

TCP/11/16(529) – 17/01958/FLL – Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect), former grain store, Inchcoonans, Errol

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TCP/11/16(529) – 17/01958/FLL – Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect), former grain store, Inchcoonans, Errol

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100088456-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Galbraith		
Ref. Number:	6901-2	You must enter a Building Name or Number, or both: *	
First Name: *	Desmond	Building Name:	
Last Name: *	Montgomery	Building Number:	16
Telephone Number: *	01334 659980	Address 1 (Street): *	St Catherine Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Cupar
Fax Number:		Country: *	Scotland
		Postcode: *	KY15 4HH
Email Address: *	desmond.montgomery@galbraithgroup.com		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Shore Cottage"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Shore Cottage"/>
Company/Organisation	<input type="text" value="Munro Estates Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Lergas"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA34 4SE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Former farm building and associated stack yard, Inchcoonans Errol PH2 7RB

Northing	<input type="text" value="723601"/>	Easting	<input type="text" value="323683"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Change of use from sui generis class as an agricultural storage building, hardstanding yard, and grazing land previously used as a grain store to classes 4 (business), 5 (general industry), and 6 (storage and distribution). Note: The building, yard and associated land have been in use in connection with a landscape maintenance business since 2007. See appeal statement clarifying use of site.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to Supporting Documents section where we have uploaded an appeal statement.

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal Statement.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/01958/FLL

What date was the application submitted to the planning authority? *

31/10/2017

What date was the decision issued by the planning authority? *

15/01/2018

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

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

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To allow for discussion or expansion of information to assist the review body consideration.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To allow for discussion or expansion of information to assist the review body consideration.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Nicola Charleston

Declaration Date: 10/04/2018

Statement in Support of an Appeal to the Perth and Kinross Council Revue Body In respect of Refusal of Planning permission Reference 17/01958/FLL Inchcoonans Errol Perth

Background

1. The planning application resulting in the refusal of planning permission was made retrospectively by Galbraith on behalf of Munro Estates Ltd and following on discussion between the owner of the site with Perth and Kinross Council officials. It had been anticipated that the retrospective application would be likely to receive approval.

2. The application sought planning permission for business, industrial, storage and distribution uses. Classes 4, 5, 6 to the Town and Country Planning (Use Classes) (Scotland) Order 1997.

3. If the revue body considers it appropriate the appellant owner of the site would be happy to accept a restriction to embrace the current activity at the site which is essentially a very low key storage and distribution business comprising storage within the former agricultural building and an office within a unit installed at the site. (Classes 4 and 6) There is no industrial use taking place at the site and none is intended.

4. The land and buildings were acquired by Munro Estates in 2007 and subsequently rented to Growing Concern Scotland Ltd. Before 2007 use of the site consisted of the farm building, a general purpose shed used as a grain store, along with the storage of agricultural equipment and machinery and externally a stack yard used, as any farm stack yard, for general activity associated with agriculture including external storage, parking and manoeuvring of vehicles..

5. For the last 10 years (prior to the present tenancy) the buildings and land have been used in conjunction with the contracting business (Growing Concern Scotland Ltd) maintaining landscaped and grassed highway verges for most councils throughout Scotland, SSE and industrial sites. Not all operations were carried out from the Inchcoonans site as this had become too small to support the vans and equipment for 75 employees.

The attached field (3.25 ha) is rented to Grass Engineering Ltd and a small landscape company Landscape Logistics and continues to be used for training purposes.

6. The present use of the site in connection with the storage and distribution is an activity which creates no noise, no smell, no adverse traffic impact and no unsightliness due to external storage within the yard area around the building.

7. Resumption of either of the previous uses as a contractors yard or for agriculture has the potential to be a great deal more intrusive in the surrounding area than the present low key activity, which will be evident at a site visit.

8. It is unlikely that agricultural use of the site of appeal will resume since the extent of the agricultural holding is too small (x hectares) to be an economic unit unless for some form of intensive agricultural activity. If the appeal is rejected the likely outcome will be either a return to a contracting use, failing which there is a prospect that the site may become disused or derelict.

Site description

9. Inchcoonans and the site of appeal is not a remote countryside site. It is about a kilometre from Errol lying between the former Errol railway station and the Errol itself and part of the small settlement of Inchcoonans. There are a number of commercial activities in the vicinity, in particular Mackies crisp factory on the site of a former brick works, an equestrian business opposite the site and a timber business within the former railway yard. The area around Errol is characterised by the existence of a number of diverse commercial and industrial activities which have been permitted on land which became redundant for a previous use, notably Errol Airfield which is now a significant area for business lying to the north east of Errol. **The present activity at the site of appeal is not out of character with the sporadic nature of business activity in the vicinity of Errol.**

Policy - Development Plan

10. The primary issue is whether the application for planning permission is in conflict with the Local Development Plan, strategic policy as outlined in the TAYplan or in conflict with National Policy guidance. Having reviewed the policies and the case officers summary of policies I agree with him that the main concern is the whether or not the development accords with the policies of **Perth and Kinross Local Development Plan 2014**

11. **The only policy related to the issue of Employment and Business and referred to in the first reason for refusal is Policy ED3.** Far from being a reason for refusal it is my submission that this policy is supportive of the development for which planning permission was sought.

Policy ED3 Rural Business and Diversification states :-

12. **“The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas.”**

While the policy goes on to say that there may be a preference for businesses to be within or adjacent to existing settlements, that is only a preference, not a prerequisite. The location at Inchcoonans meets the specific resource and opportunity criteria referred to in the policy. (It is of note that reference is made at reason for refusal 3, (Policy EP3B) to a policy which refers to sites within or close to

settlements, clearly acknowledging that the site is in fact close to not only Errol but is also part of the small community at Inchcoonans).

The development in my submission is consistent with the locational guidance of Policy ED3 and there is no justification for the first reason of refusal.

13. Notice of refusal reason 2 argues that there is a lack of information regarding noise and therefore a conflict with Policy EP8.

There is no significant or audible noise emanating from the activity on the site as a site inspection will demonstrate. At the time of my inspection of the site the only significant noise was from a barking dog at the adjacent equestrian centre. The appellant would however be happy to accept an appropriate condition which could control noise from the site. What is clear, the noise is a great deal less than normal agricultural activity.

14. Notice of refusal reason 3 relates to drainage requirements in settlements where no sewage connection is possible. A Klargester system has been installed by On Tap Water and Drainage Ltd, which simply replaces a collapsed brick built cess-pit serving the previous uses of the site. The tenants were advised by the company installing the Klargester tank that no permission was necessary the existing outlet having been tested and found to perform satisfactorily. There is no question of there being any adverse impact to the natural environment or the amenity of the surrounding area as a result of the system which has been installed.

15. Consultation responses

The comments of Environmental Health and Scottish Water are noted. It is also noted that there are no objections from other consultees in particular Transport Planning.

Summary

16. It is regrettable that development took place necessitating a retrospective application for planning permission. The determining issue however is whether the proposed development is contrary to the Development Plan and if that should be the case whether there is good reason why on the merits of the case planning permission should in any event be granted.

It is my submission that not only is there support for the development in the adopted Perth and Kinross Local Plan see Policy ED3. There are no adverse consequences which will arise from the grant of planning permission. Furthermore it is open to the Council to impose conditions to restrict the way in which the site may be used to further protect the amenity of the area in relation to noise, use of land outwit the building or the. It is respectfully submitted that having regard to the foregoing submission planning permission should be granted.

The author of this statement is Desmond Montgomery FRTPI

Brief background experience:-

Local Government Planning officer 16 years 1963 -1979

Latterly Deputy Director of planning North East Fife district Council

Planning Consultant, formerly Senior Partner of Montgomery Forgan Associates

Architects and Town Planning Consultants, since 2013 consultant with Galbraith

TCP/11/16(529) – 17/01958/FLL – Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect), former grain store, Inchcoonans, Errol

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Munro Estates Pension Fund
c/o Galbraith
Lauren Springfield
Stirling Agricultural Centre
Suite C
Stirling Agricultural Centre
Stirling
UK
FK9 4RN

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 15th January 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/01958/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 16th November 2017 for permission for **Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect) Former Grain Store Inchcoonans Errol** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy ED3 (Rural Business) of the Perth and Kinross Local Development Plan 2014 which states that there is a preference that rural businesses are located within or adjacent to settlements. The site is located out with a settlement and no site specific resource is apparent and no locational justification has been provided for this specific site.
2. There is a lack of environmental information to assess the impacts of the scheme with regards to noise. This has meant the application cannot be fully assessed against Policy EP8 (Noise Pollution) of the Perth and Kinross Local Development Plan 2014.

3. There is a lack of information on the foul drainage arrangements installed at the site to assess the acceptability against Policy EP3B of the Perth and Kinross Local Development Plan 2014.

Justification

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

The plans 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

17/01958/1

17/01958/2

17/01958/3

17/01958/4

17/01958/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/01958/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	15.01.2018	
Case Officer	John Russell	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)

LOCATION: Former Grain Store Inchcoonans Errol

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.

DATE OF SITE VISIT: 11 January 2018

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

This application is a retrospective application for the change of use from an agricultural store and yard to a sui generis use comprising the following proposed uses (business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6)). The proposal also includes the retrospective erection of temporary office buildings.

The application has arisen following a planning enforcement investigation.

The supporting statement submitted by the agent acknowledges that the current lawful use of the site is agriculture but the submitted application now seeks to regularise the unauthorised commercial use.

The site is some 0.467 hectares in area, an agricultural building with a footprint of 420 sqm is located at the front of the site facing the public road on the north-east boundary, an area of hardstanding surrounds the agricultural building and temporary office building at approximately 102sqm is located on the north-west corner of the hardstanding. The western part of the site remains undeveloped and is laid out in pasture. A coniferous hedge has been established along the road frontage, the rest of the site is delineated by post and wire fencing.

There are residential properties directly opposite the site, there are also residential properties 115 metres to the south. The Perth to Dundee Railway line is 90 metres to the North of the site. The former Errol Brick works now utilised by Mackie's crisps is located 200 meters to the south of the site.

SITE HISTORY

09/00912/OUT Residential development (in outline) 15 July 2009 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: 16/00527/PREAPP

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 2014.

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 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

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

All proposals should meet all eight of the placemaking criteria.

Policy ED1A - Employment and Mixed Use Areas

Areas identified for employment uses should be retained for such uses and any proposed development must be compatible with surrounding land uses and all six of the policy criteria, in particular retailing is not generally acceptable unless ancillary to the main use.

Policy ED3 - Rural Business and Diversification

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 EP8 - Noise Pollution

There is a presumption against the siting of proposals which will generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

Policy TA1B - Transport Standards and Accessibility Requirements

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 ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes

Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross and they meet the tests set out in the 7 criteria.

Policy EP2 - New Development and Flooding

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.

Policy EP3B - Water, Environment and Drainage

Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer. A private system will only be considered as a temporary measure or where there is little or no public sewerage system and it does not have an adverse effect on the natural and built environment, surrounding uses and the amenity of the area.

OTHER POLICIES

Developer Contributions Guide

CONSULTATION RESPONSES

Network Rail – Non objection.

Dundee Airport Ltd – No objection.

Transport Planning – No objection.

Scottish Water – There is no Scottish Water Waste Infrastructure within the vicinity of the proposal.

Contributions Officer – No objection but advice provided on application of contribution policy.

Environmental Health - Do not believe that sufficient information has been provided to demonstrate that this is a suitable location for the proposed development.

REPRESENTATIONS

2 letter of representation have been received one objecting to the application the other supporting the application. The letter of support is from the tenant who is occupying the site.

Objection:-

- Inappropriate land use, incompatibility with surrounding land uses.
- Road safety Concerns.
- Concerns with sanitation foul drainage.

Support:-

- Employment provision.
- Enhances character of the area, results in environmental improvements.
- Supports Economic Development.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy ED1A identifies areas for employment uses which should be retained for such uses and any proposed development must be compatible with surrounding land uses. These zoned sites are generally located within or adjacent to the main settlements. I note that the tenant of the site previously operated from such locations prior to their relocation to this site.

The supporting statement confirms that the relocation will allow their business to expand and there were no available facilities at Inveralmond to meet their needs despite searching for premises for three years.

In this location Policy ED3 of the Local Development Plan (LDP) is the most relevant policy in the assessment of this retrospective application. This policy states that the Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. It states that there will be a preference that these will generally be within or adjacent to existing settlements. It also confirms that sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or relate to a site specific resource or opportunity.

In this instance the site is located remote from any settlements in a countryside location on an agricultural site. The planning statement submitted with the application indicates that the proposal is to serve an existing business that previously operated from zoned employment sites. It does not provide any evidence of a site specific resource or justification for this location being the most appropriate other than stating that it will serve potentially allow it to expand. The submission fails to provide evidence of why this specific site is required for the business as it is not associated with a tourist use or a rural enterprise.

Based upon the nature of the operations it would appear to be more logical in planning and sustainability terms for this business to be located within an established settlement, within a designated employment area as indicated within policy ED1A. It is my view that a rural location of this nature, remote from any settlements is not the most appropriate location and therefore the principle of development in this location fails to comply with the requirements of Policy ED3.

There are other relevant considerations and these will be reviewed in the paragraphs below.

Residential Amenity

Policy EP8 is relevant and states that there will be a presumption against the siting of development proposals which will generate high levels of noise in the locality of noise sensitive uses.

Whilst Environmental Health recognise the agricultural use of the site would have had noise associated with it they require reassurance that noise associated with the commercial use of this site will not lead to nuisance given the proximity of residential receptors within 20 metres of the site. They note that the application should be supported by a noise impact assessment carried out by a suitably qualified noise consultant.

While I note the applicant's intention is not to detrimentally impact on neighbouring land uses granting consent on the site as stipulated in the application would allow other occupiers to utilise the site. The lack of a noise impact assessment means the proposal to be contrary to Policy EP8 of the LDP.

Visual Amenity and Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross.

Scotland's landscape is one of its most valuable assets it is therefore essential that this quality is maintained and enhanced. Criterion (b) of LDP Policy ED3 requires the proposal to be satisfactorily accommodated within the landscape. There is also landscape protection associated with Policy ER6.

Currently all machinery and storage is located within the existing agricultural building and no open storage is occurs on the application site.

The coniferous planting along the eastern boundary screens the majority of the site from the public road, however the quality of this planting is poor and does little to enhance the landscape character of the area. The sites other boundaries are open to the north, west and east. This does not provide a good landscape framework to accommodate the new portable buildings or any future expansion at the site. While I accept this could be improved with the provision of landscaping this would not resolve the conflict with the land use zoning and the potential noise impact on surrounding residential properties.

Roads and Access

Transport Planning have been consulted and offer no objection to the proposal. I note that concerns have been expressed regarding access and egress from the site but from my site inspection there was sufficient visibility to exit the site onto the public road. There is also sufficient space within the site to turn and to park vehicles. On that basis the proposal is considered to accord with Policy TA1B of the LDP.

Drainage and Flooding

Policy EP2 relates to flooding and states that 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 possibility of flooding from any source. I have reviewed the SEPA flood maps and the site is located out with any flood zone, there is no conflict with Policy EP2.

While I note the application form confirms there are no changes to the drainage arrangements on site it would appear from the lessee's supporting statement that new drainage has been installed. The letter of objection has raised concerns regarding the drainage arrangements and without appropriate details being provided I am unable to assess the acceptability of the installed drainage against LDP Policy EP3B: Foul Drainage.

Developer Contributions

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.

The proposal is within the reduced transport contributions area.

The proposal will reuse the existing 420m² agricultural building for Classes 4,5 & 6 and will erect a temporary office building of 120m². Paragraph 6.7 of the Developer Contributions and Affordable Housing Guidance provides an exemption for new employment uses on brownfield land. Where the brownfield land was previously used for agricultural use then a view will be taken on whether the proposed use would create a significant additional impact on the road network. In this case it is viewed that the reuse of the existing building will not create a significant additional impact on the road network so is exempt.

In terms of the office building, if this is restricted with to a temporary time period then it will be exempt. If no restriction is applied then a contribution will be required at £8 per m².

Economic Impact

Whilst there is some economic benefit to this proposal given the business use it is in conflict with Economic Development Policy due to the location in the countryside and the proximity to residential dwellings.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations set out in the supporting statement submitted by the agent but find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to Policy ED3 (Rural Business) of the Perth and Kinross Local Development Plan 2014 which states that there is a preference that rural businesses are located within or adjacent to settlements. The site is located out with a settlement and no site specific resource is apparent and no locational justification has been provided for this specific site.
- 2 There is a lack of environmental information to assess the impacts of the scheme with regards to noise. This has meant the application cannot be fully assessed against Policy EP8 (Noise Pollution) of the Perth and Kinross Local Development Plan 2014.
- 3 There is a lack of information on the foul drainage arrangements installed at the site to assess the acceptability against Policy EP3B of the Perth and Kinross Local Development Plan 2014.

Justification

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

Informatives

None.

Procedural Notes

This case is to be passed back to the Council's Enforcement Officer for remedial action.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

17/01958/1

17/01958/2

17/01958/3

17/01958/4

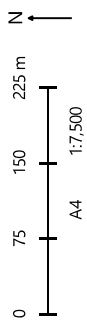
17/01958/5

Date of Report 15.01.2018

Location Plan

Change of Use Application
Former Grain Store, Inchcoonans
Errol, PH2 7RB

23/10/2017

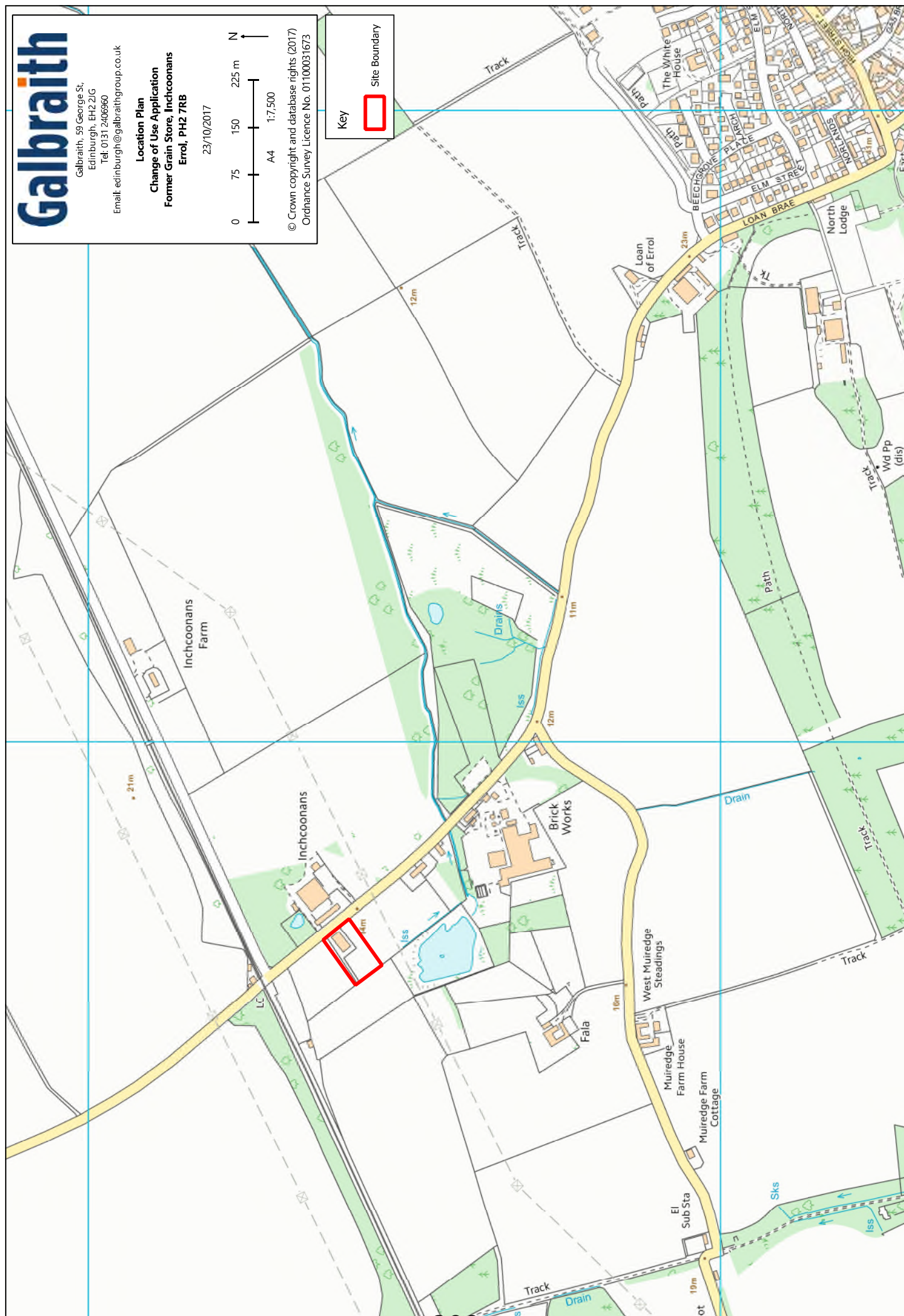


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Key

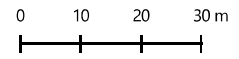


Site Boundary



**Existing Site Plan
Change of Use Application
Former Grain Store, Inchcoonans
Errol, PH2 7RB**


31/10/2017



A4 1:1,250

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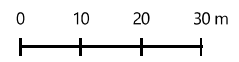
Key

 Site Boundary



Proposed Site Plan
Change of Use Application
Former Grain Store, Inchcoonans
Errol, PH2 7RB

31/10/2017




A4 1:1,250

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Key

 Site Boundary

 Temporary Office Building



Galbraith

PLANNING **SITE PHOTOS REPORT**



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

Our Ref: 6901-2

Change of Use Application
Former Grain Store
Inchcoonans
Errol
PH2 7RB

October 2017

SITE PHOTOS



1. View looking west across the Site and showing the temporary office building as well as the hardstanding and grass boundary. The existing building is to the south (left) just out of the camera's view.
2. View of the front of the temporary office building. Shows the 1 m timber decking around 3 sides of the structure.





3. Panoramic view looking at east over the Site, showing the spatial relationship between the existing building and the temporary office structure.
4. Panoramic view looking west from middle of site on the access road.



TCP/11/16(529) – 17/01958/FLL – Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect), former grain store, Inchcoonans, Errol

REPRESENTATIONS

20/11/2017

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



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

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

Dear Local Planner

PH2 Errol Inchcoonans Former Grain Store
PLANNING APPLICATION NUMBER: 17/01958/FLL
OUR REFERENCE: 753736

PROPOSAL: Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)

Please quote our reference in all future correspondence

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 and would advise the following:

Water

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

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

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.

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 all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish

Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water 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 up 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 Dom 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 or not the discharge from your premises is likely to be considered 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 using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

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

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

Angela.Allison@scottishwater.co.uk

From: Anne Phillips
Sent: Wed, 29 Nov 2017 16:58:40 +0000
To: Development Management - Generic Email Account
Subject: Plan App 17/01958/FLL - Change of Use to Former Grain Store Inchcoonans Errol

Your Ref: 17/01958/FLL

HIAL Ref: 2017/0190/DND

Dear Sir/Madam,

PROPOSAL Change of use from an agricultural grain store etc to business (class 4), industrial unit (class 5), storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)

LOCATION Former Grain Store Inchcoonans Errol

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for **Dundee Airport**.

Therefore, Highlands and Islands Airports Limited would have no objections to the proposal.

Kind regards

Safeguarding Team

on behalf of Dundee Airport Limited

c/o Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

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Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01958/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)		
Address of site	Former Grain Store Inchcoonans, Errol		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application 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.</p> <p>The proposal is within the reduced transport contributions area.</p> <p>The proposal will reuse the existing 420m² agricultural building for Classes 4,5 & 6 and will erect a temporary office building of 120m². Paragraph 6.7 of the Developer Contributions and Affordable Housing Guidance provides an exemption for new employment uses on brownfield land. Where the brownfield land was previously used for agricultural use then a view will be taken on whether the proposed use would create a significant additional impact on the road network. In this case it is viewed that the reuse of the existing building will not create a significant additional impact on the road network so is exempt.</p> <p>In terms of the office building, if this is restricted with to a temporary time period then it will be exempt. If no restriction is applied then a contribution will be required at £8 per m².</p>		

Recommended planning condition(s)	Summary of Requirements Transport Infrastructure: £960 (120m ² x £8) or £0 if temporary consent <u>Total: £960</u> Phasing It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicant and time for processing legal agreements for applications of this scale is not considered to be cost effective to either the Council or applicant.
Recommended informative(s) for applicant	Payment Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice. Methods of Payment On no account should cash be remitted. Scheduled within a legal agreement This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice. NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue. Other methods of payment Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice. Remittance by Cheque The Planning Officer will be informed that payment has been made when a cheque is received. However this may require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.

	<p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following: Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH15GD</p> <p>Bank Transfers All Bank Transfers should use the following account details; Sort Code: 834700 Account Number: 11571138</p> <p>Please quote the planning application reference.</p> <p>Direct Debit The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. <p>Transport Infrastructure For Transport infrastructure contributions please quote the following ledger code: 1-30-0060-0003-859136</p> <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	29 November 2017

From:Henderson Martin

Sent:Tue, 5 Dec 2017 14:17:39 +0000

To:Development Management - Generic Email Account

Subject:REF: 17/01958/FLL - Change of use from an agricultural store to (class 4, 5 and 6) and erection of a temporary office building (in retrospect) at Former Grain Store Inchcoonans Errol

For the attention of John Russell

John,

Thank you for consulting Network Rail regarding the above development. After examining the proposal Network Rail considers that it will have minimum impact on railway infrastructure and therefore have no comments/objections to this application.

Regards

Martin Henderson



Martin Henderson

Town Planning Technician
1st Floor George House

36 North Hanover Street

Glasgow, G1 2AD

T +44 (0) 141 555 4543 (Internal) 085 44543

E martin.henderson@networkrail.co.uk

www.networkrail.co.uk/property

Please send all Notifications and Consultations to TownPlanningScotland@networkrail.co.uk or by post to Network Rail, Town Planning, 1st Floor George House, 36 North Hanover Street, Glasgow, G1 2AD

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Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	17/01958/FLL	Our ref	MP
Date	5 December 2017	Tel No	01738 476415

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect) Former Grain Store Inchcoonans Errol for Munro Estates Pension Fund

I refer to your letter dated 16 November 2017 in connection with the above application and have the following comments to make.

Recommendation

I do not believe that sufficient information has been provided to demonstrate that this is a suitable location for the proposed development.

Comments

This application seeks to introduce industrial usage including storage and distribution to a former agricultural site near Errol. Whilst I recognise there agricultural site would have had noise associated with it, I believe that the fact there are residential receptors within 20 metres of this site, noise could be an issue from the proposed use. In order to reassure myself that noise will not lead to nuisance, it is my opinion that this application should be supported by a noise impact assessment carried out by a suitably qualified noise consultant.

Comments for Planning Application 17/01958/FLL

Application Summary

Application Number: 17/01958/FLL

Address: Former Grain Store Inchcoonans Errol

Proposal: Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)

Case Officer: John Russell

Customer Details

Name: Dr Peter Symon

Address: Shalla-Ree St Madoes Road, Errol, Perth And Kinross PH2 7QX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Road Safety Concerns

Comment: The visibility splay at the access to the public road is adversely affected by mature evergreen trees within the site.

The site is unsuitable for general industrial use due partly to lack of suitable sanitation and foul drainage as well as to incompatibility with surrounding land uses.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01958/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	[REDACTED]
Description of Proposal	Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)		
Address of site	Former Grain Store Inchcoonans Errol		
Comments on the proposal	Insofar as the roads matters are concerned, I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	13 December 2017		

Comments for Planning Application 17/01958/FLL

Application Summary

Application Number: 17/01958/FLL

Address: Former Grain Store Inchcoonans Errol

Proposal: Change of use from an agricultural store, yard and former grain store to business (class 4), general industrial unit (class 5) and storage and distribution unit (class 6), and erection of a temporary office building (in retrospect)

Case Officer: John Russell

Customer Details

Name: Mr Craig Michel

Address: The Steading, Inchcoonans PH2 7RB

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Results in Environmental Improvements
- Supports Economic Development

Comment: This application is to support the existence of a small, young family business. As the business owner, I have found it impossible to find a suitable site anywhere else in the area, and this site has proved perfect for us.

THE SITE:

Although this site is zoned as agricultural, it is in fact surrounded by commercial activity, with D.Morrison immediately to the north-west, Mackies immediately to the south-east and Inchcoonans Equestrian directly to the west. In fact, it could be argued that this site is the only piece of "agricultural" land on the road between the railway and the junction. This site has also been used for commercial activity for many years before we arrived.

Prior to our arrival, the site was an overgrown dumping ground for rubbish by unscrupulous contractors, the building was derelict, leaking and rat-infested, had been targeted by burglars over the years and proved an ideal location for drug-dealing. It attracted undesirable characters to the area but when we came, that all changed.

My children and I spent a lot of time and money tidying and improving. We removed piles of debris and rubbish from the site in skips and employed a pest control company to destroy the rats. We resurfaced the yard, and re-landscaped the grassed areas which had been cleaned up and

reinstated. The trees along the roadside have trimmed back to allow better use of the road and the fences have been repaired and replaced where needed. The building has been cleaned, tidied and properly secured.

We have brought in services including electricity, water, communications and had an expensive drainage system installed.

The office building is low-impact and we specially painted it in a colour sympathetic to the environment around. It is surrounded by some nice-looking timber decking to help it blend in.

OUR BUSINESS:

We supply products for the agricultural and construction industries. Most of our orders go directly from the manufacturer to the customer, so we only hold a small amount of emergency stock. We also keep purebred Border Leicester sheep.

We have no passing trade, no retail activity, and very few deliveries, so our impact on traffic numbers is negligible. We bring no more than four cars to and from the site Monday to Friday.

We have no plans to manufacture anything on site, or carry out any noisy, dirty or smelly works of any sort.

LOCAL ECONOMY:

Since we arrived, we have committed ourselves to supporting the local economy, and we buy food, provisions and fuel in and around Errol.

We have also employed someone additional from the area, and that would be our primary focus for future staff as needed.

We have made our newly surfaced yard available to others in the area for events, including Inchcoonans Equestrian Centre who use it as an overflow car park, and will continue to make the amenity available to the local community as required.

SUMMARY:

To refuse this application and force us to relocate would literally drive us out of business. To get this far has cost everything we have. This is a great opportunity for Perth and Kinross Council to show that they can think outside the box and support small businesses in difficult economic times.

CHX Planning Local Review Body - Generic Email Account

From: Craig Michel | Zappshelter [REDACTED]
Sent: 26 April 2018 17:12
To: CHX Planning Local Review Body - Generic Email Account
Subject: RE: TCP/11/16(529)

Importance: High

Good afternoon Gillian,

Sorry not to have responded earlier but the email only reached me yesterday and I was away.

I'd like to put a few points on record, please:

1. Our activity at the site is very quiet and very tidy. We have no noisy plant or machinery, do not have visitors, and generate no pollution or waste.
2. We have spent £thousands improving the site in line with the surrounding area, removing rubbish dumped by fly-tippers and drug-dealers, and landscaping. The neighbours have spoken very highly of what we have done.
3. The location suits our business suits ideally because it is close to local amenities whilst still in a rural area. We keep purebred sheep on site which wouldn't be suited to industrial areas.

With respect, I very much hope the review committee will be sympathetic to the appeal because a negative outcome will seriously impact our small family business.

Kind regards,

Craig Michel | Director



Paragon Protection Systems Ltd
The Steading | Inchcoonans | Perthshire | PH2 7RB | UK
0208 0505 121 | [REDACTED]



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Audrey Brown - CHX

From: Des Montgomery [REDACTED]
Sent: 09 May 2018 15:01
To: CHX Planning Local Review Body - Generic Email Account
Cc: Craig Michel | Zappshelter
Subject: Re: TCP/11/16(529)

Dear Ms Brown

Thank you for your email communication regarding the Local Review Body appeal and the submission by Mr Michel of Zappshelter. I have no further comment to make.

Yours sincerely
Des Montgomery FRTPI
For Galbraith

