

Perth and Kinross Council
Planning & Development Management Committee – 3 July 2019
Report of Handling by Head of Planning and Development (Report No. 19/199)

PROPOSAL: Alterations to site layout, siting of 11 additional caravans, formation of landscaping and associated works (in part retrospect).

LOCATION: Lochmanor Lodge Estate, Dunning, Perth PH2 0QN.

Ref. No: [19/00136/FLL](#)

Ward No: P7 - Strathallan

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The application site comprises an existing caravan park on the east side of the B9141 to the north of Dunning. The site includes a small loch and an area of grassland, maintenance shed, garage and outbuildings. The site is bounded by the Duncrub Burn and farmland to the north, the B9141 to the west and farmland to the east and south. The site is screened by hedging along the roadside to the south west and partially screened by the trees along the northern, southern and eastern boundaries.
- 2 Planning permission was approved in July 2014 under 13/01780/FLL to increase the site capacity from 12 touring caravans up to 30 touring caravans and provide a new access to the site further to the north of the existing access. In 2014 a further application was approved under 14/01922/FLL for extension of the caravan park to provide a total of 30 chalet/lodge pitches in place of the touring pitches.
- 3 The site to date has 31 units in situ (one more than was granted permission) and has not been laid out in accordance with the 2014 permission. There has also been a recent history of withdrawn applications due to issues with the previous owner providing an as-built layout. The site has since been sold and the new owner now wishes to regularise the site layout for the existing 31 units and to seek an additional 10 caravans (therefore 11 additional caravans in total).
- 4 Therefore this proposal is for the site as currently laid out, with the addition of ten caravans, two in the northeast corner, five in the southwest corner, one in the central row and two to the east of the site office beside the loch.

Additional areas of planting are also proposed, in particular, where two unauthorised concrete bases have been installed. A new sewage treatment plant is also proposed to the west of the site office.

- 5 The application has been revised from the original submission to remove three caravans. One has been removed from the northeast corner which was overcrowded and two have been removed from the south boundary to reflect the previous approvals which reduced unit numbers along this edge.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

- 7 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

Scottish Planning Policy 2014

- 8 The Scottish Planning Policy (SPP) was published in June 2014 and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- The preparation of development plans;
- The design of development, from initial concept through to delivery; and
- The determination of planning applications and appeals.

- 9 The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability: paragraphs 24 – 35
- Placemaking: paragraphs 36 – 57

Planning Advice Notes

- 10 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

National Roads Development Guide 2014

- 11 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

DEVELOPMENT PLAN

- 12 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYPlan Strategic Development Plan 2016-2036

- 13 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“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.”

- 14 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application.

Policy 2: Shaping Better Quality Places

- 15 Seeks to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets, natural processes, the multiple roles of infrastructure and networks, and local design context.
- 16 Proposals should demonstrate that they contribute to infrastructure that supports active and healthy communities and incorporate design which is adaptable and resilient to a changing climate. There is also an emphasis on resource efficiency which should be achieved through renewable energy generation, high quality design and providing solutions for waste management.

Policy 6: Developer Contributions

- 17 Seeks to ensure suitable infrastructure is in place to facilitate new development. Developer contributions shall be sought to mitigate any adverse impact on infrastructure, services and amenities brought about by development. This may include contributions towards schools, the delivery of affordable housing, transport infrastructure and facilities (including road, rail, walking, cycling and public transport), green infrastructure and other community facilities in accordance with the Scottish Government Circular 3/2012: Planning Obligations and Good Neighbour Agreements.

Perth and Kinross Local Development Plan 2014

- 18 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. The LDP sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 19 The principal relevant policies are, in summary;

Policy PM1A - Placemaking

- 20 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

- 21 All proposals should meet all eight of the placemaking criteria.

Policy PM2 - Design Statements

- 22 Design Statements should normally accompany a planning application if the development comprises 5 or more dwellings, is a non-residential use which exceeds 0.5 ha or if the development affects the character or appearance of a Conservation Area, Historic Garden, Designed Landscape or the setting of a Listed Building or Scheduled Monument.

Policy PM3 - Infrastructure Contributions

- 23 Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy ED3 - Rural Business and Diversification

- 24 Favourable consideration will be given to the expansion of existing businesses and the creation of new business. There is a preference that this will generally be within or adjacent to existing settlements. Outwith settlements, proposals may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that permanent employment is created or additional tourism or recreational facilities are provided or existing buildings are re-used. New and existing tourist related development will generally be supported. All proposals are required to meet all the criteria set out in the policy.

Policy ED4C - Caravan Sites, Chalets and Timeshare Development

- 25 Favourable consideration will be given to new chalet and timeshare / fractional ownership developments where it is clear that these cannot be used as permanent residences and where they satisfy the criteria set out. There shall be no presumption in favour of residential development if any of the above uses ceases.

Policy TA1B - Transport Standards and Accessibility Requirements

- 26 Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

Policy EP2 - New Development and Flooding

- 27 There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Built development should avoid areas at significant risk from landslip, coastal erosion and storm surges. Development should comply with the criteria set out in the policy.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 28 Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.
- 29 The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent

Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

- 30 The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

SITE HISTORY

- 31 [13/01780/FLL](#) Change of use of agricultural land to form extension to caravan park including an additional 18 pitches and landscaping Application Approved at Development Management Committee - Decision Issued 21 July 2014
- 32 [14/01922/FLL](#) Change of use of agricultural land to form extension to caravan park including an additional 18 pitches, new access and landscaping to provide a total of 30 chalet/lodge pitched with associated works and landscaping Application Approved at Development Management Committee - Decision Issued 10 June 2015
- 33 [17/00409/FLL](#) Siting of 12 caravans/chalets, 3 show caravans/chalets for a temporary period and associated works - Application Withdrawn 24 August 2017
- 34 [18/00151/FLL](#) Siting of an additional 12 caravans, landscaping and associated works - Application Withdrawn 2 November 2018
- 35 [19/00068/FLL](#) Alterations to site layout, siting of 8 lodges and an additional 5 caravans, formation of landscaping and associated works (in part retrospect) - Application Withdrawn 5 February 2019

CONSULTATIONS

- 36 As part of the planning application process the following bodies were consulted:

External

Dunning Community Council

- 37 The Community Council have no objection to the development proposed within the site. They maintain concerns however with the current speed limit on the B9141, the junction with the A9 and the lack of a footpath link to the village.

Scottish Water

- 38 No objection to proposal

Internal

Commercial Waste Team

- 39 No comments on proposal current waste provision adequate

Structures And Flooding

- 40 Flood Risk Assessment submitted no objection to proposal

Environmental Health (Noise Odour)

- 41 No objection to proposal

Transport Planning

- 42 No objection to proposal

Development Negotiations Officer

- 43 Contribution required towards Transport Infrastructure

Perth And Kinross Heritage Trust

- 44 No archaeological mitigation is required in this instance

REPRESENTATIONS

- 45 The following points were raised in the 12 representations which includes a letter from Dunning Community Council:
- Contrary to Development Plan
 - Visual impact
 - Overdevelopment
 - Lack of parking
 - Access to path around loch
 - Noise
 - Loss of view
 - Objection to definition as a caravan
 - Restricted access for emergency vehicles
 - Inadequate private drainage system
 - Speed limit on B9141 should be reduced
 - Development should not be approved until A9 improvements undertaken
 - Footpath improvements
 - No objection to lodges on prepared bases

- 46 These issues are addressed in the Appraisal section of the report with the exception of the loss of a view which is not considered to be a material planning consideration.

ADDITIONAL STATEMENTS

47

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement / Design and Access Statement	Submitted – Design Statement
Reports on Impact or Potential Impact	Submitted – Flood Risk Report

APPRAISAL

- 48 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2014. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance.

Principle

- 49 The application site is located out with the settlement boundary of Dunning. The principle of extending the site is considered under Policy ED3 - Rural Business and Diversification and Policy ED4 - Caravan Sites, Chalets, and Timeshare Developments.
- 50 Policy ED3 Rural Business and Diversification supports the expansion of existing rural businesses through the provision of jobs and visitor accommodation. Policy ED4C covers the expansion of existing caravan parks where the development does not constitute either overdevelopment of the site or its setting.
- 51 The principle of holiday accommodation use has been established on the site and the principle of extending the park is acceptable and is in accordance with Policy ED4 of the Development Plan. The density reflects the existing spacing of the units on the site and there is adequate remaining amenity space within the site. The proposal is therefore not considered to be an overdevelopment of the site.

Design and Layout

- 52 The application seeks to formalise the existing unauthorised layout of the site for 31 caravans and to site a further 10 caravans. The 2014 approval was for a generously spaced development with the access road meandering around the site and areas of landscaping between caravans focused on supplementing the southern boundary. However in reality, the site has been laid out in a more rigid arrangement along two linear access tracks with large amounts of gravelled areas and little soft landscaping. The layout complies with the site licence and whilst not as spacious as was originally granted permission, is considered to be an acceptable layout with sufficient space between units. The development as now proposed is considered to reflect the current site layout and the site is considered to be able to accommodate the development.
- 53 It is clear from visiting the site that a considerable amount of work would be required to lay the site out as previously approved this would include relocating a number of occupied lodges and realigning the access road.
- 54 The former site owner, until he sold the site, continued to lay the site out as per the current spacing required under the caravan site licence and did not follow the 2014 planning approval.
- 55 As already described, eleven new caravans are proposed one of these already being in situ. The caravans proposed are two different sizes consisting of double and single units. The double units measure 6.09m x 12.2m and 4.25m in overall height while the singles measure 3.8m x 12.2m and 3.5m in overall height. Whilst the proposed structures are defined as caravans under the Caravan Sites Act 1968 the units have the appearance of a lodge and are proposed to be clad in timber with a tiled roof and will accommodate two bedrooms, an en-suite, separate shower room and a kitchen/lounge area.
- 56 Two caravans are proposed at the entrance to the site adjacent to the loch in line with the existing office. They will be adjacent to one existing lodge which is located to the west of the loch and currently sits on its own. The units are considered acceptable here as they are to be located in line with the site office, they extend no further than existing built development and follow the current form of units arranged around the loch.
- 57 To the north east of the site there is a small wedge of land contained by the north and east site boundaries and the loch. Two lodges and an access track are proposed in this area angled to be side on to the loch to achieve a suitable access and adequate spacing. This area is currently underused and has not been landscaped. The proposed development within this area is considered acceptable as it continues the theme of loch side units in the application site and is visually contained.
- 58 In the southwest corner of the site three concrete bases have already been laid out by the previous owner. Within this area four units were originally proposed. This corner benefits from mature planting and again the spacing

proposed reflects the existing site density. The caravans laid out in these areas are formed around a small open space which features a number of fruit trees which are to be retained. I consider the development of five units here to be acceptable.

- 59 One single caravan is proposed in place of a small shed in the middle row of lodges which reflects the layout and spacing in this middle row. I consider this position to be a logical place for a unit.
- 60 Two concrete bases have been laid along the southern boundary of the site and, due to previous concerns about the spacing and the previous committee decision to reduce the numbers along this boundary, these two bases will not now be developed. This is to try and mitigate the unauthorised layout which has been completed along this row which was not in accordance with the spacing and landscape proposal previously approved. In discussions with the landscape architect it was considered that instead of removing the bases which would be extremely disruptive, holes could be drilled into the concrete for drainage and then the bases slightly built up with soil and planted. A condition will be added ensure the proposed landscaping in this area is agreed and completed (Condition 4).
- 61 In light of my assessment above, the proposal is considered to comply with policy PM1 and the design criteria outlined in policy ED3 and ED4 of the LDP as the design, density and siting of the caravans is considered to respect the character and amenity of the place.

Open/Amenity Space

- 62 The site's function is to provide holiday accommodation only and there are no on-site facilities or activities for guests. The site follows the spacing guidelines for caravans with an acceptable amount of amenity space provided between each lodge.
- 63 The site has a small loch located to the north of the site. It has been noted that access around this loch is important to users of the site. The plans detail how this path can be accommodated with the new units in situ. There is an area of open space to the northwest of the site and two other smaller areas to the southwest around a small orchard and another area to the end of the central row. It is considered that the proposal complies with policy ED4 of the LDP as the density and siting of the caravans would not constitute an overdevelopment of the site.

Landscape and Visual Amenity

- 64 The caravan site is within the countryside and has a more open aspect to the south. The previous proposal was to space the units further apart and introduce some planting however the site boundary as laid out forms a straight row with the planting contained in a low raised bed.
- 65 The agent has submitted a viewpoint assessment as the boundary has matured since the last submission. The assessment shows the park from

various locations out with the site in summer and winter. The pictures show that the existing boundary provides a good amount of screening. It is considered that the siting of further caravans along the southern boundary with the low nature of the buildings and the timber finish proposed will not have a detrimental impact on the visual amenity of the area.

- 66 Additional planting within the site and along the boundary has been proposed and will be secured by condition (Condition 4 & 5).

Residential Amenity

- 67 There is an existing dwelling to the west of the caravan site which was previously within the site ownership. Whilst no longer in the ownership of the applicant, the 2014 application approved a lodge adjacent to this dwelling and this application does not seek to alter the position of this caravan.

The next nearest dwelling is located 30 metres across the public road and is sufficiently distant to avoid any detrimental impact on residential amenity.

The proposal is therefore considered to comply with the requirements of policies PM1A and B and ED3 where they refer to residential amenity.

Noise

- 68 The day to day activities associated with the holiday use will result in noise within the site however it would not be considered to be a high generator of noise. The adjacent units are of the same use type (holiday accommodation) as the proposed caravans which ensures the proposal complies with LDP Policy EP8.

Site Licence

- 69 An updated site plan has been submitted to Environmental Health confirming that all existing site licence conditions will continue to be met through the siting of the additional units.

Roads and Access

- 70 Policy TA1B of the LDP requires new development to be well served and easily accessible by all modes of transport. Given the rural nature of the site, it is considered that the majority of users of the site will travel by car. The site has parking provided for each caravan and a visitor parking area already exists beside the office. The current access to the site approved under the previous application has been constructed and provides improved visibility to and from the site. The access arrangements to the public road are also acceptable for emergency vehicles to enter and exit the site.
- 71 Dunning Community Council has requested that the applicant provides a suitable footpath between the site and Dunning village and that no further development is approved until the speed limit is lowered on the B9141 and the A9 junction improvements are complete.

- 72 In relation to the footpath, it is considered that this request is not justified in this case given the excessive distance from the site to the village. The lowering of the speed limit is also not in the control of Planning and would need to be considered by the relevant Roads section of the Council. The site is located out with the Auchterarder A9 Contributions Boundary and 2.5km from the junction with the A9 (this junction also does not fall within the Auchterarder Contributions Area). It cannot be justified that all occupants of 11 new units would use this junction to access the site and it is also considered that the increase of the site by 11 units would not justify restricting the development until any junction upgrades are complete. It should be noted that as part of this approval transport infrastructure contributions are being sought which is covered in a subsequent section.
- 73 Transport Planning note that the forward visibility looking south (left) at the new access for the estate, which was approved under the 2014 planning permission, does not meet the recommended standard for a 60mph road. However, vehicles approaching the site on the B9141 will likely be travelling at speeds considerably less than 60mph, due to the double bend in the road immediately prior to the estate access. The boundary wall is at an appropriate height and any trees or scrub behind the wall should be regularly maintained to achieve sufficient visibility. Transport Planning confirm that they have no objection to the current access arrangement.

Drainage and Flooding

- 74 The submission details that the existing septic tank will be removed and replaced by a new sewage treatment plant to be located to the east of the site office. The agent has confirmed that discussions have taken place with SEPA and they have obtained a CAR licence. The licence states that this is for a population equivalent of 186. This population equivalent is more than sufficient for the 41 units. A condition will be added to ensure that the system is installed prior to the occupation of any further lodges (Condition 3).
- 75 A Flood Risk Assessment (FRA) has been submitted to include the 1:1000 flood risk at the site, and this confirms no development within this flood extent. Consequently SEPA and the Council's Structures & Flooding section are satisfied with the proposals.

Waste Collection

- 76 The existing site has waste facilities which are considered acceptable for the increased capacity.

Developer Contributions

- 77 The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

- 78 Eleven additional permanent caravans are proposed on site. This type of development is considered as holiday homes in terms of the guidance and are included under the residential development rate. The trip rates associated with Holiday Homes are lower than normal residential properties so the contribution will be applied at the Affordable Housing rate of £1,319 per unit. The agent has not indicated how this payment is to be made through the options will be to pay upfront or sign a Section 75 Legal Agreement for delayed payment.
- 79 No other contributions are required in respect of education or affordable housing as the caravans will be conditioned for holiday use only (Condition 2).

Economic Impact

- 80 The siting of 11 caravans will offer additional holiday accommodation resulting in increased employment opportunities and boost the local and regional economy.

LEGAL AGREEMENTS

- 81 The agent has not confirmed as yet whether the transport contribution would be paid upfront or secured by entering into a legal agreement and clarification of this will need to be sought.

DIRECTION BY SCOTTISH MINISTERS

- 82 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 83 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, I have taken account of the Local Development Plan and material considerations and in this case I am content that the development proposed does not conflict with the Development Plan.
- 84 Accordingly the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

2. The development hereby approved shall be used solely for holiday accommodation and shall not be occupied as the sole or main residence of any occupant to the satisfaction of the Council as Planning Authority.

Reason - In order to clarify the terms of the permission; to control and restrict the use of the units.

3. Prior to the occupation of any further units the new sewage treatment plant shall be installed to the satisfaction of the Council as Planning Authority

Reason – To ensure the system is installed.

4. Prior to the commencement of any further development on the site a detailed landscaping and planting scheme for the two concrete bases not to be developed on the southern boundary shall be submitted for the further written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the next planting season (October to March). The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority with any planting which fails to become established within five years being replaced in the following planting season with others of a size and species as previously approved.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

5. The landscaping and planting scheme which is hereby approved shall be completed within the first available planting season (October to March) after the date of this decision notice. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season with others of a size and species as previously approved.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

Permission shall not to be issued until the Section 75 Agreement relating to transport infrastructure contributions has been completed and signed or the required contribution has been paid upfront.

The contributions shall be paid within 28 days or the legal agreement should be concluded and completed within 4 months of the date of any Committee approval. Failure to conclude a legal agreement within 4 months will result in the planning application having to be re-assessed through failing to comply with the associated developer contributions policy and may ultimately be recommended for refusal under delegated powers.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
3. An application for Building Warrant may be required.
4. The applicant should be advised that the caravans are required to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore an application should be made to the Environmental Health if planning consent is approved.
5. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.

Background Papers: 12 letters of representation

Contact Officer: Joanne Ferguson 01738 475320

Date: 20 June 2019

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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