

LRB-2023-07
22/01650/IPL – Residential development (in principle), land
100 metres north west of Easter Drumatherty Farm,
Spittalfield

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LRB-2023-07

**22/01650/IPL – Residential development (in principle), land
100 metres north west of Easter Drumatherty Farm,
Spittalfield**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes No
☒ ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

NOT APPLICABLE

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?
2. Is it possible for the site to be accessed safely, and without barriers to entry?

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

NOT APPLICABLE

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 THE ATTACHED SEPARATE DOCUMENTS –

1. NOTICE OF REVIEW WRITTEN STATEMENT
2. NOTICE OF REVIEW SUBMISSION APPENDIX

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.

NOT APPLICABLE

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.

NOTICE OF REVIEW WRITTEN STATEMENT
NOTICE OF REVIEW SUBMISSION APPENDIX

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

Date

14/02/2023

NOTICE OF REVIEW WRITTEN STATEMENT FOR PLANNING REFERENCE 22/01650/IPL

Introduction

As mentioned in the Supporting Statement the reason for the Planning application is to provide a separate house for the applicant's son Taylor. The land is owned by the Reid family which is currently managed by Graham who is 5th generation of the family to run the farm. Taylor is now in his twenties and as well as completing his formal Farming education studies he is an integral member of the management of the family business.

It is anticipated that Taylor will take over the complete management of the farming business when Graham retires.

Currently, Taylor resides with his parents in the family home at Gourdie Farm and has been searching for a property to allow him to be independent from his parents. Due to the hours of work required in farming the preference is to have a property nearby to the farm for availability as well as having a property that is sustainable.

Housing in the Countryside

With regards to the Housing in the Countryside policy, there are various categories mentioned by the Case Officer and whilst the proposal may not fit perfectly into any of the categories the most favourable opportunity presented is for Category 2 – Infill Sites due to the other considered site being prone to flooding. Below is the extract from the Supporting Statement -

'Consideration has been given to the various options in the guidance with comments below:

1. Category 1 – Building Groups – The three existing buildings include Easter Drumatherty, Easter Drumatherty Cottage and Silver King Cottage. Consideration was initially given to infill between Easter Drumatherty and Silver King Cottage, however, this site is prone to flooding from the River Tay.
2. Category 2 – Infill Sites - Easter Drumatherty, Easter Drumatherty Cottage and Silver King Cottage each have differing plot sizes and building sizes. It's anticipated that a new house will be larger than Easter Drumatherty Cottage but smaller than Easter Drumatherty. As previously mentioned consideration was initially given to infill between Easter Drumatherty and Silver King Cottage, however, this site is prone to flooding from the River Tay. Due to the plot frontage size the preferred means of compliance is for 2 plots. There is a current access from A984 road within the infill site to the farmland, however, various other accesses to the farmland are plentiful.'

SUMMARY

In summary and in relation to the formal notice, a copy of the reasons for refusal are below:

Reasons for Refusal

1. The proposed development fails to respect the character and amenity of the place. The proposal would have a detrimental impact on the building pattern and landscape character of the area. The proposal does not satisfy the requirements of Policy 1A and 1B: Placemaking of the Perth and Kinross Local Development Plan 2 (2019).
2. The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and associated Supplementary Guidance Housing in the Countryside as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
3. The proposal is likely to have a significant adverse impact on the setting of a listed building. The proposal does not satisfy Policy 27A: Listed Buildings of the Perth and Kinross Local Development Plan 2 (2019).
4. The proposal for development on prime agricultural land does not satisfy Policy 50: Prime Agricultural Land of the Perth and Kinross Local Development Plan 2 (2019) by virtue of not being compatible with the policy framework of the Local Development Plan 2.
5. The proposal does not satisfy Policy 52: New Development and Flooding as the proposed development site is within the approximate extents of 200-year fluvial flood event from River Tay. A Flood Risk Assessment to determine exact 200-year + climate change flood water levels is required and has not been submitted.

Response to Reasons for Refusal

In relation to item 1 of the refusal, this item is generally entered as a standard when a refusal is issued, however, we simply disagree with this item.

In relation to item 2 of the refusal, the reason for the site choice has been explained above.

In relation to item 3 of the refusal, Easter Drumatherty House is a grade C Listed building with the description and photograph on Historic Environment Scotland's website as follows:

Description

1 and 2-storey, red rubble, Tudor. Low pitched slated roofs, bay window, c.1830 (Delvine estate style) chimneys rebuilt, **bad modern dormer**.



No detailed proposals have been submitted with the planning application so to suggest that the proposal is likely to have a significant adverse impact on the setting of a Listed Building appears to be adding more reasons for refusal without having any substance until a full planning application with detailed design and layout is submitted.

It's noted what has been written by HES in their description regarding the 'bad modern dormer' as well as from the photo showing the projecting boxed eaves on the pitched roof and 'modern' style windows.

In relation to item 4 of the refusal and Policy 50 and as mentioned in the Case Officer's report, the policy states that small scale development maybe acceptable. It's accepted that the land proposed is used for agriculture, however, there are no other suitable non-prime land sites available that can be readily developed or provide a better fit and, furthermore, the proposed development would not adversely affect the viability of the agricultural unit.

In relation to item 5 the proposed site is not known for flooding, however, if the application was approved or if the this was the only issue outstanding for the resubmission of the In Principle application a Flood risk assessment would be provided.

It would be helpful if each reason for refusal could be assessed by the LRB to allow an assessment for further progression of the proposal.



Robert Reid And Son
c/o Norman MacLeod
18 Walnut Grove
Blairgowrie
PH10 6TH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice : **18th November 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01650/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 10th October 2022 for permission for **Residential development (in principle) Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield** for the reasons undernoted.

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposed development fails to respect the character and amenity of the place. The proposal would have a detrimental impact on the building pattern and landscape character of the area. The proposal does not satisfy the requirements of Policy 1A and 1B: Placemaking of the Perth and Kinross Local Development Plan 2 (2019).
2. The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and associated Supplementary Guidance Housing in the Countryside as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
3. The proposal is likely to have a significant adverse impact on the setting of a listed building. The proposal does not satisfy Policy 27A: Listed Buildings of the Perth and Kinross Local Development Plan 2 (2019).

4. The proposal for development on prime agricultural land does not satisfy Policy 50: Prime Agricultural Land of the Perth and Kinross Local Development Plan 2 (2019) by virtue of not being compatible with the policy framework of the Local Development Plan 2.
5. The proposal does not satisfy Policy 52: New Development and Flooding as the proposed development site is within the approximate extents of 200-year fluvial flood event from River Tay. A Flood Risk Assessment to determine exact 200-year + climate change flood water levels is required and has not been submitted.

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

Plan Reference

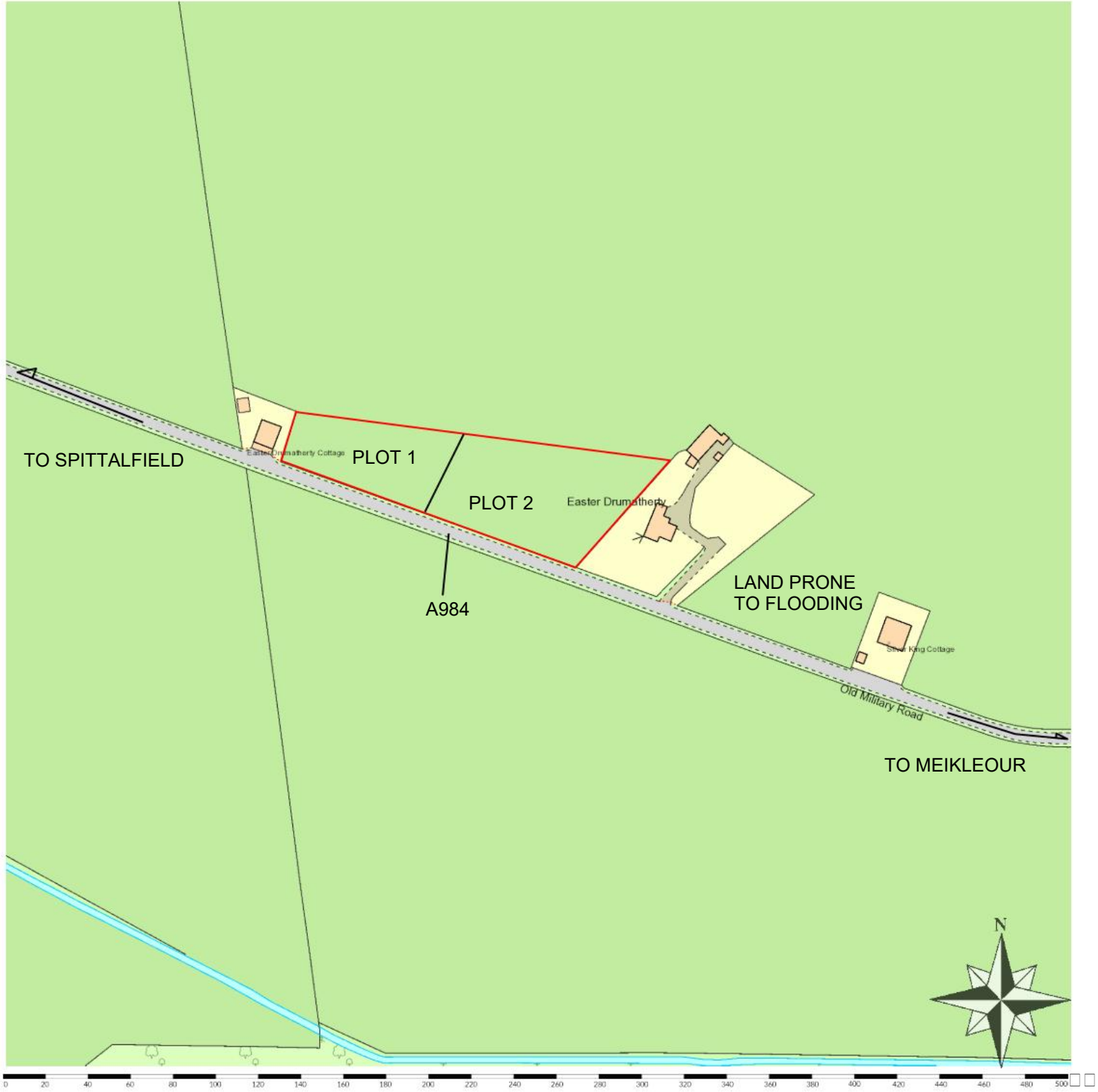
01

02

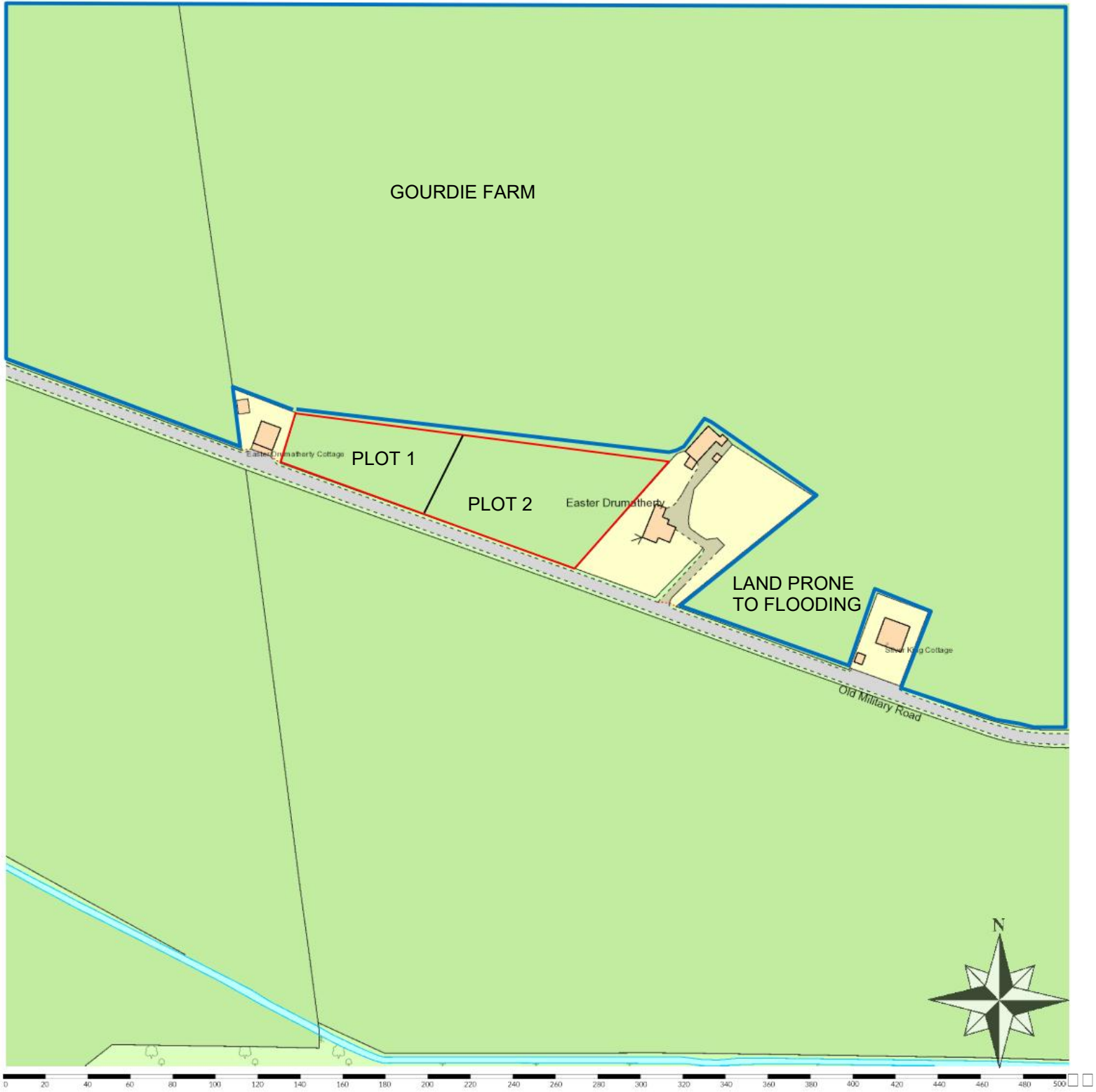
03

04

05



Scale: 1:2500 | Area 25Ha | Grid Reference: 312331,741164 | Paper Size: A3



Scale: 1:2500 | Area 25Ha | Grid Reference: 312331,741164 | Paper Size: A3

SUPPORTING STATEMENT AND PHOTOS

PURPOSE – The reason for the application is to provide a separate house for the applicant's son Taylor. The land is owned by the Reid family which is currently managed by Graham who is 5th generation of the family to run the farm. Taylor is now in his twenties and as well as completing his formal Farming education studies he is an integral member of the management of the family business.

It is anticipated that Taylor will take over the complete management of the farming business when Graham retires.

Currently, Taylor resides with his parents in the family home at Gourdie Farm and has been searching for a property to allow him to be independent from his parents. Due to the hours of work required in farming the preference is to have a property nearby to the farm for availability as well as having a property that is sustainable.

HOUSING IN THE COUNTRYSIDE SUPPLEMENTARY GUIDANCE –

Consideration has been given to the various options in the guidance with comments below:

1. Category 1 – Building Groups – The three existing buildings include Easter Drumatherty, Easter Drumatherty Cottage and Silver King Cottage. Consideration was initially given to infill between Easter Drumatherty and Silver King Cottage, however, this site is prone to flooding from the River Tay. Provide a plot between Easter Drumatherty House and Easter Drumatherty Cottage.
2. Category 2 – Infill Sites - Easter Drumatherty, Easter Drumatherty Cottage and Silver King Cottage each have differing plot sizes and building sizes. It's anticipated that a new house will be larger than Easter Drumatherty Cottage but smaller than Easter Drumatherty. As previously mentioned consideration was initially given to infill between Easter Drumatherty and Silver King Cottage, however, this site is prone to flooding from the River Tay. Due to the plot frontage size the preferred means of compliance is for 2 plots. There is a current access from A984 road within the infill site to the farmland, however, various other accesses to the farmland are plentiful.

LOCATION – The plots are located in Gourdie Farm adjacent to the A984 road between 2No existing dwelling houses.

PROPOSAL – The application proposal in outline is for 2No plots for the erection of a dwelling house on each of the plots.

ACCESS – Access to each plot will be from the A984 road.

DRAINAGE – A private drainage system is to be utilised for each plot.

PHOTOS

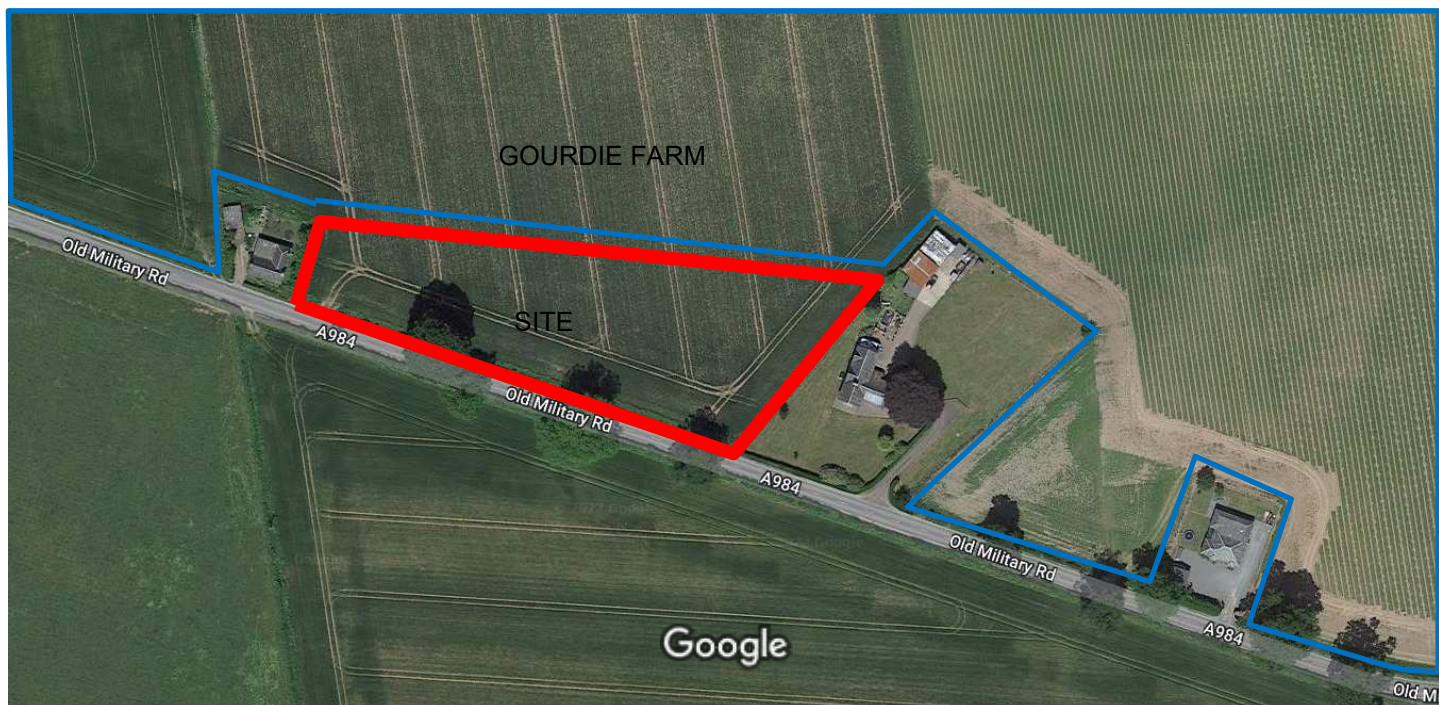












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LRB-2023-07**22/01650/IPL – Residential development (in principle), land 100 metres north west of Easter Drumatherty Farm, Spittalfield****PLANNING DECISION NOTICE** *(included in applicant's submission, pages 485-486)***REPORT OF HANDLING****REFERENCE DOCUMENTS** *(included in applicant's submission, pages 487-496)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01650/IPL	
Ward No	P5- Strathtay	
Due Determination Date	9th December 2022	
Draft Report Date	15th November 2022	
Report Issued by	CM	Date 17/11/22

PROPOSAL: Residential development (in principle)

LOCATION: Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield

SUMMARY:

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

BACKGROUND AND DESCRIPTION OF PROPOSAL

This is an in principle application for the change of use of farmland to create two residential plots on prime agricultural land on the north side of the Old Military Road (A984), east of Spittalfield.

The application site is located between Easter Drumatherty Farmhouse (east) and Easter Drumatherty Cottage (west), over 150m apart. The irregular shaped site measures 6880 sqm. The application site is to be split into two plots with a dwellinghouse proposed on each plot with access from the Old Military Road (south). A private drainage arrangement is proposed.

On the south-west boundary of the site, next to Easter Drumatherty Cottage, is an existing access to the farmland from the Old Military Road. A beech hedge separates the farmland from the Old Military Road and there is a mature tree on the roadside.

To the north of the site is open farmland; to the south is a public road and agricultural land; to the east is Easter Drumatherty Farmhouse which is Category C Listed and to the west is Easter Drumatherty Cottage.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 19: Housing in the Countryside

Policy 26B: Scheduled Monuments and Archaeology: Archaeology

Policy 27A: Listed Buildings

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 38A: International Nature Conservation Sites

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

Policy 41: Biodiversity

Policy 42: Green Infrastructure

Policy 50: Prime Agricultural Land

Policy 52: New Development and Flooding

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

Policy 53E: Water Environment and Drainage: Water Supply

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

OTHER POLICIES

Supplementary Guidance – Flood Risk and Flood Risk Assessments

Supplementary Guidance – Housing in the Countryside

Supplementary Guidance - Placemaking

Planning for Nature – Development Management and Wildlife Guide

CONSULTATION RESPONSES

External

Scottish Water - No objection.

Perth and Kinross Heritage Trust - The proposed development site lies within an area that is considered to have archaeological potential. Looking into the wider context of known monuments there is very rich evidence of prehistoric activity in the area, from the unenclosed settlement remains west of Wester Drumnatherty (SM7165), potential prehistoric pit cluster 300m south and Mains of Gourdie ring ditch and potential cursus (SM6875). No invasive archaeological work has been undertaken in the wider development area therefore given the above context and the fact the site is greenfield it is recommended that an evaluation is undertaken to assess archaeological potential at the site.

In line with Scottish Planning Policy, historic environment section (paragraphs 135-137 and 150), it is recommended that a condition for a programme of archaeological works be attached to any planning permission granted.

Internal

Conservation Team - Easter Drumatherty is a category C listed farmhouse dating to approximately 1830. The substantial red sandstone farmhouse is particularly prominent in the existing open, flat farmland setting. The west gable is a significant landscape feature on the approach from the west, along a straight section of the Old Military Road (A984). Historic mapping shows a steading range to the north-east of

the farmhouse, but it has remained undeveloped to the east or west, maintaining a clear visual and historic relationship to the wider agricultural landscape.

A residential development in the location proposed would detract from this historic landscape context, intruding on the key view of the farmhouse from the west. As such, the proposal is likely to have a significant adverse impact on the setting of the listed building.

Structures And Flooding - Objection in principle - flood risk.

Proposed development site within approximate extents of 200-year fluvial flood event from River Tay. Applicant to provide details/plans of proposed SUDS/drainage systems and to also carry out and provide full flood risk assessment to determine exact 200-year + climate change flood water levels.

Environmental Health (Contaminated Land) - No adverse comments to make on the application. A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

Transport Planning - No objection to this proposal and recommend a condition is attached to any permission granted to ensure specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority. All matters regarding: access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority. Also, recommend an informative is attached to any permission granted to advise that in terms of Sections 56 of the Roads (Scotland) Act 1984, the applicant must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works.

Development Contributions Officer –

This proposal is within the catchment of Glendelvine Primary School. A condition is recommended to ensure compliance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020.

Environmental Health (Private Water) - No objection but recommend a condition and informatives to ensure 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.

REPRESENTATIONS

No representations received.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations Appraisal - AA Not Required
Design Statement or Design and Access Statement	Not Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Policy Appraisal

The Council's objective is to strike a balance between the need to protect the outstanding landscapes of the Perth & Kinross area and encourage appropriate housing development in rural areas including the open countryside and outwith settlements.

Policy 1: Placemaking requires all development to contribute positively to the quality of the surrounding built and natural development. The design, density and siting of development should respect the character and amenity of the place.

The application site is classed as prime agricultural land and is currently in agricultural use. The surrounding area is open farmland with a dispersed building pattern of individual cottages and farmhouses and buildings.

Two substantial plots are proposed on the application site located between a cottage and a farmhouse some 150m apart on the north side of the Old Military Road. The cottage is traditional in style and fronts the road and the red sandstone farmhouse is Category C Listed. The listed farmhouse is set back from the road and sits prominently in open garden grounds and is highly visible from the Old Military Road.

The proposal fails to respond positively to local features including the open farmland setting and the setting of the listed building, a landmark in the area. The proposal would have a detrimental impact on the dispersed building pattern of individual houses and cottages and the wider landscape character of the area. The proposal does not satisfy the requirements of Policy 1A and 1B: Placemaking.

In respect of Policy 6: Settlement Boundaries, the application site does not adjoin a settlement boundary and Policy 19: Housing in the Countryside applies. The applicant's Supporting Statement refers to the Housing in the Countryside Supplementary Guidance and highlights three existing buildings – Easter Dumatherty Cottage, Easter Drumatherty Farm and Silver King Cottage - which it defines as a group to comply with Category 1 – Building Groups.

The Supporting Statement also refers to Category 2 – Infill Sites and states that due to the plot frontage size the preferred means of compliance is for two plots.

In response to the justification set out in the applicant's Supporting Statement, the Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:(1)building groups;(2)infill sites;(3)new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;(4)renovation or replacement of houses;(5)conversion or replacement of redundant non-domestic buildings;(6)development on rural brownfield land.

In respect of Category 1, it is considered that the buildings are not an obvious group and are too dispersed to appear as a group in their landscape setting. The character of the surrounding area is open farmland with a dispersed building pattern of individual cottages and farmhouses and buildings. Easter Dumatherty Cottage, Easter Drumatherty Farm and Silver King Cottage are individual buildings in an open farmland setting.

The site is separated by a hedge from the public road, and it does not have any other established, identifiable boundaries and a level of enclosure provided by natural features.

The proposal does not satisfy the requirements of Category 1 – Building Groups.

In respect of Category 2 – Infill Sites, the development of up to two new houses in gaps between established houses may be acceptable if they meet the following criteria set out in the Supplementary Guidance –

- The plot or plots created are comparable in size to the neighbouring plots and have a similar size of road frontage.

- The proportion of each plot occupied by the infill house or houses is no greater than that of the neighbouring plots.
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the infill house or houses, and the amenity of any existing neighbouring house is maintained.
- The size and design of the infill house or houses is sympathetic to the neighbouring buildings.
- The full extent of the gap is included within the infill plot or plots – for the avoidance of doubt, the retention of a field access within the infill plot or plots will not be permitted.

The application site is an irregular shape measuring 6880 sqm and the proposal is to split the elongated site into two substantial plots. The plots are not comparable in size to the neighbouring plots and will not have a similar size of road frontage. The proposal has been manufactured to fit the full extent of the farmland between Easter Drumatherty Cottage and Easter Drumatherty Farm, more than 150m apart, and the size of the plots does not respect the character of the area and are not sympathetic to the neighbouring buildings. It is unclear if the existing field access next to Easter Drumatherty Cottage is required to be retained for farming operations.

The proposal does not satisfy the requirements of Category 2 – Infill Sites.

The proposal would lead to the creation of ribbon development on the north side of the Old Military Road. The application site is not a readily definable site and linear development is not part of the character of the area. The Housing in the Countryside Supplementary Guidance clearly states ribbon development will not be supported.

The Supporting Statement highlights the reason for the application is to provide a house for the son of the applicant who runs the farm. The son will take over the complete management of the farming business when the applicant retires. The statement notes that due to the hours of work required for farming, a property near the farm is preferred as well as a property that is sustainable.

No supporting evidence has been submitted to consider the proposal for a new house or two houses, to support an existing business under Category 3 – New Houses in the Open Countryside. Under this category, applications in principle are not acceptable as detailed plans and full information are essential to making an informed assessment.

In respect of Categories 4, 5 and 6, these do not apply to the proposal.

The proposal does not satisfy the requirements of Policy 19: Housing in the Countryside and associated Supplementary Guidance.

In respect of Policy 50: Prime Agricultural Land, as noted in the report above, the application site is prime agricultural land. This policy states that small scale development, including housing, may be acceptable providing it is compatible with all other aspects of the policy framework of the Plan and there are no other suitable non-prime land sites available, and it does not adversely affect the viability of the agricultural unit.

The proposal does not satisfy Policy 50 as it is not compatible with the policy framework of the Plan by virtue of not satisfying Policy 1: Placemaking and Policy 19: Housing in the Countryside.

The principle of developing the site is contrary to the Perth and Kinross Local Development Plan 2 (2019).

Design and Layout

No detail of the design and layout of the dwellinghouses has been submitted given the type of application. As noted in the report above, the plots are substantial in size and are not comparable or sympathetic to the neighbouring plots. The proposed development fails to respect the character and amenity of the place.

Landscape

The site is open farmland characterised by a dispersed building pattern of individual cottages and farm buildings. The proposal will have a detrimental impact on the existing landscape character.

Residential Amenity

There is unlikely to be any detrimental impact on residential amenity given the size of the plots and the distance between the neighbouring houses to the east and west.

Visual Amenity

No detail of the design and layout of the dwellinghouses has been submitted. Notwithstanding this lack of detail, the proposed development will have a detrimental impact on the wider visual amenity of the surrounding area which is characterised by open farmland and dispersed individual cottages and farm buildings.

Roads and Access

Transport Planning has been consulted and do not raise any concerns on roads and access.

Drainage and Flooding

An objection in principle due to flood risk has been received from Flooding Development Control.

The proposed development site is within the approximate extents of 200-year fluvial flood event from River Tay. It is recommended that the applicant undertakes to provide details/plans of proposed SUDS/drainage systems and to also carry out and provide full flood risk assessment to determine exact 200-year + climate change flood water levels.

The proposal does not satisfy Policy 52: New Development and Flooding.

Conservation Considerations

Easter Drumatherty is a category C listed farmhouse dating to approximately 1830. The substantial red sandstone farmhouse is particularly prominent in the existing open, flat farmland setting. The west gable is a significant landscape feature on the approach from the west, along a straight section of the Old Military Road (A984). Historic mapping shows a steading range to the north-east of the farmhouse, but it has remained undeveloped to the east or west, maintaining a clear visual and historic relationship to the wider agricultural landscape.

A residential development in the location proposed would detract from this historic landscape context, intruding on the key view of the farmhouse from the west. As such, the proposal is likely to have a significant adverse impact on the setting of the listed building.

The proposal does not satisfy Policy 27A: Listed Buildings.

Statutory Duty

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

By refusing the application, due to its significant adverse impact on the setting of a listed building, the Council would be discharging its statutory duty in consideration of section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Archaeological Interest

The proposed development site lies within an area that is considered to have archaeological potential. Looking into the wider context of known monuments there is very rich evidence of prehistoric activity in the area, from the unenclosed settlement remains west of Wester Drumnatherty (SM7165), potential prehistoric pit cluster 300m south and Mains of Gourdie ring ditch and potential cursus (SM6875). No invasive archaeological work has been undertaken in the wider development area therefore given the above context and the fact the site is greenfield it is recommended that an evaluation is undertaken to assess archaeological potential at the site.

The evaluation will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits.

A condition is recommended should planning permission be granted to ensure an archaeological evaluation takes place in consultation with Perth and Kinross Heritage Trust.

Natural Heritage and Biodiversity

The site is located in the Tay SAC Catchment Boundary. There are mature trees and hedgerow on the roadside boundary of the site (south).

As this is an application in principle no supporting information has been submitted for natural heritage and biodiversity. Should planning permission be granted, this further supporting information could be conditioned to ensure appropriate assessment and measures are put in place to protect and enhance the natural heritage and biodiversity.

Developer Contributions

A condition is recommended to secure developer contributions.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons for Refusal

1.The proposed development fails to respect the character and amenity of the place. The proposal would have a detrimental impact on the building pattern and landscape character of the area. The proposal does not satisfy the requirements of Policy 1A and 1B: Placemaking of the Perth and Kinross Local Development Plan 2 (2019).

2. The proposal is contrary to Policy 19: Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and associated Supplementary Guidance Housing in the Countryside as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

3. The proposal is likely to have a significant adverse impact on the setting of a listed building. The proposal does not satisfy Policy 27A: Listed Buildings of the Perth and Kinross Local Development Plan 2 (2019).

4. The proposal for development on prime agricultural land does not satisfy Policy 50: Prime Agricultural Land of the Perth and Kinross Local Development Plan 2 (2019) by virtue of not being compatible with the policy framework of the Local Development Plan 2.

5. The proposal does not satisfy Policy 52: New Development and Flooding as the proposed development site is within the approximate extents of 200-year fluvial flood event from River Tay. A Flood Risk Assessment to determine exact 200-year + climate change flood water levels is required and has not been submitted.

Justification

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

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

LRB-2023-07

**22/01650/IPL – Residential development (in principle), land
100 metres north west of Easter Drumatherty Farm,
Spittalfield**

REPRESENTATIONS

Monday, 17 October 2022



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

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

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



Dear Customer,

Land 100 Metres North West Easter Drumatherty Farm, Spittalfield, PH1 4LE
Planning Ref: 22/01650/IPL
Our Ref: DSCAS-0074577-QZ7
Proposal: Residential development (in principle)

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

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

- ▶ This proposed development will be fed from Lintrathen Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Please Note

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

Surface Water

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

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

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

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

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

▶ Non Domestic/Commercial Property:

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

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

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

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

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

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 22/01650/IPL

Our ref MA

Date 20 October 2022

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

Residential development (in principle) Site Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield

I refer to your letter dated 18 October 2022 in connection with the above application and have the following comments to make.

Water (assessment date – 20/10/2022)

Recommendation

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

Comments

The development is for a residential development in a rural area with private water supplies believed to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and 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 informatives. It should be noted that once the development is operational this Service may have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. No public objections relating to the water supply were noted at the date above.

WS00 Condition

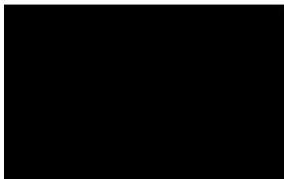
Prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes 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 subsequently agreed protective or replacement measures shall be put in place prior to the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

WAYL - Informative 1

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.

PWS - Informative 2

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.



Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01650/IPL

Our ref CHF

Date 27/10/2022

Communities

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

Consultation on an Application for Planning Permission

22/01650/IPL RE: Residential development (in principle) at Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield for Robert Reid And Son

I refer to your letter dated 12 October 2022 in connection with the above application and have the following comments to make.

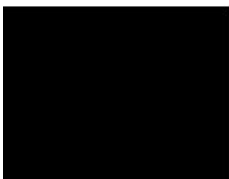
Contaminated Land

Comments

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

Recommendation

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



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01650/IPL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner Email: [REDACTED]
Description of Proposal	Residential development (in principle)		
Address of site	Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Glendelvine Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	27 October 2022		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01650/IPL	Comments provided by	Dean Salman Lead Officer
Service/Section	Transportation & Development	Contact Details	
Description of Proposal	Residential development (in principle)		
Address of site	Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield		
Comments on the proposal	Insofar as the Roads matters are concerned, I do not object to this proposal on the following condition.		
Recommended planning condition(s)	The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority. All matters regarding: access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.		
Recommended informative(s) for applicant	The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess . Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.		
Date comments returned	02 November 2022		



To:	Claire Myles, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	3 rd November 2022

22/01650/IPL | Residential development (in principle) | Land 100 Metres North West Of Easter Drumatherty Farm Spittalfield

Thank you for consulting PKHT on the above application. I can confirm that the proposed development site lies within an area that is considered to have archaeological potential. Looking into the wider context of known monuments there is very rich evidence of prehistoric activity in the area, from the unenclosed settlement remains west of Wester Drumnatherty (SM7165), potential prehistoric pit cluster 300m south and Mains of Gourdie ring ditch and potential cursus (SM6875). No invasive archaeological work has been undertaken in the wider development area therefore given the above context and the fact the site is greenfield we recommend an evaluation is undertaken to assess archaeological potential at the site.

Therefore, it is recommended that an archaeological evaluation should take place to assess the presence / absence, character, and significance of archaeological deposits on the site. The evaluation will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits.

Recommendation:

In line with Scottish Planning Policy historic environment section (paragraphs 135-137 and 150), it is recommended that the following condition for a programme of archaeological works be attached to consent, if granted:

HE25 *Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation which has been submitted by the applicant, and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.*

Notes:

1. Should consent be given, it is important that the developer, or their agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.
2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01650/IPL	Comments provided by	Charlie Haggart
Service/Section	HE/Flooding	Contact Details	FloodingDevelopmentControl@pkc.gov.uk
Description of Proposal	Residential development (in principle)		
Address of site	Land 100 metres North West of Easter Drumatherty Farm, Spittalfield		
Comments on the proposal	<p>Objection in principle – flood risk.</p> <p>Proposed development site within approximate extents of 200-year fluvial flood event from River Tay.</p> <p>Applicant to provide details/plans of proposed SUDS/drainage systems and to also carry out and provide full flood risk assessment to determine exact 200-year + climate change flood water levels.</p>		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	<p>The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.</p>		
Date comments returned	08/11/2022		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01650/IPL	Comments provided by	Diane Barbary
Service/Section	Conservation	Contact Details	
Description of Proposal	Residential development (in principle)		
Address of site	Land 100m NW of Easter Drumatherty Farm, Spittalfield		
Comments on the proposal	<p>Easter Drumatherty is a category C listed farmhouse dating to approximately 1830.</p> <p>The substantial red sandstone farmhouse is particularly prominent in the existing open, flat farmland setting. The west gable is a significant landscape feature on the approach from the west, along a straight section of the Old Military Road (A984). Historic mapping shows a steading range to the north-east of the farmhouse, but it has remained undeveloped to the east or west, maintaining a clear visual and historic relationship to the wider agricultural landscape.</p> <p>A residential development in the location proposed would detract from this historic landscape context, intruding on the key view of the farmhouse from the west. As such, the proposal is likely to have a significant adverse impact on the setting of the listed building.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	15/11/2022		

