamentally affect the qualities and integrity of the site.
- b) Walled gardens where development would not affect the integrity of the structure or the garden, and may assist in the preservation of the wall.

3.2 Flood Risk:

- a) Relocation of an existing house from within a flood risk area to the best and nearest alternative site, provided the flood risk house is demolished, the site made good, and any ad-hoc protection measures associated with the at-risk property removed, following the occupation of the replacement house.

3.3 Economic Activity

- a) A house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the

satisfaction of the Council that there is a need for the house(s). Where the house is to be associated with a proposed economic activity, construction of the house will not be permitted in advance of the development of the business. Permission may be restricted by an occupancy condition to remain as essential worker housing in perpetuity, or convert to an agreed tenure of affordable housing when the employment use is no longer required.

- b) Proposals for new country estates with ancillary accommodation may be permitted where they are of outstanding architectural quality and create a new designed landscape. In addition they must demonstrate that they will bring associated employment and long term economic benefits to communities in the surrounding area.

3.4 Houses for Local People:

A house is required for a local applicant who has lived and/or worked in the area for at least 3 years, and is currently inadequately housed. Proof of residency and/or work status may be required.

Note: The offer of a Rural Home Ownership Grant (or similar) by the Housing Investment Division of the Scottish Government will also be accepted as proof of need.

3.5 Pilot projects creating eco-friendly houses:

Such proposals may be supported where a rural setting is required and the project is linked to the management of land or use of land for sustainable living.

Siting Criteria

Proposals for a new house falling within category 3 above will require to demonstrate that if when viewed from surrounding vantage points, it meets all of the following criteria:

- a) it blends sympathetically with land form;
- b) it uses existing trees, buildings, slopes or other natural features to provide a backdrop;
- c) it uses an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which must separate the site naturally from the surrounding ground (eg a dry stone dyke, a hedge at minimum height of one metre, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site). The sub-division of a field or other land artificially, for example by post and wire fence or newly planted hedge or tree belt in order to create the site, will not be acceptable;
- d) it does not have a detrimental impact on the surrounding landscape.

Alternatively a new house site will not be acceptable if when viewed from surrounding vantage points;

- a) it occupies a prominent, skyline, top of slope/ridge location;
- b) the site lacks existing mature boundaries (for example, dry stone dyke, a hedge at minimum height of one metre, woodland or a group of trees or a slope forming an immediate backdrop to the site) and
- c) is unable to provide a suitable degree of enclosure for a new house in the countryside.

4. Renovation or Replacement of Houses

Consent will be granted for the restoration or replacement of houses, including vacant or abandoned houses, subject to the following criteria:

- a) Restoration rather than replacement will be favoured where the building is of traditional form and construction, is otherwise of architectural merit, makes a positive contribution to the landscape or contributes to local character.
- b) Any alterations and extension to an existing house should be in harmony with the existing building's form and proportion.
- c) Only if it can be demonstrated that the existing house is
 - i) either not worthy of retention,
 - ii) or is not capable of rehabilitation at an economic cost,

will substantial rebuilding or complete replacement be permitted.

Note: Where it is being claimed that a building of architectural quality needs to be wholly or partly demolished to permit rehabilitation or reconstruction an independent expert opinion will be commissioned by the Council, at the applicant's expense, to evaluate the costs of alternative options. Where a house has been demolished prior to the submission of an application or grant of planning consent, there will be no guarantee that a replacement house will be granted.

- d) Where rebuilding or demolition is permitted the replacement house shall be of a high quality design appropriate to its setting and surrounding area.
- e) The replacement of an abandoned or ruinous house will be permitted where:
 - i) there is substantial visible evidence of the structure of the original building above ground level to enable its size and form to be identified
 - ii) it is located on an established site with a good landscape setting and a good 'fit' in the landscape and on a site acceptable on planning grounds;

- iii) the site boundaries are capable of providing a suitable enclosure for the new house.
- f) The siting of the new house should be similar to that of the existing building in terms of orientation and distance from the road, unless individual site conditions suggest that another position would create a better landscape fit.

5. Conversion or Replacement of Redundant Non-Domestic buildings

Consent will be granted for the conversion of redundant non-domestic buildings to form houses and may be granted for the extension or replacement of such buildings, provided the following criteria are met:

- a) The building is of traditional form and construction, is otherwise of architectural merit, makes a positive contribution to the landscape or contributes to local character.
- b) Any alteration and extension should be in harmony with the existing building form and materials
- c) Replacement of such buildings will only be permitted in cases where there is objective evidence that the existing building requires to be reconstructed because of structural deficiencies which cannot be remedied at an economic cost.* The replacement must be generally faithful to the design form and materials of the existing building but may incorporate non-original features which adapt it to modern space requirements and building standards or reflect a local architectural idiom.

* Where it is being claimed that a building of architectural quality needs to be wholly or partly demolished to permit rehabilitation or reconstruction, the Council will commission an independent expert opinion, at the applicant's expense, to evaluate the costs of alternative options.

Consent will be granted for the conversion of redundant, traditional building complexes such as farm steadings and, in addition, consent may be granted for the extension or replacement of such buildings and for limited new build accommodation associated with the conversion where the following criteria are met:

- d) The conversion/reconstruction has, as its core, the footprint of the existing traditional steading.
- e) Non-original features may be incorporated to adapt the steading to modern space requirements and building standards or to reflect a local architectural idiom,
- f) Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original building and its grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It should not be assumed that the entire 'brownfield' area of a site is suitable for housing.

- g) There is a satisfactory composition of new and existing elements in terms of style, layout and materials.
- h) In general no more than 25% of the total units or floor area should comprise new build or rebuilt development.
- i) The proposal will result in a development of high design quality and of a scale and purpose appropriate to its location.
- j) Those parts of the site not required for buildings or private gardens will require to be landscaped to a high standard. Landscaping plans demonstrating this, and how any other land outwith the application site but within the applicants control will be used to provide landscape screening for the proposal must be submitted and approved as part of the planning application.
- k) The development is in an accessible location ie in close proximity to a settlement or public transport links or in proximity to services e.g. schools, shops.

Note: Where farming operations require to be moved details of any replacement building and where this will be located should be submitted along with the application for conversion.

For the purposes of this policy a building will be classed as redundant when it can be demonstrated that it: has not been in use for a considerable number of years; is no longer fit for purpose; or is unsuited to the restructuring needs of the farm necessary to ensure a viable farm business.

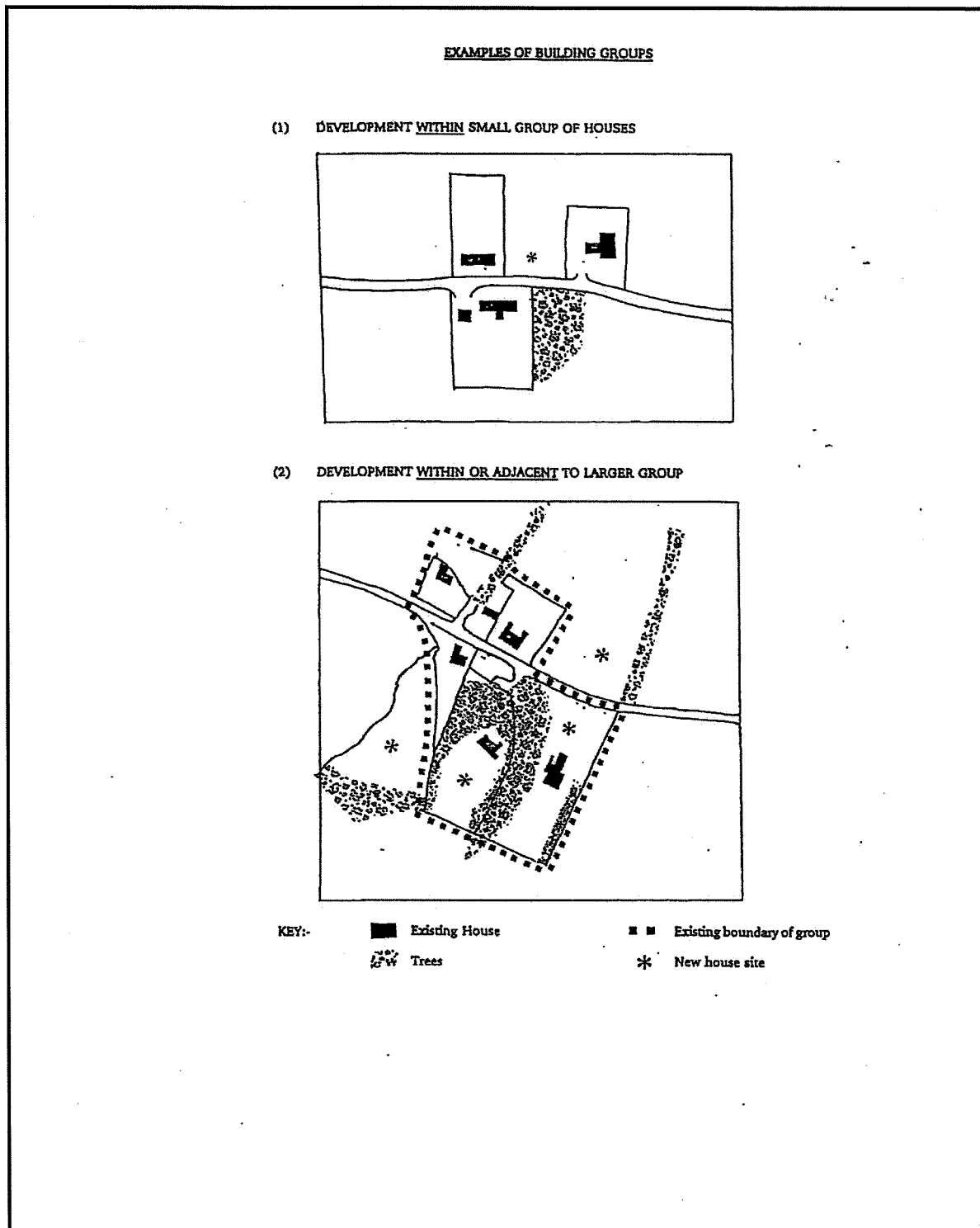
6. Rural Brownfield Land

Redevelopment for small scale housing of brownfield land which was formerly occupied by buildings may be acceptable where it would remove dereliction or result in a significant environmental improvement and where it can be demonstrated that there are no other pressing requirements for other uses such as business or tourism on the site. A statement of the planning history of the site, including the previous use and condition, must be provided to the planning authority. Proposals should be small scale, up to maximum of five new houses, and must comply with the criteria set out in the For All Proposals section of this policy. All land within the site, including areas not required for housing or private gardens, must be the subject of landscaping and/or other remediation works.

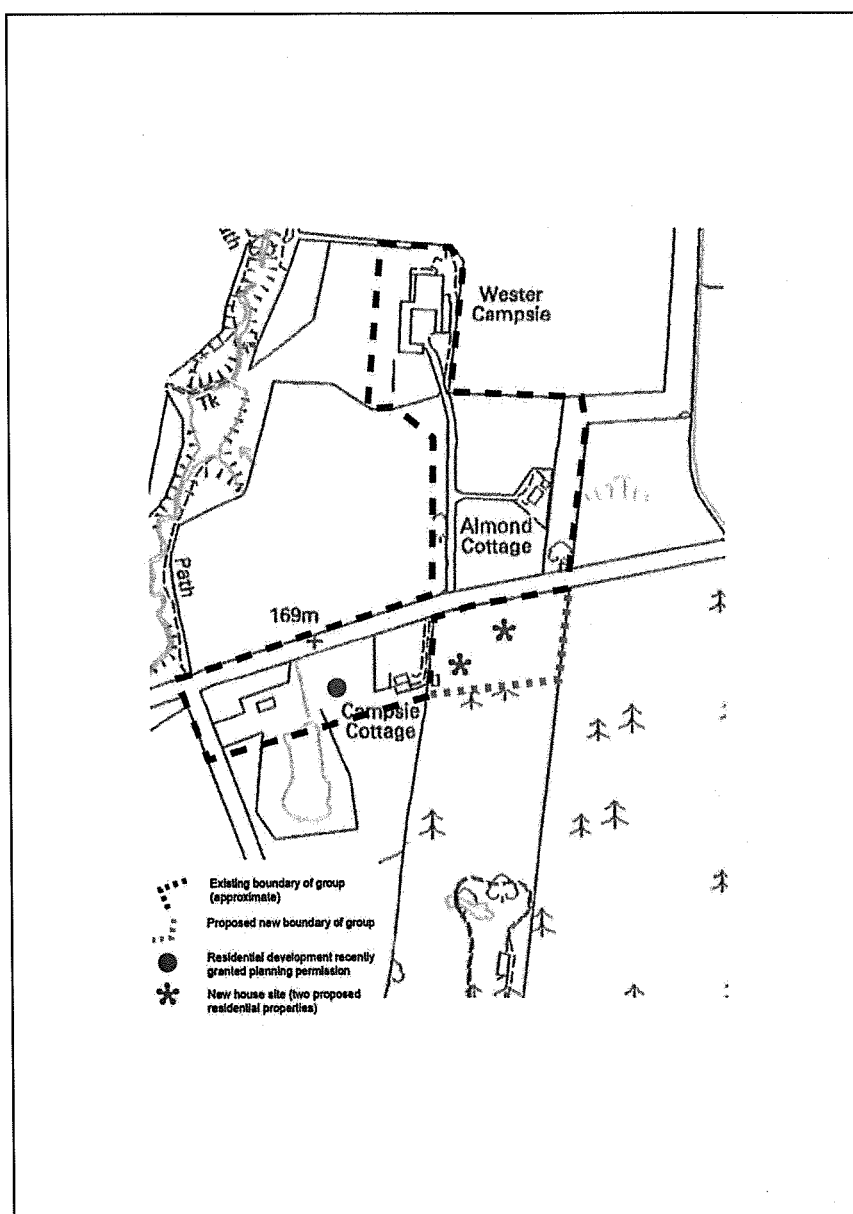
Proposals for more than five new houses on rural brownfield land will only be permitted exceptionally where the planning authority is satisfied that a marginally larger development can be acceptably accommodated on the site and it can be demonstrated beyond reasonable doubt that there are social, economic or environmental reasons of overriding public interest requiring such a scale of development in a countryside location.

PALP 1995 (Incorporating Alteration No. 1 2000)

Policy 32, Figure 1



Extract from BLUE Planning & Development Supporting Planning Statement, May 2012 (Figure 2 : Proposed Building Group within and adjacent to larger group, in accordance with adopted Policy 32 and draft Policy RD3 – Housing in the Countryside).





Proposed Plan

Local Development Plan

January 2012

Development Plan Scheme ► Main Issues Report ► **Proposed Plan** ►
 Modifications ► Adoption



Proposed Plan

This document is the Proposed Plan for the Perth and Kinross Local Development Plan. Published on 30 January 2012 together with its supporting documents, it is available in print and to view or download from the Council's website: www.pkc.gov.uk/ProposedLDP

The documents will also be available for inspection at the address below as well as at all local libraries and area offices. If you wish to make representations on the Proposed Plan and/or its Supplementary Guidance, you can do so at any time during the 10 week period of representation. **The closing date for representations is 4.00pm on Tuesday 10th April 2012.**

When making a representation **it is essential that you tell us:**

- what you are commenting on, please refer to paragraph number, Policy or Site reference;
- whether or not you want to see a change;
- what the change is and why.

Representations must be received within the specified time period as late representations can not be considered. Representations should include all the supporting information you would wish to raise at the examination stage as there is no opportunity to submit any further material to the examination beyond this unless required to do so by the Reporter. Representations should be concise and guidance recommends a limit of 2,000 words.

Representations should be submitted using the Online Local Development Plan (interactive web-based facility allowing representations to be made through the Council website) or by completing the electronic form. Only where you do not have access to a computer or the internet should written submissions be made. In this instance you should contact the Development Plan Team at the address below and you will be provided with a paper copy of the representations form to complete and return.

To make your submission please use one of the following:

- Online Local Development Plan or electronic form www.pkc.gov.uk/ProposedLDP
- email developmentplan@pkc.gov.uk
- A paper form to: Development Plan Team, The Environment Service, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Community engagement events have been organised throughout Perth and Kinross, further details of which are available through the Council's website www.pkc.gov.uk/ProposedLDP



3.5 Residential Development

3.5.1 At the core of the Scottish Government's explanation of the purpose of the planning system is the need to protect and enhance the built environment where people live, work and spend their leisure time. In Perth and Kinross the majority of people live in clearly defined residential areas either in the city, towns or surrounding villages. The protection and enhancement of these areas is an important objective and one of the broad principles outlined in SPP.

3.5.2 The majority of the population either live in Perth, smaller towns or defined villages. However, some households need to live or would like to live in more dispersed settlements or individual houses throughout the rural area. SPP indicates that rural housing has a role in the overall housing land supply in supporting prosperous and sustainable communities. However, there is also need to protect and enhance environmental and landscape quality by ensuring that inappropriate development does not compromise what makes Perth and Kinross such an attractive place to live, work and visit.

3.5.3 SPP also allows the Local Development Plan to set out the requirements for the provision of affordable housing where there is a shortage - as is the case in Perth and Kinross - and this approach is endorsed by TAYplan. SPP also indicates that development plans should address the residential needs of other specialist groups, such as gypsy travellers and the elderly, and there are significant communities of both these groups in Perth and Kinross.

3.5.4 The following section sets out the policy framework for these issues in line with Scottish Planning Policy and TAYplan.

Policy RD1: Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable.

Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

- (a) Infill residential development of a similar density to its environs.
- (b) Improvements to shopping facilities where it can be shown that they would serve local needs of the area.
- (c) Proposals which will improve the character and environment of the area or village.
- (d) Business, home working, tourism or leisure activities.
- (e) Proposals for improvements to community and educational facilities.

Policy RD2: Pubs and Clubs – Residential Areas

Pubs, clubs and other leisure uses which support the evening economy are best located in town centres except where they serve a local market. There will be a general presumption against the siting of these below existing residential property, and there will be a presumption against the siting of these in the midst of other (particularly residential) uses where problems of noise or disturbance cannot be satisfactorily addressed.



Policy RD3: Housing in the Countryside

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings.

Note: Further guidance defining these categories and criteria to be met by all proposals is contained within Supplementary Guidance

Policy RD4: Affordable Housing

Residential development, including conversions, consisting of 5 or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed. Whenever practical, the affordable housing should be integrated with and indistinguishable from the market housing.

If the provision of the affordable housing on-site is not possible the Council will seek off-site provision. Failing that, and in appropriate circumstances, a commuted sum will be required from developers.

The details of provision, including tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics.

Note: Supplementary Guidance sets out how the Council aims to implement the above policy in line with the provision of the SPP and PAN 02/2010. This Supplementary Guidance informs the amount and type of affordable housing appropriate to each case.





Housing in the Countryside Guide

Perth & Kinross Council

December 2011

Housing in the Countryside

In accordance with SPP, PAN 72 and PAN 68 the Council's objective is to strike a balance between the need to protect the outstanding landscapes of Perth and Kinross and to encourage appropriate housing development in rural areas including the open countryside. The Council seeks to encourage sustainable development in rural areas which means guiding development to places where existing communities and services can be supported, and the need to travel minimised. It also means encouraging the sympathetic reuse of existing traditional buildings of character and beauty and to ensure that new buildings are located correctly and constructed to the highest standards of design and finish.

The policy aims to: safeguard the character of the countryside; support the viability of communities; meet development needs in appropriate locations; and ensure that high standards of siting and design are achieved. Central to achieving this is harnessing the potential of the numerous redundant traditional rural buildings which contribute to the character and quality of the countryside. These buildings represent a significant resource both architecturally and from a sustainability point of view and have the potential to be reused and adapted to help meet present and future rural development needs.

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

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This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings.

In addition they must also meet all the following criteria:

For All Proposals

- a) Proposals should comply with the guiding principles contained in the Council's current Guidance on the Siting and Design of Houses in Rural Areas and subsequent detailed design guidance.
- b) Pre-application discussion is recommended.
- c) Satisfactory access and services should be available or capable of being provided by the developer.

- d) There will be a strong presumption against the replacement of Listed Buildings, or their restoration in a way which is detrimental to the essential character of the original building.
- e) All proposals for 5 units or more will either: require 25% of the proposed development to be for affordable housing; or require a developer contribution towards the provision of affordable housing, either on or off site. The council's housing needs assessment and the Affordable Housing Policy will be used to determine whether provision is to be on or off site or by way of a financial contribution.

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Note: An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of this policy.

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- The plot(s) created are comparable in size to the neighbouring residential property(s) and have a similar size of road frontage
- The proportion of each plot occupied by new building should be no greater than that exhibited by the existing house(s)
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house(s), and the amenity of the existing house(s) is maintained
- The size and design of the infill houses should be in sympathy with the existing house(s)
- The full extent of the gap must be included within the new plot(s)
- It complies with the siting criteria set out under category 3.

Proposals in any location, which contribute towards ribbon development will not be supported, nor will proposals which would result in the extension of a settlement boundary.

3. New Houses in the Open Countryside

Favourable consideration will be given to proposals for the construction of new houses in the open countryside where they fall into at least one of the following categories:

3.1 Existing Gardens:

- a) Established gardens once associated with a country/estate house, which provide an appropriate landscape setting, but where development would not fundamentally affect the qualities and integrity of the site.
- b) Walled gardens where development would not affect the integrity of the structure or the garden, and may assist in the preservation of the wall.

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- a) Relocation of an existing house from within a flood risk area to the best and nearest alternative site, provided the flood risk house is demolished, the site made good, and any ad-hoc protection measures associated with the at-risk property removed, following the occupation of the replacement house.

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- a) A house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the Council that there is a need for the house(s). Where the house is to be associated with a proposed economic activity, construction of the house will not be permitted in advance of the development of the business. Permission may be restricted by an occupancy condition to remain as essential worker housing in perpetuity, or convert to an agreed tenure of affordable housing when the employment use is no longer required.
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Note: The offer of a Rural Home Ownership Grant (or similar) by the Housing Investment Division of the Scottish Government will also be accepted as proof of need.

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Such proposals may be supported where a rural setting is required and the project is linked to the management of land or use of land for sustainable living.

Siting Criteria

Proposals for a new house falling within category 3 above will require to demonstrate that if when viewed from surrounding vantage points, it meets all of the following criteria:

- a) it blends sympathetically with land form;
- b) it uses existing trees, buildings, slopes or other natural features to provide a backdrop;
- c) it uses an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which must separate the site naturally from the surrounding ground (eg a dry stone dyke, a hedge at minimum height of one metre, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site). The sub-division of a field or other land artificially, for example by post and wire fence or newly planted hedge or tree belt in order to create the site, will not be acceptable;
- d) it does not have a detrimental impact on the surrounding landscape.

Alternatively a new house site will not be acceptable if when viewed from surrounding vantage points;

- a) it occupies a prominent, skyline, top of slope/ridge location;
- b) the site lacks existing mature boundaries (for example, dry stone dyke, a hedge at minimum height of one metre, woodland or a group of trees or a slope forming an immediate backdrop to the site) and
- c) is unable to provide a suitable degree of enclosure for a new house in the countryside.

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Consent will be granted for the restoration or replacement of houses, including vacant or abandoned houses, subject to the following criteria:

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- b) Any alterations and extension to an existing house should be in harmony with the existing building's form and proportion.
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 - ii) or is not capable of rehabilitation at an economic cost,

will substantial rebuilding or complete replacement be permitted.

Note: Where it is being claimed that a building of architectural quality needs to be wholly or partly demolished to permit rehabilitation or reconstruction an independent expert opinion will be commissioned by the Council, at the applicant's expense, to evaluate the costs of alternative options. Where a house has been demolished prior to the submission of an application or grant of planning consent, there will be no guarantee that a replacement house will be granted.

- d) Where rebuilding or demolition is permitted the replacement house shall be of a high quality design appropriate to its setting and surrounding area.
- e) The replacement of an abandoned or ruinous house will be permitted where:
 - i) there is substantial visible evidence of the structure of the original building above ground level to enable its size and form to be identified
 - ii) it is located on an established site with a good landscape setting and a good 'fit' in the landscape and on a site acceptable on planning grounds;
 - iii) the site boundaries are capable of providing a suitable enclosure for the new house.
- f) The siting of the new house should be similar to that of the existing building in terms of orientation and distance from the road, unless individual site conditions suggest that another position would create a better landscape fit.

5. Conversion or Replacement of Redundant Non-Domestic buildings

Consent will be granted for the conversion of redundant non-domestic buildings to form houses and may be granted for the extension or replacement of such buildings, provided the following criteria are met:

- a) The building is of traditional form and construction, is otherwise of architectural merit, makes a positive contribution to the landscape or contributes to local character.

- b) Any alteration and extension should be in harmony with the existing building form and materials
- c) Replacement of such buildings will only be permitted in cases where there is objective evidence that the existing building requires to be reconstructed because of structural deficiencies which cannot be remedied at an economic cost.* The replacement must be generally faithful to the design form and materials of the existing building but may incorporate non-original features which adapt it to modern space requirements and building standards or reflect a local architectural idiom.

* Where it is being claimed that a building of architectural quality needs to be wholly or partly demolished to permit rehabilitation or reconstruction, the Council will commission an independent expert opinion, at the applicant's expense, to evaluate the costs of alternative options.

Consent will be granted for the conversion of redundant, traditional building complexes such as farm steadings and, in addition, consent may be granted for the extension or replacement of such buildings and for limited new build accommodation associated with the conversion where the following criteria are met:

- d) The conversion/reconstruction has, as its core, the footprint of the existing traditional steading.
- e) Non-original features may be incorporated to adapt the steading to modern space requirements and building standards or to reflect a local architectural idiom,
- f) Extensions and new-build houses should only be contemplated where they reinforce the architectural integrity and external appearance of the original building and its grounds by, for example, infilling appropriate gaps in a group or rounding off a group. It should not be assumed that the entire 'brownfield' area of a site is suitable for housing.
- g) There is a satisfactory composition of new and existing elements in terms of style, layout and materials.
- h) In general no more than 25% of the total units or floor area should comprise new build or rebuilt development.
- i) The proposal will result in a development of high design quality and of a scale and purpose appropriate to its location.
- j) Those parts of the site not required for buildings or private gardens will require to be landscaped to a high standard. Landscaping plans demonstrating this, and how any other land outwith the application site but within the applicants control will be used to provide landscape screening for the proposal must be submitted and approved as part of the planning application.
- k) The development is in an accessible location ie in close proximity to a settlement or public transport links or in proximity to services e.g. schools, shops.

Note: Where farming operations require to be moved details of any replacement building and where this will be located should be submitted along with the application for conversion.

For the purposes of this policy a building will be classed as redundant when it can be demonstrated that it: has not been in use for a considerable number of years; is no longer fit for purpose; or is unsuited to the restructuring needs of the farm necessary to ensure a viable farm business.

6. Rural Brownfield Land

Redevelopment for small scale housing of brownfield land which was formerly occupied by buildings may be acceptable where it would remove dereliction or result in a significant environmental improvement and where it can be demonstrated that there are no other pressing requirements for other uses such as business or tourism on the site. A statement of the planning history of the site, including the previous use and condition, must be provided to the planning authority. Proposals should be small scale, up to maximum of five new houses, and must comply with the criteria set out in the For All Proposals section of this policy. All land within the site, including areas not required for housing or private gardens, must be the subject of landscaping and/or other remediation works.

Proposals for more than five new houses on rural brownfield land will only be permitted exceptionally where the planning authority is satisfied that a marginally larger development can be acceptably accommodated on the site and it can be demonstrated beyond reasonable doubt that there are social, economic or environmental reasons of overriding public interest requiring such a scale of development in a countryside location.



Bell Ingram Ltd
Durn
Isla Road
Perth
PH2 7HF

Woodland Report:
Wester Campsie Woodland,
Glenalmond, Perthshire.

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- 2: Forestry Commission Scotland – Woodland Grant Scheme
 - 1990 Grant Contract itemising restocking specification
- 3: Woodland Aerial Photograph
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WOODLAND REPORT

WESTER CAMPSIE WOODLAND, GLENALMOND, PERTHSHIRE

1. Introduction

Bell Ingram Ltd were instructed to undertake a site visit and prepare a report upon the trees within Wester Campsie Woodland, Glenalmond, Perthshire.

Ownership

The woodland, formerly known as Wester Pickston Wood, and possibly originally forming part of the much more extensive Pickston Wood, is now known as Wester Campsie Wood and extends in total to 2.67 hectares, as identified on the site plan in Appendix 1a, currently in the ownership of Mrs Elizabeth J. Gibson.

Instruction

The instruction was to undertake a tree survey of the site and in particular to focus on the northern section totalling 0.94 hectares which is to be the subject of a planning application, shown on the development plan in Appendix 1b.

The report is to include:

- A general assessment and comment on suitability for purpose of the existing trees and vegetation on site.
- An assessment of the condition and quality of the trees within the site and their suitability for retention within the context of the desired proposals.
- Recommendations for the longer term management and enhancement of the woodland.

Date of Inspection

The site was inspected on Friday 27 July 2012.

Reporter

The inspection and report has been undertaken by Richard Till, BSc (Hons) For, MICFor.

Richard has a Forestry Degree and is a Member of the Institute of Chartered Foresters with over thirty years experience of woodland management and consultancy and therefore is appropriately qualified to undertake this project.

2. Background Information

The Site History paragraph was removed at the request of the Agent in a letter dated 9 October 2012

Designations

The whole site, both northern and southern sections, is recorded on the Forestry Commission Scotland (FCS) and Scottish Natural Heritage (SNH) woodland register as being "Ancient Woodland". The inference of this is that the area has been woodland for a long period of time as evidenced by historical maps and a study of the current ground flora which contains a number of indicator species characteristic of long established woodland ground storey vegetation.

The technically more correct description would be PAWS (Plantation on Ancient Woodland Site) woodland as there is evidence on site and within the adjacent Pickston Woodland to the east of extensive non native conifer tree planting and management in the recent past. This indicates that, for at least the past rotation of 30 to 40 years, much of the ancient woodland trees and vegetation would have been cleared to allow for the management of a more productive crop of non native conifer species, primarily spruce.

Forestry Commission Scotland Woodland Grant Scheme

The current woodland structure was largely created as a restocking operation following timber harvesting by a previous owner in the early 1990's. This work was undertaken in accordance with the specification, and received grant aid, by way of a FCS Woodland Grant Scheme (WGS) contract that was valid between June 1990 and March 1996.

This WGS contract was personal between FCS and the woodland owners at the time and we understand that there was no attempt to transfer the obligations of this agreement to the current owner upon acquisition. WGS contracts of that vintage would potentially have been subject to a compliance check by FCS ten years after planting when the final instalment of grant aid would have been due for payment. The evidence from the recent site inspection indicates that the woodland has successfully established to satisfy contract requirements, although not to the specified prescription, and as the contract terms were not transferred to the current owner it can reasonably be assumed that all obligations would have been met and the file closed. Consequently any implications of this contract can probably be ignored in terms of future management proposals.

Restocking Prescription

The restocking plan prepared in 1990 specified that the area be enclosed within a rabbit and deer fence, drainage and mounding be undertaken in wet areas and that the woodland be planted with a combination of conifers and mixed broadleaves, in the ratio of 54:46 respectively.

A copy of the contract documentation was available for inspection and confirms the original planting prescription that would have been undertaken at that time. See Appendix 2.

3. Report on Site Inspection

The following represents a description of the woodland as observed on site at the date of inspection.

Boundaries

The full site is bounded along the northern edge by the public road from Methven towards Glenalmond College, the eastern march is with the more extensive Pickston Wood, the western boundary in the northern section is adjacent to the residential property and gardens of Campsie Cottage and to the south marches with grass grazing land, the southern boundary of the site now represents a sub division of the original woodland.

The legal boundary of the site is assumed to be demarcated as follows :

The northern boundary comprises a well established tall beech hedge planted through an old post and wire fence along the public roadside verge.

The western boundary is defined by a relatively old post and wire stock fence that has been maintained in a stock proof condition to the south of Campsie Cottage.

The southern boundary is demarcated by a post and single line wire acting as a marker of a split through the existing woodland.

The eastern boundary comprises of an open ditch or raised mound adjacent to the ditch, possibly of ancient origin.

There is no demarcation or feature on the ground representing the internal division between the potential development site and the remaining woodland within current ownership.

The area subject to the WGS replanting works was ring fenced with a deer and rabbit net fence. This fence was erected along a practical line approximately 5 to 10 metres inside the woodland legal boundary and despite its age it is still largely intact. However, the area subject to this report is no longer secure as the above fence does not extend along what is now the property's southern boundary and there are localised areas where branches from neighbouring trees have fallen over the fence breaking or pushing down the top net and other instances where the join between the upper 'rylock' type mesh and lower rabbit netting have separated leaving gaps that could allow deer access.

In conclusion this inner deer fence is now superfluous to requirement as it is no longer intact and the woodland is well established. Further expenditure on maintenance could not be justified and should it be required for aesthetic or practical reasons then the current fence could be either wholly or partially dismantled.

There is a timber and corrugated iron sheeting shed in the south west corner of the site out with the deer fence and with the entrance to the west. This appears to be used by the residents of Campsie cottage for storage of firewood.

Woodland

The periphery of the site, i.e. outside the deer fence is as follows:

The northern edge adjacent to the roadside verge comprises of a dense beech hedge, previously managed and probably clipped to traditional stock fence height, but latterly allowed to grow on as an extended high hedge. Immediately behind the hedge are a number of more mature specimen trees comprising of beech, silver birch, willow, ash and a single Scots pine.

The north western boundary adjacent to the grounds of Campsie Cottage also comprises beech hedging which is less intact and has been maintained to a lower level, but with a greater preponderance of more mature beech trees along the boundary line or immediately inside the property. To the south of Campsie Cottage there is a line of semi-mature beech trees inside the stock fence. These were possibly originally planted as a hedge but have now developed into a single line of closely spaced trees with relatively little leaf cover at low level.

The Eastern boundary now comprises of a random, relatively widely spaced mixture of mature trees with a grass sward under their canopies, or clumps of younger regeneration. Species composition includes birch, rowan, beech and willow.

The main core of regenerated woodland contained within the above mentioned deer fence has generally established well and is relatively typical of undermanaged, restocked woodland of this age and type.

The WGS contract specified that, over the whole site, more than half of the original planting was to contain conifer species dominated by Sitka spruce with minor quantities of larch, Norway spruce, Scots pine and other conifers. The balance of the area was intended to be mixed broadleaves, principally ash, with a smaller element of oak, beech, sycamore, birch, gean and others probably willow.

Observations from the site inspection indicated that a relatively high percentage of the original planting failed in the early years, as evidenced by a preponderance of protective tree guards across the site containing no trees, and the current woodland composition which is dominated by prolific natural regeneration, or coppice growth, of the birch. There are currently virtually no conifers, just the occasional Sitka spruce, within the northern red outlined section of the site and only a relatively minor contingent of spruce, Scots pine and larch within the larger woodland to the south.

Although representatives of all the broadleaf trees listed within the original schedule were observed these tended to be isolated specimens and the current woodland can be considered to comprise of approximately 90% birch woodland.

The current average stocking density is very high with some sections of the wood estimated to be standing at the equivalent of 20,000 to 25,000 trees per hectare as a result of the prolific birch regeneration, whereas the original specification called for a minimum average of 1,700 trees per hectare. In consequence the average tree diameter is very small for the tree height.

Appendix 3 shows an aerial photograph confirming the dense and relatively uniform tree cover over the whole site.

Appendix 4 shows a representative record of photographs taken as a record of condition of the woodland as at the date of visit.

4. Comment

The current woodland structure has been heavily influenced by the management practices of the past 30 to 40 years. The conversion of the ancient woodland to a productive conifer forest and its clear felling in a single operation in the early 1990's created an extensive cleared and disturbed site most suited to colonisation by a pioneer species such as birch. Attempts to restore some of the characteristics of mature ancient woodland by planting a wider variety of species has largely failed due to a lack of early maintenance and resulted in the current situation where the woodland is grossly overstocked with a relatively uniform monoculture of small diameter, tall, immature birch trees. Whilst the area could respond to management intervention by thinning the birch woodland favouring the alternative species, their numbers are now so low that this would only have limited long term benefit.

The majority of the beneficial characteristics of ancient woodland, i.e. diversity of species, tree size and density, plus open ground allowing the formation of a more extensive ground flora have now been lost.

In its current state the woodland is devoid of variety and structure. Although, over time there could be some self thinning as a few dominant trees emerge, productivity of utilisable and valuable timber has already been severely compromised by overstocking during the early years.

By contrast the area out with the deer fence has not been subject to the previous fell and restock policy and therefore, although relatively small in extent, contains a more mature and diverse tree structure. There are individual examples such as Scots pine, silver birches, ash and beech trees that could be singled out for retention and allowed to develop their full characteristics. The beech hedge along the northern boundary is also of a size and condition that could respond to bringing under management and cutting to maintain its characteristics as a hedge.

The proposals to develop the northern section of the site as two house plots would by necessity involve the clearance of some areas of woodland within the current deer fence. Nevertheless, as commented above, this would not represent a significant loss as the central woodland core currently contains relatively little of merit either in terms of timber or ecological value.

The operation of clearing the development sites would focus attention on their periphery and allow for selection of individual trees for retention in a more open environment. This would be more conducive to the management of individual higher value specimens. The creation of space and light would also benefit some of the existing trees currently in danger of overcrowding from further spread of the dense birch regeneration within the woodland core.

The balance of the woodland extending to 1.73 hectares, to the south of the development proposal, whilst exhibiting much of the characteristics common to the whole site, does contain a greater variety of species surviving from the initial planting programme and pockets where the birch regeneration has been less dense. In consequence this area does provide better opportunities for responding to future management.

The northern section of the site (the current application site) is large enough to accommodate the development of the two residential properties, whilst still retaining the higher value specimens. The proposals will also have no profound impact upon the visual amenity of neighbouring properties as the site is suitably screened by the mature hedge, trees and vegetation along the boundaries, out with the deer fence. The Development of the residential properties in the northern section of the site could also provide the added incentive and justification for greater investment into a management plan for this southern section of woodland with the objective of restoring as many of the ancient woodland characteristics as feasible. Without development taking place at the northern section of the site it is difficult to see how the biodiversity and variety of the woodland can be managed and enhanced.

5. Recommendations

The recommendations for the whole site on the assumption that the house development was to proceed would be as follows.

The northern woodland section :

Survey the periphery of the site in more detail to identify specimen trees for retention and competing sub dominant trees for removal.

Identify gaps or open ground where individual specimen trees of merit could be planted and nurtured.

Prepare proposals to bring the hedge back under management with a regular cutting programme.

Inspect the periphery trees to be retained in greater detail for crown thinning, dead wooding etc to minimise risk of wind blow or limb shedding onto adjacent property.

Provisionally identify the layout of the development sites and identify any of the existing trees of merit suitable for retention without conflict with the requirements of future construction.

The southern woodland section :

Prepare a proposal to bring the current woodland under management. Review the options and consider merits of non-native tree removal to commence restoration of ancient woodland characteristics.

Quantify a programme of thinning and re-spacing of the existing birch regeneration to encourage development of a greater average tree size focussed on the better stems.

Identify the best surviving examples from the original planting programme and remove competing trees to prevent over shadowing and encourage their development.

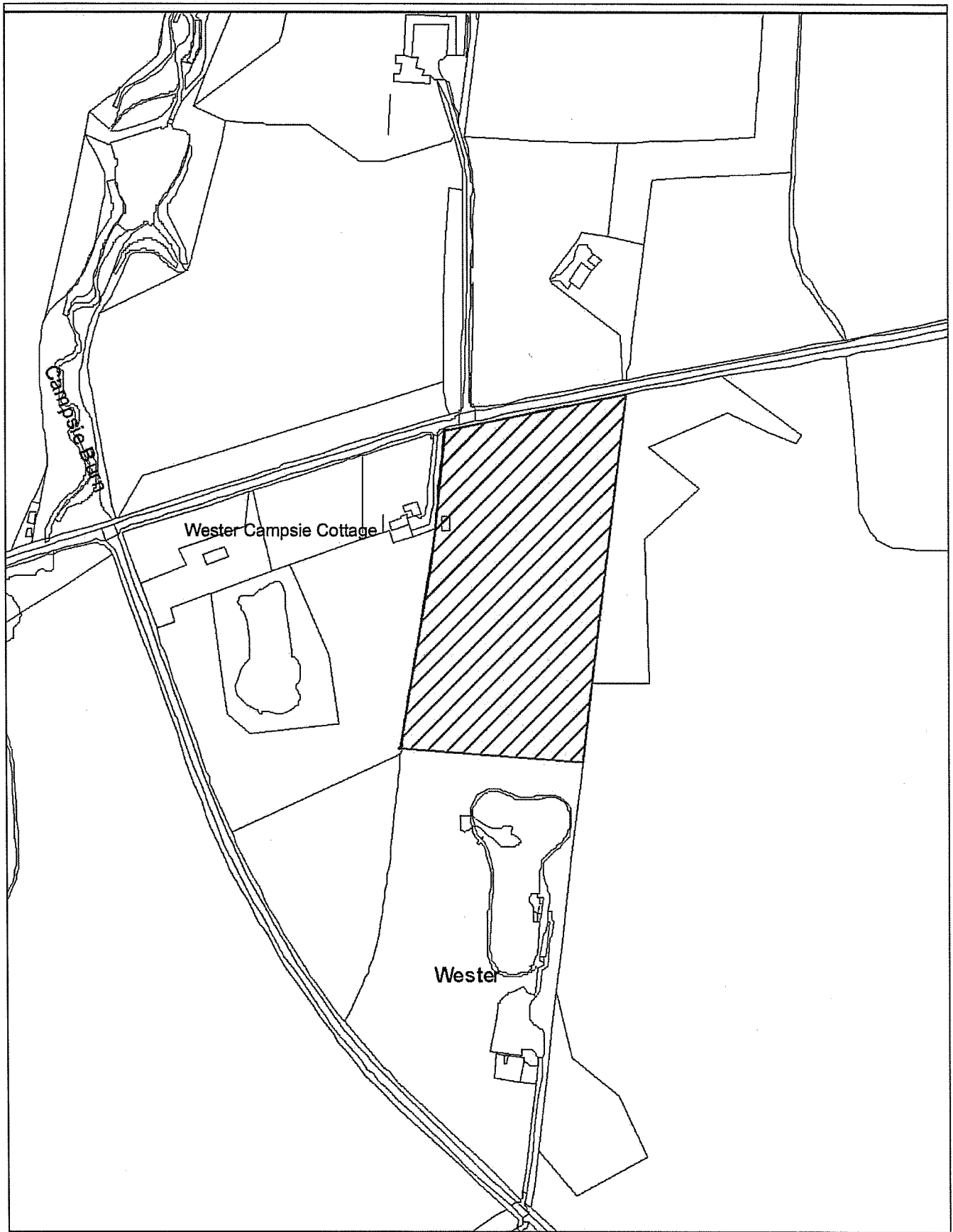
Monitor areas of open ground for valuable under storey flora and prevent excessive invasion or over shadowing by birch regeneration.




Richard G Till BSc (Hons) For MICFor
Director
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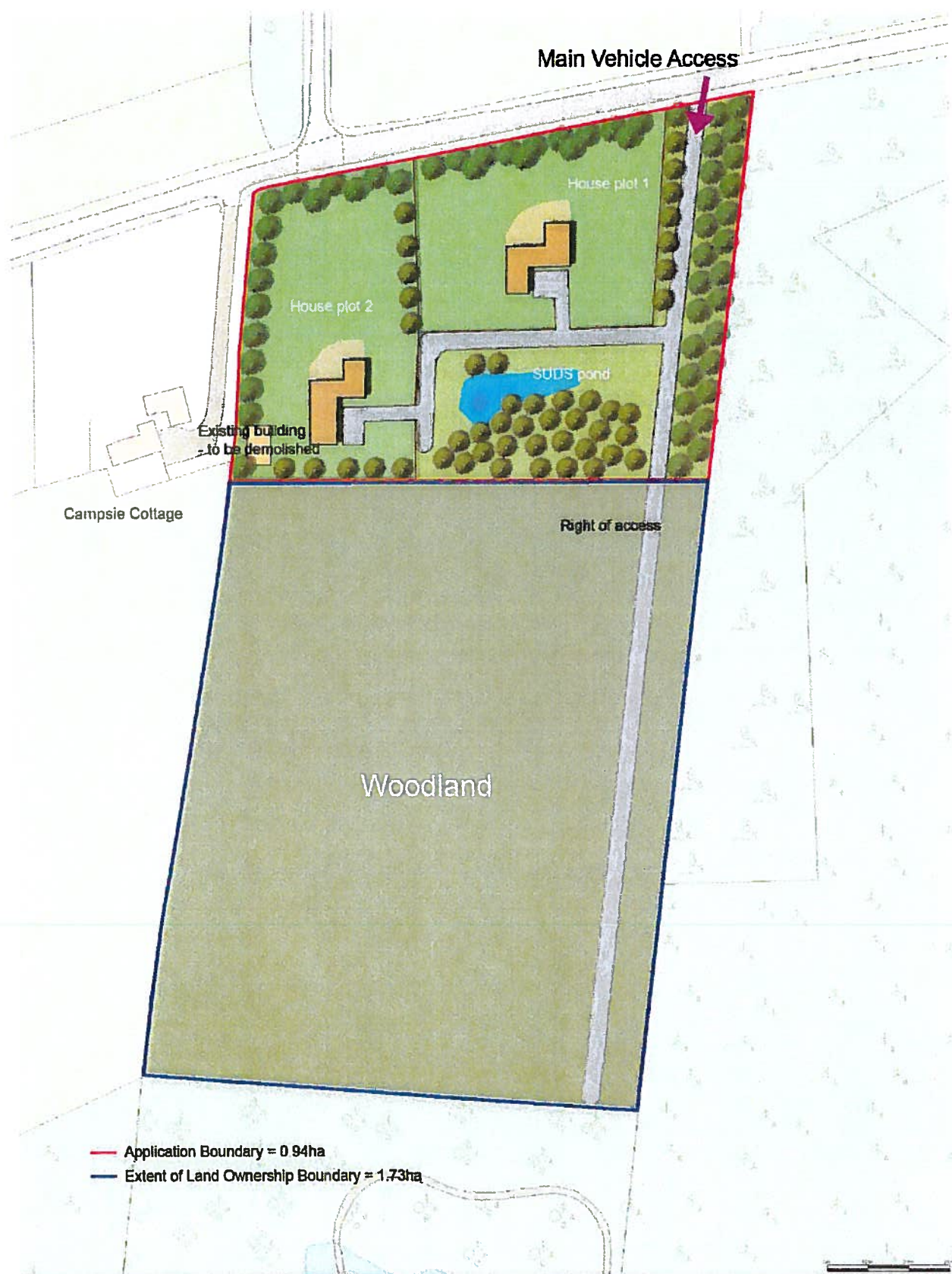
RGT/DB/C78/10
August 2012

Appendix 1

- 1a: Property Location Plan
- 1b: Indicative Development Layout Plan



Wester Campsie Woodland Location Plan	BI Ref: C78/10	DRG No: App. 1a		Original Size: A4	 Durn, Isla Road, Perth, PH2 7HF Tel: 01738 621121 Fax: 01738 630904 www.bellingram.co.uk
	Last Amended: 27/6/2012	Drawn by: RGT			
	Scale: Approximately 1:4,000		 Based upon the Ordnance Survey map with the permission of the controller of Her Majesty's Stationery Office. © Crown copyright. Licence number: SR 487010.		



Legend:

- | | |
|----------------|----------------|
| roads | existing trees |
| houses | new trees |
| gardens | SUDS |
| patio /decking | Fence |
| open space | |

Glenalmond - Wester
Campsie
Indicative Layout

Scale 1/1000
Paper size: A3

Status DRAFT 2
Drawing # 001
Drawn by SDG
Date 19/4/12
Checked by SRH
Date 1/5/12
Approved by SRH
Date 1/6/12

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Appendix 2

Forestry Commission Scotland – Woodland Grant Scheme

1990 Grant Contract itemising restocking specification

PLAN OF OPERATIONS

7. MANAGEMENT OBJECTIVES

Please tick the box(es) beside the management objective(s) you expect to achieve. In order to comply with statutory requirements, the production of utilisable timber must be one of the objectives.

- ☒ Production of utilisable timber
- ☐ Provision of employment in rural areas
- ☐ Provision of an alternative to agricultural production
- ☒ Enhancement of the landscape
- ☒ Creation of new wildlife habitats
- ☐ Provision for public recreational use
- ☒ Provision for sporting use
- ☐ Conservation and regeneration of existing forests and woodlands
- ☐ Other (specify)

8. EXISTING DESIGNATIONS AND OTHER FACTORS AFFECTING THE APPLICATION

In order to facilitate any consultation that may be needed prior to approval please tick the relevant boxes below if any of the features listed apply to the area covered by your application or any part of it. If you have ticked any boxes in column 1 please give brief details in the space provided below. Please note that further information will be required at Section 10 of the application if you have ticked any of the boxes in columns 2 and 3.

- | | | |
|---|--|---|
| <input type="checkbox"/> 1. Previous FC Grant | <input type="checkbox"/> 2. National Park | <input type="checkbox"/> 3. Tree Preservation Order |
| <input checked="" type="checkbox"/> Farm Woodland Scheme/Sel Asde | <input type="checkbox"/> Area of Outstanding Natural Beauty | <input type="checkbox"/> Ancient Woodland Site |
| <input type="checkbox"/> Felling Licence | <input type="checkbox"/> National Scenic Area | <input type="checkbox"/> Semi-Natural Ancient Woodland |
| <input type="checkbox"/> Agricultural Tenancy | <input type="checkbox"/> Site of Special Scientific Interest | <input type="checkbox"/> Other Semi-Natural Woodland |
| <input type="checkbox"/> Agricultural/Horticultural Grant | <input type="checkbox"/> National Nature Reserve | <input type="checkbox"/> Water Supplies and Water Courses |
| <input type="checkbox"/> Agricultural Development Plan | <input type="checkbox"/> Environmentally Sensitive Area | <input type="checkbox"/> Ancient Monuments |
| <input type="checkbox"/> ESA Payment | <input type="checkbox"/> Local Authority Conservation Area | <input type="checkbox"/> Public Rights of Way |

Details... LICENCE... 20.459.89

9. SUMMARY AREA STATEMENT

	Conflicts	Broadleaves	Marking on Map
1. Area already bearing trees (shown shaded in grey pencil)			
2. Woodland to be thinned			T
3. Woodland to be selectively felled			ST
4. Woodland to be clear felled			CT
5. Felled woodland to be restocked (by planting or natural regeneration) including land to be clear or selectively felled within the period of the plan	3.1	2.6	TR & D
6. Existing natural regeneration to be managed			ET
7. Neglected woodland (adequately stocked) to be managed			NW
8. Arable or improved grassland to be planted			A
9. Other land to be planted (new planting)			P
10. Land not to be worked (including ungrassable land)		0.1	UL
11. Total area covered by scheme as outlined in black ink (internal edge of line to follow external boundary of area)		5.8	

10. ENVIRONMENTAL PROPOSALS

- If you have ticked any of the boxes in columns 2 and 3 of Section 8 please state below how those features are to be taken into account. Clearly indicate the areas relating to these features on the map identifying your work proposals or on a separate map at the same scale.
- Please state below any work or activity you plan to carry out to protect or enhance the environment.

The introduction of a high proportion of planted broadleaves within a conifer area will improve and enhance the local environment.




Name of Wood Compartment No	Replanting		Natural regeneration		Species and plants per hectare Details of work	Natural regeneration		Neglected woodland		Species and density envisaged Details of work	Arable or improved grassland		Other land		Species and plants per hectare Details of work	Grant Band
	Conifers	Broad- leaves	Conifers	Broad- leaves		Conifers	Broad- leaves	Conifers	Broad- leaves		Conifers	Broad- leaves	Conifers	Broad- leaves		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
WESTER PICKSTON.	0.4				LAR 7% 2500/ha					RESTOCKING Detail of Work Contd. Area to be replanted/ deer fenced. A range with mowing in wet areas, weeding and beating up as necessary.						
	0.2				NS 3.5% 2500/ha											
	0.3				SP 5.0% 2500/ha											
	2.1				SS 37.0% 2500/ha											
	0.1				XC 2.0% 2500/ha											
		1.3			AH 23.0% 1700/ha											
		0.2			BE 3.5%											
		0.2			BI 3.5%											
		0.4			OK 7.0%											
		0.2			SY 3.5%											
		0.1			WCH 2.0%											
		0.2			XB 3.0%											
					This outlying broadleaves.											
					Upplanted some of 20m width under electricity line to be retained											
					One line of minor broadleaves to be planted on either side.											
					Planting to be at least 4m back from edge of main roadway											
TOTALS	3.1	2.6														

5.7ha.

Appendix 3

Woodland Aerial Photograph.



Wester Campsie Woodland	Bl Ref: C78/10	DRG No: App 3		Original Size:	
	Last Amended: 27/6/2013	Drawn by: RGT		A4	
	Aerial Photo Plan	Scale: Approximately 1:4,000		 Based upon the Ordnance Survey 9 map with the permission of the controller of Her Majesty's Stationery Office, © Crown copyright. Licence number: SR 497010	
		Durn, Isla Road, Perth, PH2 7HF Tel: 01738 621121 Fax: 01738 630904 www.bellingram.co.uk enquiries@bellingram.co.uk			

Appendix 4

Photographic record of site inspection.

Wester Campsie Woodland – Photographic record of site inspection



1. Mature beech lining western boundary.



2. Overgrown beech roadside hedge and birch 'specimen' trees, from within northern boundary.



3. Mature beech and birch trees providing screening along the eastern boundary



4. Dense birch regeneration out competing most other tree species and ground vegetation within centre of woodland.

Production BPD 8 was removed at the request of the Agent in a letter dated 9 October 2012

Shona Hudspith

From: Shona Hudspith [shona.hudspith@blueplanning.co.uk]
Sent: 10 April 2012 16:13
To: 'Shaun Cuggy'
Cc: Simon Harrison (simon.harrison@blueplanning.co.uk)
Subject: RE: Preapplication 12/00311: Land by glenalmond.

Shaun

Don't know what is going on at PKC, but just took a call from John Russell saying he was returning my call from earlier this morning. I reminded him that he had already returned my call and we had arranged a pre-app meeting with you and Simon with John for 2.30 on 26th April re. Glenalmond. He said it wasn't him who had returned my call and didn't recall anything about arranging a meeting and had nothing marked in his diary. He went off to check with colleagues to see if anyone else had returned the call to me on his behalf but came back and said nobody had and that he was not allocated any further time to spend on this site at present. I said I would ask you to call him, there is clearly some confusion. A meeting was definitely arranged earlier today (you will see that I have emailed you and Simon earlier this morning with the details and marked it in the diary). At present, there is now no meeting confirmed.

Let me know if there is anything further you need me to do.

Shona

From: Shona Hudspith [mailto:shona.hudspith@blueplanning.co.uk]
Sent: 10 April 2012 10:02
To: 'Shaun Cuggy'
Cc: Simon Harrison (simon.harrison@blueplanning.co.uk)
Subject: RE: Preapplication 12/00311: Land by glenalmond.

Shaun

Arranged with John Russell for 2.30pm on Thursday 26th April 2012 at PKC, Pullar House, Kinnoull Street, Perth.

Shona

Shaun Cuggy

From: Shaun Cuggy [shaun.cuggy@blueplanning.co.uk]
Sent: 11 July 2012 16:20
To: 'Callum Petrie'
Subject: RE: 12/00862/IPL

Callum,

Thank you for your advice, however our client has progressed with instructing a tree survey for the site. Therefore, we would like to formally request that the decision be held back until this has been undertaken in approximately 3-4 weeks.

Regards,

Shaun Cuggy BA (Hons) MAUD
Development Planner

BLUE Planning and Development
Chartered Planning and Development Surveyors
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mob: 07793 767 015
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From: Callum Petrie [mailto:CPetrie@pkc.gov.uk]
Sent: 05 July 2012 17:07
To: Shaun Cuggy
Cc: Simon Harrison
Subject: RE: 12/00862/IPL

Shaun,

I can clarify that it is not normal practice (nor a requirement) to refer an application of this nature to the Council policy team. I do not recommend undertaking an arboricultural survey as the principle of residential development would still not be supported on this site. I have discussed this issue with my line manager and will continue to process the application on the basis of the information submitted to date.

Regards

Callum Petrie

Planning Officer
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Phone: 01738 475353
Email: cpetrie@pkc.gov.uk
Website: www.pkc.gov.uk

From: Shaun Cuggy [<mailto:shaun.cuggy@blueplanning.co.uk>]
Sent: 05 July 2012 12:23
To: Callum Petrie
Cc: Simon Harrison
Subject: RE: 12/00862/IPL

Callum,

We are a bit surprised to learn that the application has not been referred to the policy section for comment, especially as there seems to be some disagreement over the schemes accordance with such policies. This being the case we would like to formally request that the application is passed to someone within the policy team for their comment /review.

Secondly, as there seems to be some concern regarding the schemes impact upon the wooded area including the potential loss of trees and impact upon the nature /biodiversity of the area, we would like to prepare and submit an arboricultural survey. The arboricultural survey will review the condition /value of the existing woodland and provide evidence of how the proposals may affect this, whilst also potentially suggesting a long term management plan and proposals for enhancing and maintaining the woodland following development. It is hoped that the survey could allay any concerns regarding the schemes impact upon the woodland and also help to improve the nature /biodiversity of the area. Therefore, I would ask that you hold back the decision on the application until the arboricultural survey has been completed and passed to you for review.

I would be grateful if you could please confirm your agreement to the above mentioned requests /proposals.

I look forward to hearing from you.

Regards,

Shaun Cuggy BA (Hons) MAUD
Development Planner

BLUE Planning and Development
Chartered Planning and Development Surveyors
tel: 01506 668 128
mob: 07793 767 015
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From: Callum Petrie [<mailto:CPetrie@pkc.gov.uk>]
Sent: 05 July 2012 08:20
To: Shaun Cuggy
Subject: RE: 12/00862/IPL

Shaun,

To clarify, I confirmed that I did not consider the proposal to comply with salient policy. I am aware of the policy sections, which you and your client feel the proposal complies with through the submitted supporting statement. I shall be producing a development plan/policy section as part of my report, which will also include grounds for the decision. If refused, the decision can then be appealed through the local review body if your client does not agree with the decision.

Regards

Callum Petrie

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Phone: 01738 475353
Email: cpetrie@pkc.gov.uk
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From: Shaun Cuggy [<mailto:shaun.cuggy@blueplanning.co.uk>]
Sent: 04 July 2012 18:23
To: Callum Petrie
Subject: RE: 12/00862/IPL
Importance: High

Callum,

Thank you for getting back to me with the requested information.

However, we note that there is no response from the Policy Section to the application. Our client feels that it is important that this is provided and reviewed before any decision is made on the application. Could you therefore please provide me with a copy of the Policy Sections response /comments ASAP.

Thanks.

Regards,

Shaun Cuggy BA (Hons) MAUD
Development Planner

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From: Callum Petrie [<mailto:CPetrie@pkc.gov.uk>]
Sent: 04 July 2012 16:15
To: shaun.cuggy@blueplanning.co.uk
Subject: RE: 12/00862/IPL

Dear Mr Cuggy,

I have been advised that internal consultations are not made public until the report has been determined. In this case, I am happy to attach for your information.

I can confirm that this planning application will be determined by delegated powers. I intend to complete my assessment this week. I can confirm the principal reasons for refusal will be based on a lack of compliance with salient policy, including the loss of woodland with a natural heritage/biodiversity value, contributing to the character and amenity of Glenalmond.

Regards

Callum Petrie

Planning Officer
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Phone: 01738 475353
Email: cpetrie@pkc.gov.uk
Website: www.pkc.gov.uk

From: Development Management - Generic Email Account
Sent: 04 July 2012 15:50
To: Callum Petrie
Subject: FW: 12/00862/IPL
Importance: High

Tracy McManamon
Senior Support Assistant
Planning and Regeneration

☎ 01738 475334

✉ 01738 475310

From: Shaun Cuggy [<mailto:shaun.cuggy@blueplanning.co.uk>]

Sent: 04 July 2012 13:47

To: Development Management - Generic Email Account

Subject: 12/00862/IPL

Importance: High

FAO: CALLUM PETRIE

Callum,

Following our conversation earlier this morning, I would be grateful if you could please provide me with the following information as soon as possible:

- 1) Can you please forward me the consultee responses (David Williamson, Environmental Health, Transport Planning & Education and Children's Services) as they are not available on the website;
- 2) Can you please confirm whether the application is to be decided by Committee or delegated powers and when we can expect to receive the decision?;
- 3) Can you please confirm that your grounds for possible refusal of the application are based upon the scheme not complying with policy or whether it is down to other material considerations? (I would be happy to further discuss this query with you over the telephone).

I look forward to hearing from you.

Regards,

Shaun Cuggy BA (Hons) MAUD
Development Planner

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DELEGATED REPORT

Ref No	08/02355/OUT
Ward No	N9

PROPOSAL: Renewal of previous consent (06/00519/OUT) for erection of a dwellinghouse (in outline)

LOCATION: Wester Pickston Meadow Glenalmond

APPLICANT: Mr Ralland Browne

RECOMMENDATION: approve the application

SITE INSPECTION: 7 January 2009



OFFICERS REPORT:

PROPOSAL AND SITE :

The application seeks consent to renew an outline planning permission which gained a consent in June 2006 (Ref: 06/00519/out) for the erection of a single dwellinghouse.

The site is located on the south side of the public road between Methven and Glenalmond between Campsie and Glenalmond College. The site is level and extends to 0.3ha. A 1.5m high beech hedge borders the site to the road and established trees bound the site to the north, west and south. Two dwellings lie to the west of the site , whilst to the east a modern , block built agricultural building has been erected.

The land lies within the open countryside outside of any settlement boundary .

The application is in outline with all matters relating to design, scale and materials to be reserved for subsequent approval.

CONSIDERATIONS :

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 adopted development plans that are applicable to this area are the Perth and Kinross Structure Plan 2003 and the Perth Area Local Plan 1995. Material planning considerations relevant in this instance include the Council's approved interim Housing in the Countryside Policy.

When determining any application for renewal the Planning Authority is obliged to consider whether there have been any material change in planning circumstances, in terms of site conditions or planning policy, since the original grant of consent.

The application site remains consistent, in terms of its condition, size , appearance , and relationship to neighbouring dwellings , with that existing in 2006, at the time the outline consent was granted.

Housing in the Countryside Policy :

As a site is in the open countryside outside of any settlement boundary, the original outline application was appraised against the Council's approved Housing in the Countryside Policy (2005).

The proposal was considered to accord with the provisions of this approved interim policy in that it provided for the erection of a new house within on an infill site.

There has been no change to the detail or status of the policy since the original grant of outline consent (June 2006).

DEVELOPMENT PLAN

Perth and Kinross Structure Plan (2003)

Sustainable Communities Policy 6 – identifies that in the lowland area housing allocations should be directed to settlements and should secure an acceptable environmental impact and landscape fit. Local Plans will develop rural housing policies which reflect the need to support the rural economy , while preventing commuting . Acceptable development shall be well sited , and of a scale and standard of design appropriate to its location.

Perth Area Local Plan (1995)

Policy 1 – identifies that within the Landward Area , outside of towns and villages proposals or development opportunities will generally be restricted to forestry , recreational and tourism proposals for which a countryside location is essential. New developments should satisfy a number of detailed planning criteria which include landscape impact , compatibility with surrounding land uses and satisfactory access.

Policy 32 identifies that the Council's Housing in the Countryside policy will apply in the landward area. The original policy has since been reviewed through Supplementary Guidance and is detailed below.

OTHER POLICIES

Supplementary Planning Guidance :

Housing in the Countryside Policy (2005)

Overall policy aims are to provide for improved opportunity for rural housing but in a way which safeguards the character of the countryside; supports the viability of communities ; meets development needs in appropriate locations and secures high standards of siting and design.

The proposal is presented as the development of an infill site between established houses or residentially compatible buildings .

SITE HISTORY

97/01793/OUT Erection of a house (in outline) at
06/00519/out Erection of a house (in outline)
07/006811/ful Erection of a house

CONSULTATIONS/COMMENTS

none

TARGET DATE: 30 January 2009

OBJECTIONS RECEIVED:

None

Conditions:-

- 1 The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, means of drainage , all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
- 2 The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:-
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;whichever is the latest.
- 3 The development to which this permission relates must be begun not later than:-
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.

- 4 The vehicular access shall be formed in accordance with the Council's Roads Development Guide Type B Figure 5.6 access detail to the satisfaction of the Council as Planning Authority.
- 5 The gradient of the access shall not exceed 3% for the first 5.00 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public highway.
- 6 Visibility splays of 2.50m x 90.00m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the Pitcairngreen – Glenalmond – Buchanty Road prior to the occupation of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
- 7 Two off-street car parking spaces shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
- 8 Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
- 9 The proposed dwelling shall be no higher than one and a half storey(s) in height and of a design, details and finishing materials sympathetic to existing traditional dwellings in this area, and in accordance with the Council's "Guidance On The Siting And Design Of Houses In Rural Areas".
- 10 All existing trees on the site shall be retained and their retention shall be shown in the submission of the reserved matters referred to in Condition No 1.

Reasons:-

- 1 This is an application in outline.
- 2 In accordance with the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997.
- 3 In accordance with the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997.
- 4 In the interests of pedestrian and traffic safety and in the interests of free traffic flow
- 5 In the interests of pedestrian and traffic safety and in the interests of free traffic flow

- 6 In the interests of pedestrian and traffic safety and in the interests of free traffic flow
- 7 In the interests of pedestrian and traffic safety and in the interests of free traffic flow
- 8 In the interests of pedestrian and traffic safety and in the interests of free traffic flow
- 9 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 10 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

Notes

ADDED VALUE:	yes – delegated approval within statutory period
DEVL'T PLAN DEPARTURE:	no
REFER TO SE/HS:	no
DRAINAGE:	no

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/00862/IPL
Ward No	N9- Almond And Earn

PROPOSAL: Erection of 2 dwellinghouses (in principle)

LOCATION: Land to the East of Wester Campsie Farm Cottage
Glenalmond

APPLICANT: Mrs J Gibson

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 16 June 2012



OFFICERS REPORT:

Description & Background

The site is located at Wester Campsie, Glenalmond, which sits approximately 7 miles north west of Perth and 3 miles north west of the village of Methven. The site, which extends to 0.94 hectares is located on the south of the unclassified access road, to the east of Campsie cottage and south of Almond cottage.

The site is strongly bounded by mature beech hedge along the principal north elevation with established field boundaries of mixed native species along a north to south axis, as highlighted in the supporting planning statement. Within the inner site, young tree stock has been tightly planted (principally birch variety). The photographs submitted as part of the planning statement show the clearing to the east of the site, but do not accurately reflect the actual site circumstances, which is tightly planted.

Proposals

The proposals consist of seeking to secure the principle for residential development of two dwellings on the identified site, with a single, main vehicular access taken from the eastern end of the site. The principal landscape beech hedge boundary on the northern elevation is proposed for retention. The planning submission has indicated the intention would be for two, two storey dwellings, with finalised details including size, scale, siting and materials agreed at a later stage. In order to create the development sites, the existing tree stock within the site would be clear felled. A suggested continuation of the proposed access has been identified to facilitate access for the management of remaining woodland area to the south of the application site.

Assessment

This proposal will be considered in relation to the policies of the Council and the guidance of the Scottish Government, in particular the Development Plan for the area, which in this case comprises the TayPlan and the Perth Area Local Plan. The following Local Plan policies are of particular relevance:

- Policy 1 - General Policies
- Policy 32 - Housing in the Countryside

In addition, the revised Housing in the Countryside Policy which was approved by the Council in August 2009 is directly applicable.

Policy 1 does not generally support or refer to the principle of residential development within the landward area.

Policy 32 of the Local Plan includes the principal criteria that any proposal at this site would be assessed. It is considered the proposal would not comply with any of the accepted categories (a) Development Zones (b) Building Group (c) Renovation of Abandoned Houses (d) Replacement of Houses (e) Conversion of Non-Domestic Buildings or (f) Operational Need.

The supporting statement suggests the proposals would add to a building group at this location and "create a more defined settlement and help to round off the building group creating an identifiable "sense of place".

The building group as described, which includes planning consent in principle for a dwelling which is not yet built or benefitting from detailed planning permission, is

considered to be constrained to the grouping on the south, through location, situation and overall landscape framework.

Whilst Almond Cottage is located within the general vicinity, the dwelling sits on its own, to the north east of any established building group and is not arguably considered part of any group. This is reinforced by topography and landscape framework with the site in question providing a strong landscape backdrop to Campsie cottage, comprehensively framing and rounding off the existing building group from both an east and western approach. This includes the strong boundary definition which exists on all sides of the site proposal; three of them historically established field boundaries.

The proposals are also considered to fail to satisfy the Council's revised Housing in the Countryside Policy 2009.

1. Building Groups

The policy states that consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. The policy also states that proposals which contribute towards ribbon development will not be supported.

It is contested that this proposal will detract from the visual amenity of group through loss of planted trees which currently provide a robust landscape framework and habitat resource.

'Wester Campsie' sits back over 200m from the public road and approximately 300m from Campsie cottage. The relative distance, topography and landscape framework are not considered to relate it to any building group as the planning supporting statement suggests.

Almond Cottage includes strong boundary definition to both the west and east, and an open field landscape to the west (north of Campsie cottage), which as earlier mentioned, does not naturally relate to any building group.

The proposal to locate a proposed access to the east of the site, the other side of the established building group is not understood and appears contrived, particularly given the proposal to extend this new access further south.

In addition, it is worthwhile highlighting that there is a general duty imposed on Planning Authorities to seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality. I fail to see how residential development could be accommodated on this heavily wooded 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.

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.

DEVELOPMENT PLAN

The development plan for the area consists of the TAYPlan Strategic Development Plan 2012 and the Perth Area Local 1995 (Incorporating Alteration No.1 – Housing Land 2000). There are no issues of strategic relevance in the Strategic Development Plan.

Perth Area Local Plan 1995

Policy 1

Developments in the landward area, as shown in Proposals Map A on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:-

- The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.
- In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.
- The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.
- The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.
- Where applicable, there should be sufficient spare capacity in local services to cater for the new development.
- The site should be large enough to accommodate the development satisfactorily in site planning terms.
- The need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside

Policy 32

Perth Area Housing in the Countryside

The District Council's District wide policy on Housing in the Countryside will apply within most of the Landward Area. Within Areas of Great Landscape Value, the National Scenic Area and the 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

Scottish Planning Policy

The 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 relevance to this application are:

Paragraphs 125 – 133: Landscape and Natural Heritage.

Housing in the Countryside Policy 2009

This policy is the latest expression of council in terms of Housing in the Countryside and is generally considered a more relaxed policy than the one contained in the local plans. However, although this policy is applicable throughout the landward area of PKC, all proposals still need to comply with the terms of the development plan.

Perth and Kinross Education - 2009

Perth and Kinross Council Local Development Plan – Proposed Plan January 2012

The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is however a material consideration in the determination of this application.

SITE HISTORY

07/00383/OUT Proposed development of holiday chalets (in outline) 6 July 2007
Application Refused

12/00311/PREAPP – negative response.

CONSULTATIONS/COMMENTS

Transport Planning No objection, proposed suspensive condition.

Scottish Water No objection

Education And Children's Services No comments at IPL stage

David Williamson No comment

Environmental Health No objection, recommended conditions to any granting of consent.

Methven & District Objection received – see representations section for summary.

TARGET DATE: 18 July 2012

REPRESENTATIONS RECEIVED:

Number Received: 3

Summary of issues raised by objectors *(including response from Methven & District Community Council):*

- Creeping suburbanisation
- Drainage restrictions
- Impact on road network
- Blight on area of outstanding natural beauty
- Plan wrongly shows garage in wrong location
- Contrary to Policy

Response to issues raised by objectors:

Salient points are addressed in the officers' report.

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	Not required

Legal Agreement Required: n/a

Summary of terms n/a

Direction by Scottish Ministers n/a

Reasons:-

1. As the proposal involves the 'manufacturing' of a site, by virtue of the significant amount of tree felling being proposed, the proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000), which seeks to ensure that all sites are large enough to accommodate the development proposed.
2. As the proposal will extend an existing building group into a manufactured site, there will be an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; 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 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. As the proposal will extend an existing building group into a manufactured site, this will have an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; the proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not 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 does not accord with the Development Plan and there are no material reasons which justify departing from the Development Plan.



Glenalmond - Wester Campsie

Supporting Planning Statement

May 2012

PERTH AND KINROSS COUNCIL

DRAWING REF: 12/00862/1

BLUE

Planning &
Development

**Glenalmond - Wester Campsie:
Supporting Planning Statement**

Prepared by:

Shaun Cuggy
Development Planner

Approved by:

Simon Harrison
Managing Partner

Glenalmond – Wester Campsie

Revision No.	Comments	Date
1	Draft	09/05/12
2	Final	10/05/12

Unit 2, Newyearfield Business Park, Hawk Brae, Livingston, EH54 6TW
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Job No: BPD107/0002 Reference: Glenalmond - Wester Campsie
Date Created: 01/05/12

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Glenalmond - Wester Campsie

Supporting Planning Statement

by

BLUE Planning & Development
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**Glenalmond - Wester Campsie:
Supporting Planning Statement**

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1 1.0 Introduction

- 1.1 This supporting statement details the proposals prepared by BLUE Planning & Development on behalf of Mrs J. Gibson (the Client) in respect of a residential development including associated open space, landscaping and an access road on land at Wester Campsie, Glenalmond.
- 1.2 In terms of the proposals no details are provided at this stage, apart from an Indicative Site Layout Plan which demonstrates the potential location for residential development within the site (please see Appendix 3: Indicative Site Layout Plan).
- 1.3 As a "local" application, under the terms of the Town & Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, no formal pre-application consultation has been undertaken.

2.0 Client Brief

2.1 Our client wishes to obtain Planning Permission in Principle (PPP) for 2no, two-storey residential properties at Wester Campsie, Glenalmond in order that they can be sold to local builders with the benefit of planning permission.

2.2 The client brief and objectives are therefore:

- To secure Planning Permission in Principle for two residential properties;
- To locate the properties within the existing area of land owned by the client; and
- To utilise the existing road network to provide access to the site.

3 3.0 Site Location and Description

- 3.1 The proposed development site is located within Wester Campsie, Glenalmond (please see Appendix 1: Location Plan) approximately 7 miles north west of Perth and 3 miles north west of Methven. The site lies to the south of a local road and is situated between the residential properties of Campsie Cottage to the West, Almond Cottage to the north, Pickston Wood to the east and a model railway and garage development to the south (please see Appendix 2: Site Plan).
- 3.2 The application site is approximately 0.94 hectares in size, although the land ownership extends beyond this to the south covering a total area of 2.67 hectares. The site contains semi-mature trees and shrubs around the perimeter with less mature vegetation located in the centre of the site (please see photos 1 and 2). None of the trees are considered to be of any intrinsic woodland or landscape value.



Photo 1



Photo 2

5 4.0 Planning History

- 4.1 Only one planning application has been submitted for the site in recent years and this is outlined below.

Application Reference	Date	Location	Description	Decision
07/00383/OUT	June 2007	Wester Campsie, Glenalmond	Proposed development of holiday chalets (in outline)	Refused

- 4.2 The planning application highlighted above is of no significant relevance to this application for Planning Permission in Principle as the application was seeking permission for the development of 2 no holiday letting chalets. The application was refused as it was deemed contrary to planning policy as the proposals were not related to existing tourist accommodation nor linked to specific recreational facilities either existing or proposed.
- 4.3 It was however, highlighted that the wooded nature of the site could suitably absorb the development and no constraints were identified with regards to access or drainage.

5.0 Legislative and Policy Context

Current Planning Policy

5.1 The proposals for the site have been developed in accordance with the planning policies of Perth & Kinross Council as set out within the Perth & Kinross Structure Plan (2003) and the Perth Area Local Plan (1995).

5.2 The key policy within the Perth & Kinross Structure Plan (2003), Sustainable Communities Policy 6, states that:

"In the Lowland Area, housing allocations should be directed to settlements and should secure an acceptable environmental impact and landscape fit. Local Plans will develop rural housing policies which reflect the need to support the rural economy, while preventing commuting. Acceptable development shall be well sited, and of a scale and standard of design appropriate to its location."

5.3 The proposals for the site are considered to be in accordance with this policy as new housing in this location could help support the rural economy. The siting, scale and design of the two residential properties will be appropriate to their location (detailed design will be developed at a later stage).

5.4 The 3 key policies within the Perth Area Local Plan which affect the proposals are:

- 1) General Policies – Policy 1;
- 2) Housing in the Countryside – Policy 32; and
- 3) Housing in the Countryside Policy (2009).

5.5 We consider that the proposals are in accordance with these policies set out below. General Policies – Policy 1 states that:

"Developments in the Landward Area, as shown in Proposals Map A on land which is not identified for a specific policy, proposal or opportunity will generally be restricted to agriculture, forestry or recreational and tourism projects and operational developments including telecommunications development for which a countryside location is essential. Developments will also be judged against the following criteria:-

- The site should have a good landscape framework within which the development can be set and, if necessary, screened completely.
- In the case of built development the scale, form, colour and design of development should accord with the existing pattern of building.
- The development should be compatible with its surroundings in land use terms and should not cause unacceptable environmental impact.
- The local road network should be capable of absorbing the development and a satisfactory access onto that network provided.
- Where applicable, there should be sufficient spare capacity in local services to cater for the new development.
- The site should be large enough to accommodate the development satisfactorily in site planning terms.
- The need to accommodate development as part of the ongoing requirements of existing commercial land uses in the countryside."

5.6 This policy has been superseded by more recent policy advice (see Housing in the Countryside Policy 2009, as referred to below), but in any event should be considered in the following context:

- 1) The site is set within a robust landscape framework of existing trees and shrubs located primarily around the perimeter, allowing it to be screened from the road and neighbouring residential properties;
- 2) the two residential properties will be in accordance with the existing pattern of buildings in the area (the detailing and scale will be determined at a later stage);
- 3) the proposals are compatible with existing land use in the locality, which consists primarily of residential and agricultural land uses;
- 4) the local road serving the site has very low traffic volumes and is capable of absorbing the increased usage from the two proposed residential properties;
- 5) the likely impact upon existing local services is deemed to be negligible as the proposals are only for two residential properties;

- 6) the site is sufficiently large to accommodate two residential properties whilst maintaining appropriate siting and allowing the plots to be of a similar size to neighbouring properties;
- 7) the proposals will meet an identified 5.10 need for small-scale housing development in this countryside location.

5.7 Housing in the countryside – Policy 32, states that:

"Consent will normally only be given to the erection of individual houses in the countryside which fall into at least one of the following categories:-

(b) Building Groups

Development within or adjacent to established building groups which have compact nucleated shapes creating an identifiable "sense of place". Where an application reveals that there may be a number of opportunities relating to the group, the Council will defer consideration of the application until an Advisory Plan has been produced. Consent will be granted for houses within such groups provided they do not detract from the amenity of the group and for houses which would extend the group onto definable sites created by surrounding topography, landscape features or field boundaries which will constrain the continued spread of the group (see examples)."

(Please see Figure 1 for an Example of Building Group as set out within Policy 32)

- 5.8 The proposals are in accordance with the above mentioned category (Building Groups) as they constitute development within or adjacent to an established building group of residential properties. The proposals would also help to create a more defined settlement and help to 'round off' the building group creating an identifiable "sense of place" (please see Figure 2).
- 5.9 Figure 2 demonstrates how the proposals not only reflect the example set out at Figure 1 but also demonstrate how a more defined settlement boundary will be created through the inclusion of the proposed residential development. The new boundary will be defined along the eastern boundary by Pickston Wood, constraining the continued spread of the group. Figure 2 also

demonstrates how the proposal will 'round off' the building group creating a more identifiable settlement. In summary the proposals will act as an infill of the established building group.

Housing in the Countryside Policy (2009) is a Supplementary Guidance document containing an updated version of Policy 32 from the Perth Area Local Plan. The key elements of the policy which relate to this proposal are:

"The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

1. Building Groups

Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house (s).

2. Infill Sites

The development of up to 2 new houses in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage may be acceptable where:

- *The plot(s) created are comparable in size to the neighbouring residential property(s) and have a similar size of road frontage*
- *The proportion of each plot occupied by new building should be no greater than that exhibited by the existing house(s)*
- *There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house(s), and the amenity of the existing house(s) is maintained*
- *The size and design of the infill houses should be in sympathy with the existing house(s)*

- The full extent of the gap must be included within the new plot(s)
- It complies with the siting criteria set out under category 3."

The emerging Local Development Plan also looks to maintain the Housing in the Countryside Supplementary Guidance which provides more detail on Policy RD3.

5.11 The proposals for two new residential properties on the site are in accordance with the updated Housing in the Countryside Policy (2009), as set out above. Firstly the proposals fall under category 1. Building Groups, and they will not detract from the residential or visual amenity of the existing group as they will be suitably screened by existing trees and shrubs. The proposals will also extend the group into a definable site with Pickston Wood lying on the eastern boundary, providing a suitable setting. Secondly the proposals fall under category 2. Infill Sites, as the two new residential properties will lie between existing neighbouring properties of Campsie Cottage to the west and Almond Cottage to the north east. The proposals are also in accordance with the 6 requirements relating to size, scale and siting as set out above.

5.15 It is clear that the proposals will continue to be in accordance with the emerging planning policy and will continue to fall under two of the categories set out in Policy RD3, therefore maintaining that Planning Permission in Principle should be granted.

Precedents from the Surrounding Area

5.12 In summary the proposals should be granted Planning Permission in Principle as the general principles of the development are in accordance with the current policies set out within the Perth & Kinross Structure Plan (2003), the Perth Area Local Plan (1995) and the Housing in the Countryside Policy (2009) as highlighted above.

5.16 Planning Permission in Principle was recently successfully renewed for the development of a residential property some 100 metres to the west of the site adjacent to Campsie Cottage (February 2012). It was determined that the proposals fell under and were consistent with, category 2. Infill Sites, of the Housing in the Countryside Policy 32 and the Supplementary Guidance (2009).

Emerging Planning Policy

5.13 The Proposed Local Development Plan for Perth and Kinross (Jan 2012), maintains a policy on housing in the countryside which is 'Policy RD3: Housing in the Countryside' which states that:

"The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.*
- (b) Infill sites.*
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.*
- (d) Renovation or replacement of houses.*
- (e) Conversion or replacement of redundant non-domestic buildings.*
- (f) Development on rural brownfield land."*

(2) DEVELOPMENT WITHIN OR ADJACENT TO LARGER GROUP

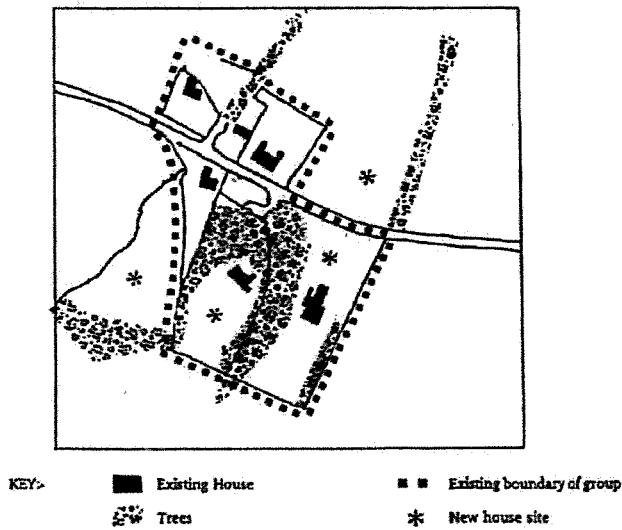


Figure 1: Example of Building Group as set out within Policy 32

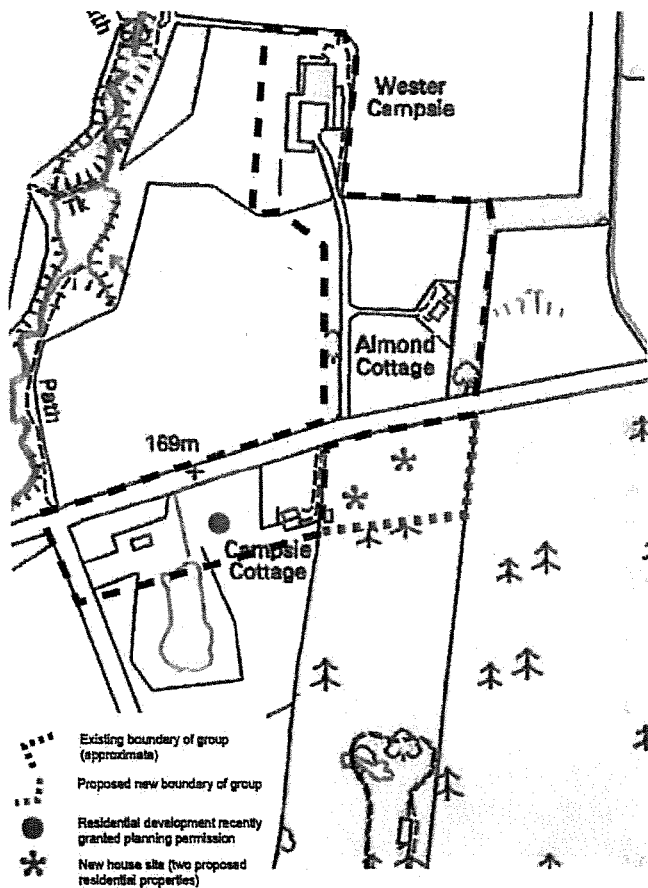


Figure 2: Proposed Building Group within and adjacent to larger group, in accordance with adopted Policy 32 and draft Policy RD3 - Housing in the Countryside

6.0 Proposed Development

- 6.1 It is proposed that 2 no, two-storey residential properties be developed on the site at Wester Campsie (please see Appendix 3: Indicative Site Layout Plan). The Indicative Site Layout Plan provides an idea of how the site may be developed, however final details including size, scale, siting and materials will be provided at a later detailed stage.

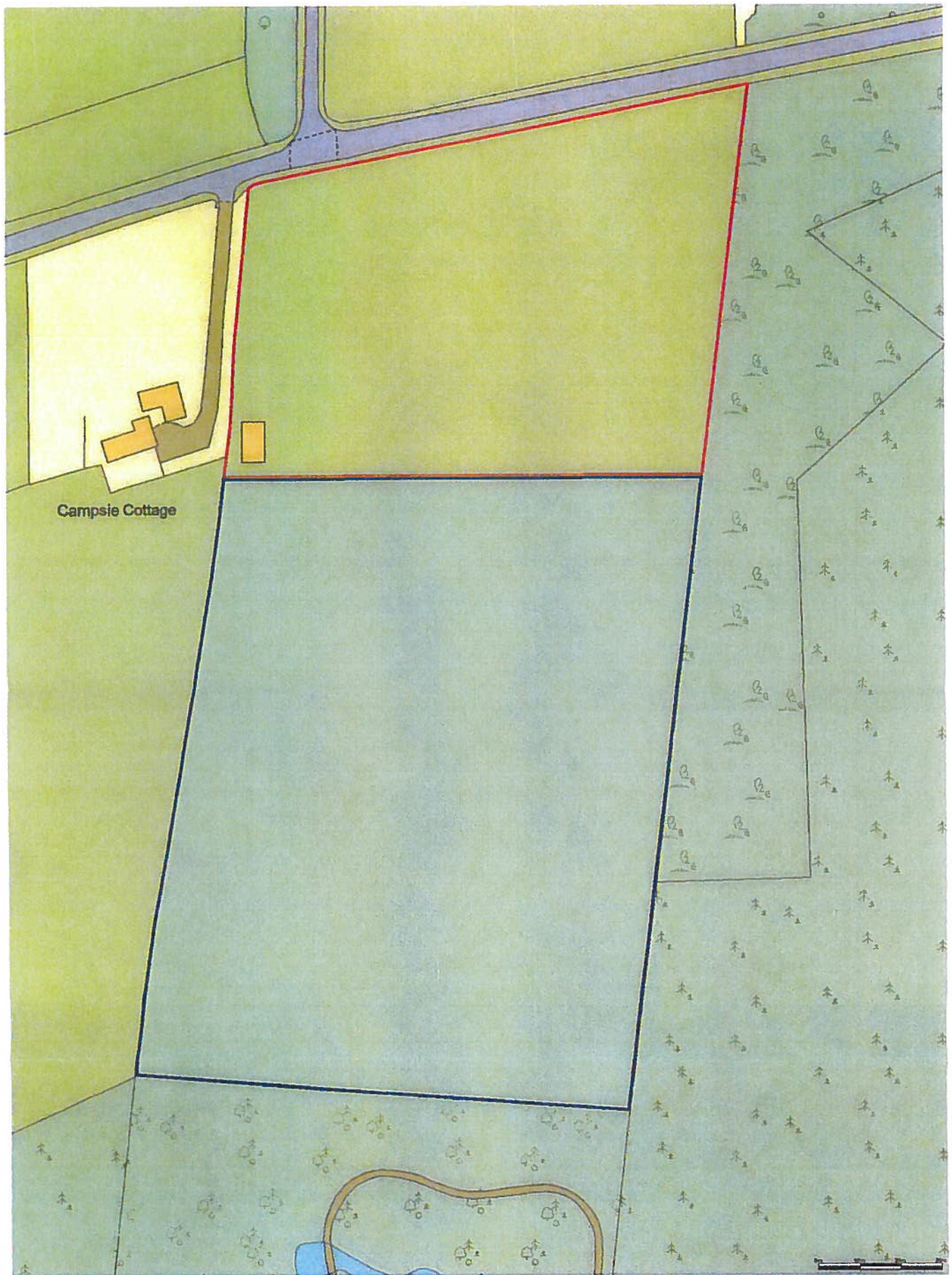
11 7.0 Access Arrangements

- 7.1 It is proposed that access would be taken from the local road which lies adjacent to the north boundary of the site to service the new development.
- 7.2 A continuation of this access could also be provided, if required, and in accordance with any existing title requirements, running through the site running along the eastern boundary to the model railway and garages development to the south of the site (please see Appendix 3: Indicative Site Layout Plan). This could also be utilised for the management of the remaining woodland area to the south of the application site itself.

Appendices

Appendix 1 – Location Plan (1:50,000 scale)


Appendix 2 – Site Plan (1:1,000 scale)



Legend:

- Planning Application Boundary
- Extent of Land Ownership Boundary

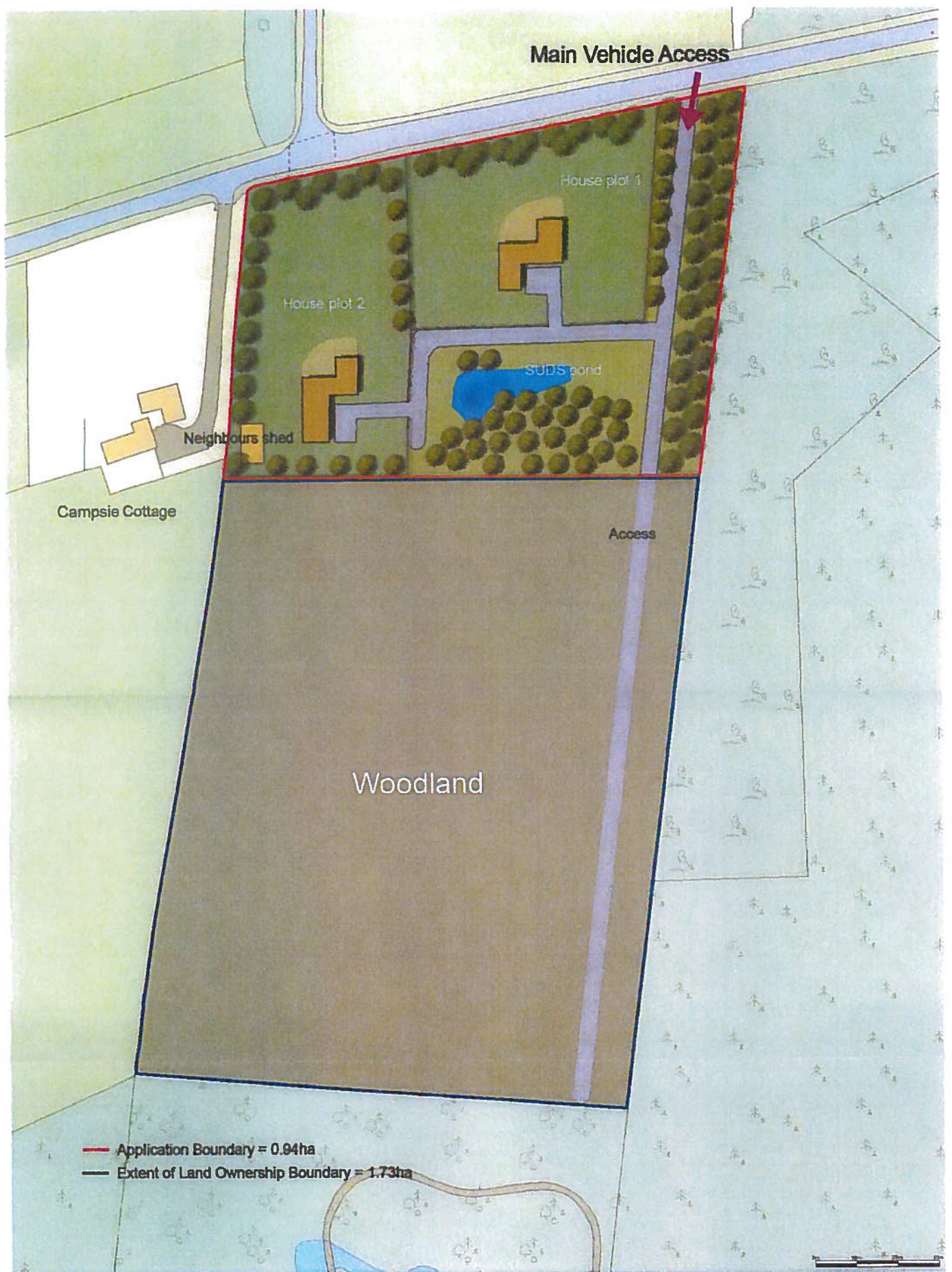
**Glenalmond - Wester
Campsie**
Red Line Application Plan


 Scale: 1/1000
 Paper size: A3

Status: FINAL	Drawing #: 002
Drawn by: SDC	Date: 9/5/12
Checked by: SRH	Date: 9/5/12
Approved by: SRH	Date: 10/5/12

	Planning & Development
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	Tel: 01506 668 128 Email: info@blueplanning.co.uk Website: www.blueplanning.co.uk

Appendix 3 – Indicative Site Layout Plan



Legend:

- | | |
|----------------|----------------|
| roads | existing trees |
| houses | new trees |
| gardens | SUDS |
| patio /decking | Fence |
| open space | |

**Glenalmond - Wester
Campsie**
Revised Indicative Layout
Plan

Scale: 1/1000
Paper size: A3

Status: FINAL
Drawn by: SDC
Checked by: SRH
Approved by: SRH

Drawing #001
Date: 3/5/12
Date: 10/5/12
Date: 10/5/12

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in: BLUE Planning & Development f: BLUE Planning & Development @: @BLUE_Planning

TCP/11/16(210)

Planning Application 12/00862/IPL – Erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond

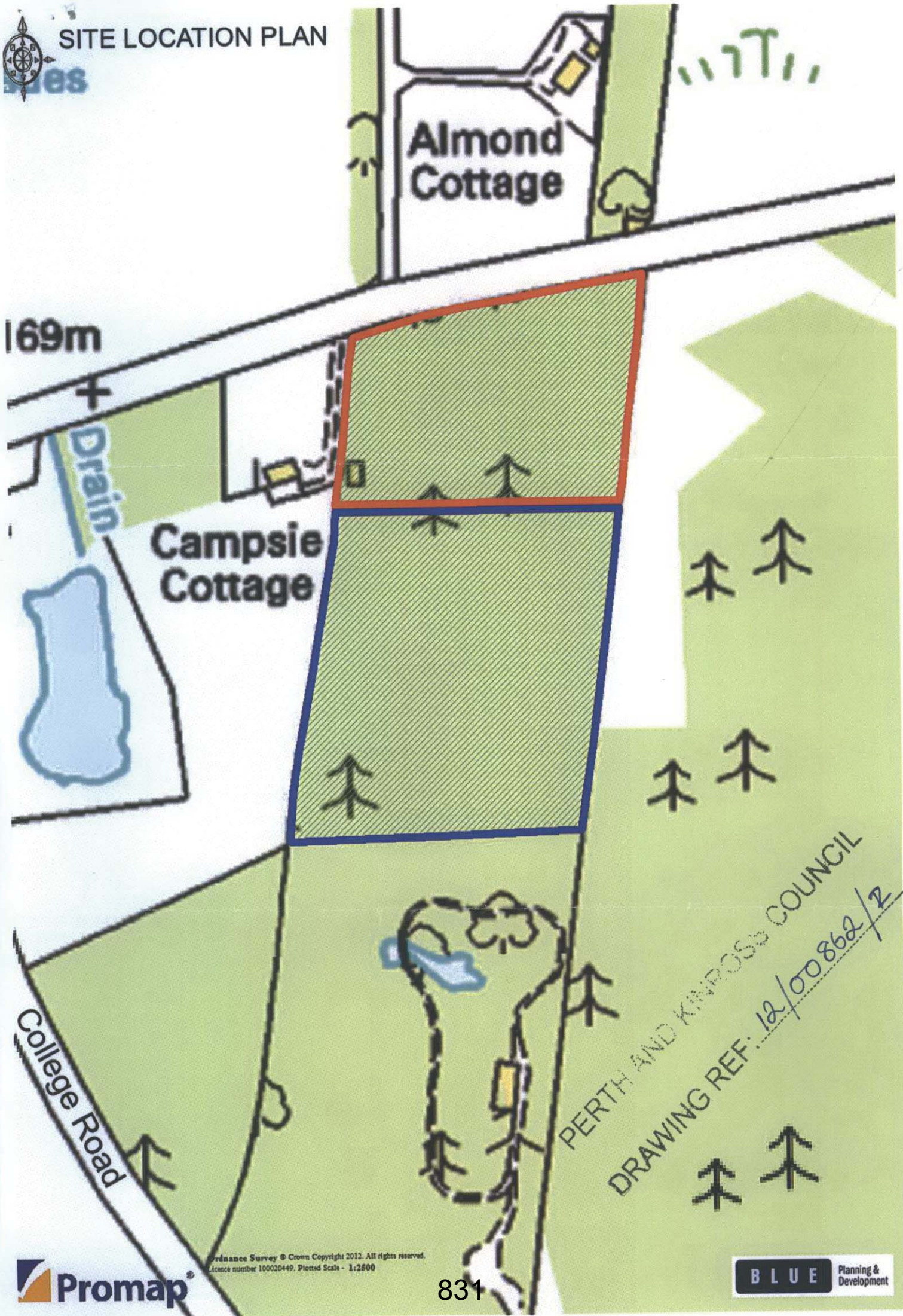
PLANNING DECISION NOTICE *(included in applicant's submission, see pages 717-718)*

REPORT OF HANDLING *(included in applicant's submission, see pages 793-799)*

REFERENCE DOCUMENTS *(part included in applicant's submission, see pages 801-828)*



SITE LOCATION PLAN



PERTH AND KINROSS COUNCIL
DRAWING REF: 12/00862/2

Ordnance Survey © Crown Copyright 2012. All rights reserved.
Licence number 100020449. Plotted Scale - 1:2500

TCP/11/16(210)

Planning Application 12/00862/IPL – Erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond

REPRESENTATIONS

- Objection from A Bosley, dated 29 May 2012
- Representation from Environmental Health Manager, dated 1 June 2012
- Objection from Methven and District Community Council, dated 8 June 2012
- Objection from Mr and Mrs Pennington, dated 10 June 2012
- Representation from Transport Planning, dated 12 June 2012
- Representations from A Bosley, dated 27 September and 8 October 2012
- Representation from Mr and Mrs Pennington, dated 9 October 2012
- Email from Agent, dated 23 October 2012

From: Geraldine Bosley
Sent: 29 May 2012 16:41
To: Development Management - Generic Email Account
Subject: Planning Ref 12/00862/1PL

Dear Sir/Madam,

We being Ralph Alister Ltd and owners of Wester Campsie Cottage, next to the above planning application, strongly oppose this attempt to blight this area of outstanding natural beauty and tranquility, is in a forest, that was felled, which we understood was to be replanted, but has not. There is no need for more buildings in this hamlet, bearing in mind that planning was given on the other side of our property, which the owner has been trying for some considerable time to sell without any luck so there is no shortage of accommodation in the area.

Planning for ' holiday cottages' was refused on this site a short while ago, once again as there was no shortage of accommodation, so this is another attempt to alter use on land that will be spoiled, instead of being returned to forestry.

Finally the plan shown is wrong in that the garage on the drawing belongs to us and not the applicant, although they appear to have altered their boundary on the drawings.

We do hope you will refuse this application as it must encroach on the beauty of this glen.

Yours faithfully

A.Bosley
Ralph Alister Ltd.

Memorandum

To	Development Quality Manager	From	Environmental Health Manager
Your ref	PK/12/00862/IPL	Our ref	KIM
Date	1 June 2012	Tel No	01738 476442

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK/12/00862/IPLRE: Erection of 2 dwellinghouses (in principle Land To The East Of Wester Campsie Farm Cottage Glenalmond for Mrs J Gibson

I refer to your letter dated 29 May 2012 in connection with the above application and have the following comments to make.

Recommendation

I have no objections to the application but recommend the undernoted conditions be included in any given consent.

The development is in a rural area with private water supplies (namely Glenalmond Supply and others) known to serve properties in the vicinity. The applicant has indicated that they will connect to the mains. To ensure the new development has an adequate and consistently wholesome supply of water and/or to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following condition and informative. No public objections relating to the water supply were noted at the date above.

Condition

Prior to commencement of site works, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways / private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The approved protective or replacement measures shall be put in place before the site works commence and shall be so maintained throughout the period of construction.

Informative

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.



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

From: The Pearsons

Sent: 08 June 2012 17:23

To: Development Management - Generic Email Account

Cc: robert.cairns401@btinternet.com

Subject: 2 Dwellings, Wester Campsie Ref 12/00862/IPL

Methven & District Community Council has considered this and asks that it be refused. There has been considerable controversy locally about the number and location of new houses , including "barns" turning into rural residences. If memory serves, there was ,some time ago, an area south of Glenalmond College, off the Sportsfield Road, zoned for residential purposes, but we appreciate such small zonings have gone in the new Draft Plan.

In this case, the location is on the principal approach to Glenalmond College, where the institution has regard to the quality of its rural setting -- as demonstrated by its recent objection to the proposed Drummick wind turbine. Only one new house has been approved on this approach road from Ardittie Junction, and that was for a local Builder, and on the site of an old cottage . In our view ,the proposed site should not be developed, and trends towards creeping suburbanisation by speculators should be opposed. Woodland and farmland predominate ; please keep it that way.

Mr Colin Pennington (Objects)

Comment submitted date: Sun 10 Jun 2012

Wester Campsie Cottage
Glenalmond
Perth PH1 3RX

8th June 2012
Director of Planning
Perth & Kinross Council
Pullar House
Kinnoull Street
Perth

Dear Sir,

Re: Planning Application - Erection of 2 Dwelling Houses (in principle)
Ref: 12/00862/IPL

I would firstly like to point out that having read through all the associated documents, that, (a) this is the 3rd application for this site - 1994/2006/2012
(b) The planning application asks : Are you proposing to connect to a public water supply - the answer was YES . There is no public water supply in Glenalmond. We survive on a very stretched private supply from Glenalmond College.

We are writing to register our objection of the above, on the following grounds.

The road fronting the plot, designated for the proposed development, is a well-known accident black spot. There have been several accidents on this stretch of road, especially in the winter time, with Police attendance. This is already a busy road and we do not feel that it is capable of absorbing this development, and a further access would be unsatisfactory.
We have formed a new access away from the bend because of the danger aspect of this stretch of road.

There are no mains water supply in the area and we would also question whether there would be adequate drainage / sanitary provisions for a development of this nature as there are no mains services connected, or likely to be in the foreseeable future..

There are houses in the local area that have been on the market for some time, if established houses are not selling we cannot see the need for more.

The intention for this site is to obtain planning permission with a view to sell the plots to builders and obtain a higher price, with no consideration to the surrounding area and we can foresee this development expanding once the initial infrastructure is in place as the area of ground behind the intended site is also owned by the applicant.

If projects such as this are allowed to go ahead it could have devastating effects on the rural beauty of the Glen. This small area of woodland is home to many species of wildlife and birds which have come back since the felling of the mature trees in 1992.

In earlier consultation with the Planning Authority and more recently, discussion with local elected representatives, we were given to understand that in principle, the proposed development may be contrary to established settlement policy relative to the Glenalmond area.

This is the third planning application for this site with the two previous applications being refused and unless the planning in the countryside has changed considerably (which I don't believe it has) then our objections and your reasons for refusal remain the same.

I refer to the plan that accompanied the neighbour notification; the area shown as the intended site, encompasses the building (shed/garage) that belongs to Mr A Bosely. We have a vested interest in this building as we hold a long-term lease, dated from July 1993.

If this application goes as far as a meeting ,we would be obliged, if you could notify us of the date as we would like to be present.

Yours Faithfully,

Colin & Patricia Pennington.



MEMORANDUM

To	Callum Petrie Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	12/00862/IPL	Date	12 June 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 12/00862/IPL for planning consent for:- **Erection of 2 dwellinghouses (in principle) Land To The East Of Wester Campsie Farm Cottage Glenalmond for Mrs J Gibson**

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 and use of the approved development all matters regarding access, car parking, 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 and to the satisfaction of the Planning Authority.

I trust these comments are of assistance.

Audrey Brown - Democratic Services

From: [REDACTED]
Sent: 27 September 2012 17:03
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(210)

We strongly wish to oppose this application, the main details we already sent to you, but also the applicant is not even applying for own habitation, but to sell with planning permission if granted.

The area should remain unspoiled, not put under concrete and bricks.

p.p. Ralph Alister Ltd

Audrey Brown - Democratic Services

From: [REDACTED]
Sent: 08 October 2012 15:50
To: CHX Planning Local Review Body - Generic Email Account
Subject: Re: TCP/11/16(210)

Dear Sir, Further to our previous email, it now transpires that the applicants are saying that there was 2 previous dwellings now removed from this block of forest. This we can strongly deny having spoken to Mr. J Donald who was the previous farmer. On further investigation, it transpires that the properties they are referring to are our property and that of Mr. & Mrs. Pennington, which is ADJOINING THE PLOT NOT THE PARCEL OF LAND THEY ARE APPLYING FOR. Also the road way referred to, is our driveway and not on their property. It does seem that a lot of smoke is being laid here in the hope that the correct and incorrect will be so confused that outsiders would be lost and not be able to separate fact from fiction.

A Bosley

p.p. Ralph Alister Ltd

Wester Campsie Cottage
Glenalmond
Perth PH1 3RX

Local Review Body
Perth and Kinross Council
2 High Street
PERTH
PH1 5PH

9th October 2012

Dear Sir,

Re: Town & Country Planning (Scotland) Act 1997The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2008Application Ref: 12/00862/IPL – Erection of 2 dwelling houses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond – Mrs J Gibson

We are writing to confirm that all the points raised within our previous objection on this application remain.

There are a couple of points in the review application which we would like to raise and be considered.

A building group is defined as “3 or more houses of a similar size to a traditional cottage “

The only dwelling house is Wester Campsie Cottage and outline planning for a large dwelling house to the west side.

To add Wester Campsie Farm and Almond Cottage to make a “group” is surely stretching the boundaries of this definition a bit far. To imply that the application would be infill between Campsie Cottage and Almond Cottage is, in my opinion, an attempt to justify the application.

Having read the Bell Ingram report on the site and tree conditions, doesn’t change the fact that trees would need to be felled, causing a disturbance within the wood which would have serious repercussions on the wildlife generation, particularly the small colony of red squirrels that have appeared in the past 8/9 months.

In my last objection I made a point that houses in the area had been on the market for some considerable time, the situation has not changed.

If this application was a personal investment for a house to live in, we would still oppose it but applying for planning to sell on as a direct financial gain with no interest in the surrounding area or the consequences, would surely set a precedent for further unnecessary development in the Glen.

I have read the documents that were attached to this appeal and was extremely shocked by the content of these following 2 sections.

Taken from the the Blue Planning Support Statement

3. The proposed development is manifestly not “ribbon development”.

Reasons 2 and 3, in the stated Reasons for Refusal, refer to unacceptable ribbon development. The proposal could not, in our opinion, constitute ribbon development because it is on the site where two cottages were previously located, and it does not extend beyond the building line of Almond Cottage that is located to the north and east of the application site. As such, this is not considered an adequate reason for refusal. Neither therefore will any undesirable precedent be set.

The site has been previously developed.

The Council failed adequately to assess the planning history for the application site which, as highlighted in the Bell Ingram Woodland Report (BPD7), was previously developed. Title deeds dating back to 1975 (BPD8) show that the northern section of the site, including that part of the site where the two new houses are proposed, contained two buildings (cottages) that have since been cleared. They were accessed by way of a track that ran along the line of the access road as now shown on the current application plans.

No weight was given to this important planning history that adds credence to the acceptability, in policy terms, of the application proposals as part of an established and historical building group and infill of existing buildings.

I made extensive enquiries into the allegation that the land had previously been developed; only to find that it was a serious misrepresentation in an attempt to add weight to the case.

The attached plan and legal documentation from the National Archives of Scotland, all apply to – Wester Campsie Farm Cottage and out buildings, when it was sold by James Donald (a previous owner of Wester Campsie Farm) to Alister Bosley (Bosley Estates) in 1975.

The buildings have not been demolished and cleared, nor is there an access track, this, as shown on the plan, is our original drive. We are the present owners and in residence. We purchased the property in 1993 from Bosley Estates, therefore the above statements from the support document are totally without substance

The only planning history for this area is that two previous applications for building have been applied for and refused. I can only trust the decision of the board is to uphold the refusal of this third application.

Yours Faithfully

Colin & Patricia Pennington

Audrey Brown - Democratic Services

From: Simon Harrison [simon.harrison@blueplanning.co.uk]
Sent: 23 October 2012 20:37
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(210)

Dear Audrey

Thank you for your email with attachments. We have no further comments in response to the attached letters of objection, and would therefore ask that the Review continue to the meeting on 6th November 2012 as referred to in your letter.

Kind regards

Simon.

Simon Harrison BA (Hons) MRTPI FRICS
Managing Partner

RTPI Chartered Town Planner
RICS Registered Valuer
Accredited Expert Witness

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