

TCP/11/16(187)

Planning Application 12/00031/IPL – Erection of two dwellinghouses and garages (in principle) at Stiellsmuir, Woodlands Road, Blairgowrie, PH10 6LE

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes Delegation and Local Review Procedure) (SCOTLAND) Regulations 2008

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2008

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

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	REND005 / 111 922
Forename	DAVID	Forename	COLIN
Surname	RENDALL	Surname	CLARK
Company Name		Company Name	PAGAN OSBORNE
Building No./Name	STIELLSMUIR FARM	Building No./Name	12
Address Line 1	WOODLANDS ROAD	Address Line 1	St CATHERINE STREET
Address Line 2	ROSEMOUNT	Address Line 2	
Town/City	BLAIRGOWRIE	Town/City	CUPAR
Postcode	PH10 6LE	Postcode	KY15 4HH
Telephone		Telephone	01334659713
Mobile		Mobile	
Fax		Fax	
Email		Email	cmclark@pagan.co.uk

3. Application Details	
Planning authority	PERTH AND KINROSS
Planning authority's application reference number	12/00031/IPL
Site address	
STIELLSMUIR, WOODLANDS ROAD, BLAIRGOWRIE, PH10 6LE	
Description of proposed development	
ERECTION OF 2 DWELLING HOUSES AND GARAGES	

Date of application

23.1.12

Date of decision (if any)

12.3.12

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

4. Nature of Application

Application for planning permission (including householder application)

☐

Application for planning permission in principle

☒

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. Review procedure

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

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

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☒

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

7. Site inspection

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

Can the site be viewed entirely from public land?

☒

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

☒

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE SEPARATE SHEETS

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☒ No ☐

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

a) and b) The 3rd reason for refusal is in relation to Policy CF1 of the proposed Local Development Plan 2012 which appears not yet to be adopted as legislation.

Policy CF1 relates to Open Space Retention and Provision under the wider policy heading of 3.7 Community Facilities, Sport and Recreation.

c) If this is a valid reason for refusal when the community in general have no legal right of use or access to the land then Mr and Mrs Rendall wish to object to the proposal of their land being classed firstly as Open Space and secondly for the implication that the land can be used by the community under the policy heading.

In addition, MacAulay Scientific Consulting Ltd confirmed the land classification as unsuitable for agricultural crop production in the attached report.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

1. Statement of Notice of Review x2 (1a x 1b)
2. Policy CF1
3. Map 'A' and the 'Land Capability for Agriculture' report
4. Letter and reply from Mr and Mrs Rendall to the Planning Officer
5. E-mail correspondence between Norman MacLeod and Tony Maric, Transport Planning Officer
6. A set of the submitted plans
7. COPY COMMUNITY COUNCIL LETTER 25.3.12

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

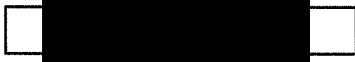
All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

PAGAN OSBORNE

Date:

14.5.2012

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

STATEMENT ① (a)

STATEMENT FOR NOTICE OF REVIEW PART 1 **APPLICATION NUMBER 12/00031/IPL**

REASONS FOR GIVING CONSENT

The applicants do not believe that the reasons for refusal of the above numbered application are justified but that consent should be given for the following reasons:

1. The site is for 2 houses only.
2. The site lies within the settlement boundary.
3. The Council's Transport department have no objection to the proposed development.
4. The Housing in the Countryside Policy does not apply as the site lies within the settlement boundary.
5. The Blairgowrie and Rattray Community support this application (please see attached letter dated 25 March 2012).
6. Scottish Water have no objection.
7. Appropriate planning gain would be offered by the applicants if required by the Local Authority for example for Education or Children's services.
8. The site is bounded on the east and south by public roads. Defensible and definitive boundaries with appropriate screening and planting will be created to the north and west of the site.
9. The site lies within a suburban area within the settlement boundary and not in the Countryside. The proposed development would be entirely in character with the surrounding housing which includes many individual detached dwellings within their own garden ground. The 2 houses would be sustainably designed to a high energy efficient standard using traditional materials within their own garden ground which is very much in keeping with other houses in the area. There would be no damage to character of the area. A site visit would confirm the character and nature of the area and that the proposed development is not in any way out of character.
10. The site is not located within an area to which the public have a general right of access. It is a small corner of a field and there would be no loss of public open space and only minimal loss of a small part of a privately owned field.
11. Given the particular nature and location of this site it would not in our view create a precedent for further development. Defensible boundaries to the north and west as mentioned above would prevent further expansion.
12. The site is not classified in the Macaulay Institute for Soil Research plan as being suitable for agricultural production but lies within an area categorized as "Unclassified land" which includes built up areas. (Please see attached plan.) It is not currently built on of course but it is a small area of poor quality land whose loss for development would have no impact on the production of crops or livestock and is not contrary to any strategic aim or policy of protecting the most productive and highest grades of land required for food production.
13. The development on the site would help retain jobs in the area both during the construction phase and post construction as people buying the houses would spend money in the area with local shops and services and help maintain a vibrant local community which is essential for the area as a whole and would justify departure from policy 66 of the Eastern Area Local Plan 1998.
14. There are 8 criteria in Policy 2 of the Eastern Area Local Plan 1998 and only one of those, criteria (c) which is used for a reason for refusal. We do not believe the proposed development is contrary to that policy for the reasons detailed above as the development is compatible with the surrounding area there will be no significant environmental damage or loss of amenity or character of the area. In any event the

- other 7 criteria of this policy can be met and it is not reasonable to refuse an application on 1 criteria out of 8.
15. In addition we do not believe it is reasonable to rely on a policies in a Local plan which is now 14 years old as a reason to refuse consent for a development of this nature.
 16. We also understand that policy CF1 in the Perth and Kinross Council proposed Local development Plan 2012 did not apply at the time the application was made and therefore should not be a material consideration in determining this application. Even if it were a departure from that policy would be justified for the reasons detailed above.
 17. Although there were objections from a variety of parties, they should not be given any significant weight in determining this application. Many were made by objectors who live a considerable distance away, others were not made on valid planning grounds but made for what may be described as personal reasons relating to their particular property.
 18. We respectfully suggest that the Planning Officer has placed too much emphasis on certain aspects or criteria of existing and proposed planning policies which are not applicable to or if they are should be departed from in relation to this small scale development within an urban environment. The locality already has numerous houses of a character to those which are proposed to be built on this site and this development would be a logical extension to and completely in keeping with the existing settlement pattern.

STATEMENT FOR NOTICE OF REVIEW

Planning Refusal. - 3 reasons.

1. The proposal is contrary to Policy 66 of the Eastern Area Local Plan 1998, as the site is zoned for agriculture and there is a strong presumption against built development.

"...land which should remain in agricultural or forestry use meantime" in 1998 Eastern District Plan.

A little history.

The company David Rendall & Son is a fourth generation farming partnership. The partnership purchased Stiellsmuir Farm, Woodlands Road, Blairgowrie in 1984. The intention was to continue the farming operation, specialising in producing quality Scottish Raspberries.

It soon became apparent that the quality of the land was such that it was incapable of producing the quantity of fruit we required. It was unable to retain moisture to support the plants which resulted in the replanting very much sooner than normal plantations - this was expensive.

The effect of this lack of moisture retention and the poor cropping caused us to seek help from other sources

We engaged a specialist company to drill for water which we could hopefully source and pump to the surface for watering the crop. This cost us in the region of £5,000.00 but proved of no avail - there was no water.

We consulted soil analysis specialists who, despite their recommendations also produced no appreciable improvement.

We engaged a contractor to carry out extensive stone separation - this too, had only a very short term benefit.

If we were to continue in the fruit business we now required to "out source" from other farmers to make up the tonnage we required to satisfy our customers, demands, and while this worked well it was much more expensive than producing the fruit on Stiellsmuir Farm.

In 1982 the The Macaulay Institute for Soil Research in Aberdeen produced a "**Land Capability for Agriculture**". Map 53 covers Blairgowrie area. (See attached map A)

It would seem highly unlikely that Perth & Kinross Council (Planning Department) would not consult this industry standard document when designating land suitable or unsuitable for agriculture when drawing up the Eastern District Local Plan in 1998.

The attached map shows the classification of the field for which we are seeking planning permission in principle to build two houses - the land is deemed unclassified.

In consulting Macaulay Scientific Consulting Ltd as recently as 29th March. 2012 they confirmed the land classification as unsuitable for agricultural crop production.

2. The proposal is contrary to Policy 2 of the Eastern Area Local Plan 1998 criteria c) in that the development would result in "damage to the character of the area".

This seems a harsh indictment of our proposed development.

We have specifically requested planning permission for only 2 homes on an acre and a half, in keeping with the character of Rosemount.. (We observe that the current development in Rosemount - Miller Homes- appear to build 6 houses in approximately the same land area!)

We have lived in Woodlands Road for 50 years this year (28 in Stiellsmuir) and we have watched houses being built all around us over that period - many lovely individual homes. We have objected to none of these developments. - we certainly wouldn't consider them to "damage the character of the area".- indeed some of those who are now objecting to our proposal are the same people who have built around us

and/or moved into the area in recent years.

3. The proposal is contrary to Policy CF1 Open Retention of the Perth and Kinross Council Proposed Local Development Plan 2012.

Please read the attached copy letters to/from Perth & Kinross Planning Department relating to this planning refusal condition. (**Attachments 2 and 3**)

Note that in the reply, paragraph 2 "The reason," **if applicable** has been used only from 30th January, 2012"

Our plans were lodged with Perth and Kinross Council prior to that date.

In the current economic climate, and 14 years on from the 1998 Eastern District Plan we are unable to sustain this land as a "charitable" open space for the Rosemount community however desirable that might be.

With regards to the memorandum dated 16 February 2012 from Niall Moran from Transport Planning to Joanne Ferguson, Planning Officer, the last bullet point requests a 1.8m wide footway constructed to the standard and specifications required by the Council as Roads Authority to be provided along the site frontage linking to the footway on Golf Course Road. Our Agent for the planning application, Norman MacLeod, had a site meeting with Niall Moran and Tony Maric prior to the submission of the planning application. The issue of a footway was discussed and then dismissed as the proposal for a new footway can't link with any footway to that side of Golf Course Road as there isn't one existing. The only agreed request was the type of access to be formed to the plots in the e-mail from Tony Maric to Norman MacLeod. (**Attachment 4**)

Proposed Plan 2012

3 Policies

3.7 Community Facilities, Sport and Recreation

3.7.5

Policy CF1: Open Space Retention and Provision

Policy CF1: Open Space Retention and Provision
<p>Policy CF1A: Existing areasThe Plan identifies Sports Pitches, Parks and Open Space. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply:(a) The proposed development is ancillary to the principal use of the site as a recreational resource.(b) The proposed development involves a minor part of the site which would not affect its continued use as a recreational resource.(c) The facility which would be lost would be replaced by provision of one of comparable or greater benefit and in a location which is convenient for its users, or by the upgrading of an existing provision to provide a better quality facility, either within the same site, or at another location which is convenient for its users.(d) A playing field strategy prepared in consultation with sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.</p> <p>Policy CF1B: Open Space within New DevelopmentsThe Council will seek the provision of appropriate areas of informal and formal open space that is accessible to all users as an integral part of any new development where existing provision is not adequate.Where it is physically impossible or inappropriate to meet the open space provision onsite, consideration may be given to the provision of a suitable alternative.In areas where there is an adequate quantity of accessible open space in a locality, a financial contribution towards improvement or management of existing open space may be considered an acceptable alternative.</p> <p>Note: A revision of the Play Area Strategy will be developed through Supplementary Guidance which will cover:</p> <ul style="list-style-type: none">• The amount of open space required for proposed developments.• Whether on site or off site provision is most appropriate.• Maintenance arrangements.• Financial contributions for off site provision.



Blairgowrie

Sheet 53

Land Capability for Agriculture

CLASS DESCRIPTIONS

DIVISION DESCRIPTIONS

LAND SUITED TO ARABLE CROPPING

LAND CAPABLE OF PRODUCING A VERY WIDE RANGE OF CROPS

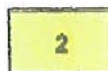
Cropping is highly flexible and includes the more exacting crops such as winter harvested vegetables (cauliflower, brussels sprouts, leeks). The level of yield is consistently high. Soils are usually well-drained deep loams, sandy loams, silty loams or their related humic variants with good reserves of moisture. Sites are level or gently sloping and the climate is favourable. There are no or only very minor physical limitations affecting agricultural use.



Not divided

LAND CAPABLE OF PRODUCING A WIDE RANGE OF CROPS

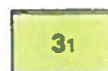
Cropping is very flexible and a wide range of crops can be grown but the land may be unsuited to winter harvested crops. The level of yield is high but less consistently obtained than on Class 1 land due to the effects of minor limitations affecting cultivation, crop growth or harvesting. The limitations include, either singly or in combination, slight workability or wetness problems, slightly unfavourable soil structure or texture, moderate slopes or slightly unfavourable climate. The limitations are always minor in their effects and land in the class is highly productive.



Not divided

LAND CAPABLE OF PRODUCING A MODERATE RANGE OF CROPS

Land in this class is capable of producing good yields of a narrow range of crops, principally cereals and grass, and/or moderate yields of a wider range including potatoes, some vegetable crops (e.g. field beans and summer harvested brassicae) and oil seed rape. The degree of variability between years will be greater than is the case for Classes 1 and 2, mainly due to interactions between climate, soil and management factors affecting the timing and type of cultivations, sowing and harvesting. The moderate limitations require careful management and include wetness, restrictions to rooting depth, unfavourable structure or texture, strongly sloping ground, slight erosion or a variable climate. The range of soil types within the class is greater than for previous classes.



Land in this division is capable of producing consistently high yields of a narrow range of crops (principally cereals and grass) and/or moderate yields of a wider range (including potatoes, field beans and other vegetables and root crops). Short grass leys are common.



The land is capable of average production but high yields of barley, oats and grass are often obtained. Other crops are limited to potatoes and forage crops. Grass leys are common and reflect the increasing growth limitations for arable crops and degree of risk involved in their production.

LAND CAPABLE OF PRODUCING A NARROW RANGE OF CROPS

The land is suitable for enterprises based primarily on grassland with short arable breaks (e.g. barley, oats, forage crops). Yields of arable crops are variable due to soil, wetness or climatic factors. Yields of grass are often high but difficulties of production or utilisation may be encountered. The moderately severe levels of limitation restrict the choice of crops and demand careful management. The limitations may include moderately severe wetness, occasional damaging floods, shallow or very stony soils, moderately steep gradients, moderate erosion risk, moderately severe climate or interactions of these which increase the level of farming risk.



Land in this division is suited to rotations which, although primarily based on ley grassland, include forage crops and cereals for stock feed. Yields of grass are high but difficulties of utilisation and conservation may be encountered. Other crop yields are very variable and usually below the national average.

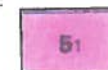


The land is primarily grassland with some limited potential for other crops. Grass yields can be high but difficulties of conservation or utilisation may be severe, especially in areas of poor climate or on very wet soils. Some forage cropping is possible and, when the extra risks involved can be accepted, an occasional cereal crop.

LAND SUITED ONLY TO IMPROVED GRASSLAND AND ROUGH GRAZINGS

LAND CAPABLE OF USE AS IMPROVED GRASSLAND

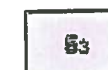
The agricultural use of land in Class 5 is restricted to grass production but such land frequently plays an important role in the economy of British hill lands. Mechanized surface treatments to improve the grassland, ranging from ploughing through rotavation to surface seeding and improvement by non-disruptive techniques are all possible. Although an occasional pioneer forage crop may be grown, one or more severe limitations render the land unsuitable for arable cropping. These include adverse climate, wetness, frequent damaging floods, steep slopes, soil defects or erosion risks. Grass yields within the class can be variable and difficulties in production and particularly utilisation are common.



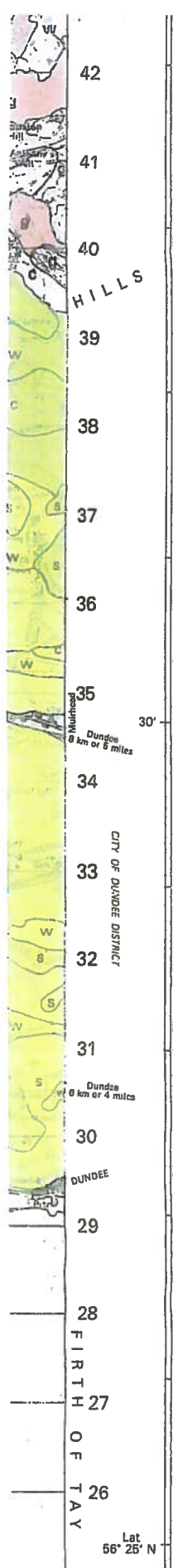
Establishment of a grass sward and its maintenance present few problems and potential yields are high with ample growth throughout the season. Patterns of soil, slope or wetness may be slightly restricting but the land has few poaching problems. High stocking rates are possible.



Sward establishment presents no difficulties but moderate or low trafficability, patterned land and/or strong slopes cause maintenance problems. Growth rates are high and despite some problems of poaching satisfactory stocking rates are achievable.



Land in this division has properties which lead to serious trafficability and poaching difficulties and although sward establishment may be easy, deterioration in quality is often rapid. Patterns of soil, slope or wetness may seriously interfere with establishment and/or maintenance. The land cannot support high stock densities without damage and this may be serious after heavy rain even in summer.



to encourage stock to range is often possible. Climate is often a very significant limiting factor. A range of widely different qualities of grazing is included from very steep land with significant grazing value in the lowland situation to moorland with a low but sustained production in the uplands. Grazing is usually insignificant in the full arctic zones of the mountain lands, but below this level grazings which can be utilised for five months or longer in any year are included in the class. Land affected by severe industrial pollution or dereliction may be included if the effects of the pollution are non-toxic.



Moderate quality herbage such as white and flying bent grasslands, rush pastures and herb-rich moorlands or mosaics of high and low grazing values characterise land in the division.



The vegetation is dominated by plant communities with low grazing values, particularly heather moor, bog heather moor and blanket bog.

LAND OF VERY LIMITED AGRICULTURAL VALUE

This land has extremely severe limitations that cannot be rectified. The limitations may result from one or more of the following: extremely severe wetness, extremely stony rocky land, unvegetated soils, scree or beach gravels, toxic waste tips and dereliction, very steep gradients, severe erosion including intensively haggard peatlands, and extremely severe climates (exposed situations, protracted snow-cover and short growing season). Agricultural use is restricted to very poor rough grazing.



Not divided

UNCLASSIFIED LAND

Land in this category consists of built-up areas, quarries and gravel workings (X) and collieries and bings (X).



Not divided

SUBCLASS SYMBOLS

- c climatic limitations
- g gradient limitations
- s soil limitations
- w wetness limitations
- ee erosion limitations

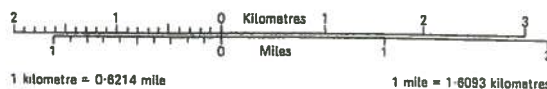
* does not appear on this map.

In areas where two or more subclass limitations are shown, the symbol indicating the dominant limitation is placed first.

The principles and parameters used in the land capability classification of this map are explained in detail in the following Soil Survey monograph, Land Capability Classification for Agriculture, by J.S. Bibby, H.A. Douglas, A.J. Thomason and J.S. Robertson, The Macaulay Institute for Soil Research, 1982.

Scale 1:50 000

2 centimetres to 1 kilometre (one grid square)



Based on 1:50 000 Landranger Series Sheet 53 dated 1984

The representation on this map of a road, track or footpath, is no evidence of the existence of a right of way

© Crown copyright 1987.

The co-operation of the Colleges of Agriculture and Department of Agriculture and Fisheries for Scotland in the production of this map is acknowledged

Made and published by the Ordnance Survey, Southampton for the Macaulay Institute for Soil Research, Soil Survey of Scotland

Map prepared by J.H. Gauld and J.S. Bell
Soil Survey Cartographers, P.R. Carnegie and A.D. Moir
Head of Soil Survey, J.S. Bibby

THE MACAULAY INSTITUTE FOR SOIL RESEARCH, ABERDEEN, 1986
1/50/87

David Rendall & Son.
Stiellsmuir Farm,
Woodlands Road,
Blairgowrie,
PH10 6LE.

2 4
Sent to Mr. D. Brown

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

31st March, 2012.

Town and Country Planning (Scotland) Act
Application Number 12/00031/IPL.

Dear Sirs.

We were surprised to notice that in refusing the above planning application you invoked a policy (Policy CF1A) which, at the date of the decision was and is not an approved policy. We have trawled through other planning refusals in this area, and are unable to find any other where this policy has been applied to support planning refusal. We could, of course have missed it, but would be grateful if you could point us in the right direction.

We have read through the proposed policy and it would seem to us that it is designed to protect publicly owned recreational space from development which is admirable.

May we suggest that if Policy CF1 is adopted in the LDP 2012 that our land (and indeed any other privately owned farmland) should be exempt since it is neither sport pitches, parks or public open space, but privately owned farm land.

We would be grateful if the third reason for refusal of this application could be deleted.

Yours sincerely,

David & Morag Rendall
for DAVID RENDALL & SON.

3

Delayed Office Opening for Employee Training

This Office will be closed from 8.45am – 11.00am on the 1st Thursday of each month



PERTH & KINROSS COUNCIL

The Environment Service

Planning and Regeneration
Head of Service David Littlejohn

Pullar House 35 Kinnoull Street
Perth PH1 5GD

Contact Mrs Joanne Ferguson
Direct Dial (01738) 475320
E-mail: JLFerguson@pkc.gov.uk
www.perthshire.com

Our ref 12/00031/IPL

Your ref

Date 5 April 2012

Mr and Mrs Rendall
Stiellsmuir Farm
Woodlands Road
Blairgowrie
PH10 6LE

Dear Mr And Mrs Rendall

12/00031/IPL Erection of two dwellinghouse and garages (in principle) at Stiellsmuir Woodlands Road, Blairgowrie

I refer to your letter of 31st March regarding the above planning application and the reasons for refusal.

The Proposed Local Development Plan (LDP) 2012 is a material consideration in the determination of any planning application and under the Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 it requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. In this case the proposal was contrary to the adopted Eastern Area Local Plan 1998 and the LDP which is a material consideration. This reason **if applicable** has been used only from 30 January 2012 when the plan was published. Therefore I must conclude that the third reason for refusal is justified and cannot be removed from the decision notice.

Regarding your comments on the Proposed Local Development Plan (LDP) 2012 it has been out for consultation and the period of representation for the Proposed Plan, Supplementary Guidance and Strategic Environmental Assessment started on 30 January 2012, this will run for 10 weeks, finishing at 4pm on 10 April 2012. I therefore suggest that should you have any representations they should be made to DevelopmentPlan@pkc.gov.uk or in writing with the enclosed form to Local Development Plan Team, The Environment Service, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

Yours sincerely

REPLY DLD - 10-04-12.

Joanne Ferguson
Planning Officer



Subj: RE: Meeting on thursday 12 noon Stiellsmuir Farm Woodlands Road Blairgowrie PH10 6LE
Date: 16/12/2011 11:30:47 GMT Standard Time
From: AMaric@pkc.gov.uk
To: Namacleod@aol.com
CC: NRMoran@pkc.gov.uk

Norman,

Just to confirm what we discussed at our site meeting yesterday. We were happy with the visibility at the site and it was proposed that two separate Type B, Figure 5.6 accesses would be built. A copy of a typical sketch drawing of a Type B access can be downloaded via the following link.
<http://www.pkc.gov.uk/NR/rdonlyres/ED6A5F87-6EF2-4D80-A447-605F7276E953/0/TypeAandBjunction.pdf> You undertook to provide plans showing the exact location of the proposed accesses, showing that they would be built to the standards mentioned above and that you would provide some photographs of the proposed accesses to help us to make our recommendations to our planning colleagues.

I hope that you will agree that the above is an accurate recollection of our discussions. If you wish to discuss the matter further then please do not hesitate to contact either me or my colleague Niall Moran who is contactable on 01738 476512 or by email at nrmoran@pkc.gov.uk

Regards

Tony

Tony Maric
 Transport Planning Officer
 Transport Planning - Planning and Regeneration
 The Environment Service
 Perth & Kinross Council
 Pullar House
 35 Kinnoull Street
 Perth
 PH1 5GD
 Tel: 01738 475329
 Fax: 01738 475310
 E-Mail: amaric@pkc.gov.uk
 Website: www.pkc.gov.uk

From: Namacleod@aol.com [mailto:Namacleod@aol.com]
Sent: 13 December 2011 10:22
To: Tony Maric
Subject: Meeting on thursday 12 noon Stiellsmuir Farm Woodlands Road Blairgowrie PH10 6LE

Hi Tony

As discussed I would be grateful if we could meet at the above property to discuss proposals for access to 2 new plots for houses.

Regards

Norman

Norman A MacLeod MRICS
Chartered Surveyor
 Tel: 07884177328

Securing the future... - Improving services - Enhancing quality of
 life - Making best use of public resources.



MEMORANDUM

To	Joanne Ferguson Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	12/00031/IPL	Date	16 February 2012

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, - ROADS (SCOTLAND) ACT 1984

With reference to the application 12/00031/IPL for planning consent for:- **Erection of two dwellinghouse and garages (in principle) Stiellsmuir Woodlands Road Blairgowrie PH10 6LE for Mr David Rendall**

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

- Prior to the occupation or use of the approved development the vehicular accesses shall be formed in accordance with specification Type B, Fig 5.6 access detail to the satisfaction of the Planning Authority.
- The gradient of the access shall not exceed 3% for the first 5 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
- Visibility splays of 2m x 40m measured from the centre line of the new access shall be provided in both directions along the nearside channel of Woodlands Road prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1m above the adjacent road channel level.
- Prior to the occupation or use of the approved development turning facilities shall be provided within each plot to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within each plot.
- A 1.8m wide footway constructed to the standard and specifications required by the Council as Roads Authority shall be provided along the site frontage linking to the footway on Golf Course Road

The applicant should be advised that in terms of Section 21 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works.

I trust these comments are of assistance.



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

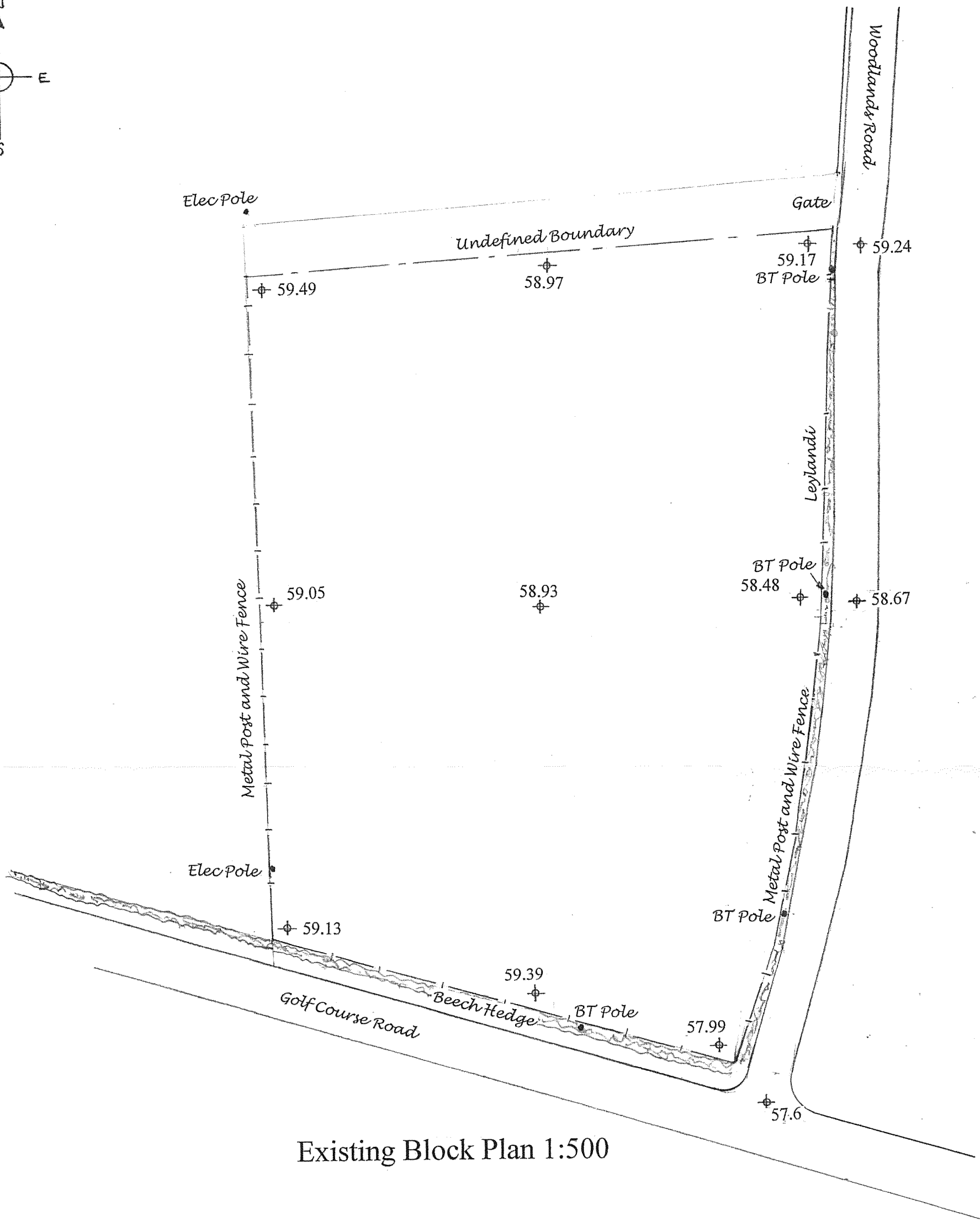
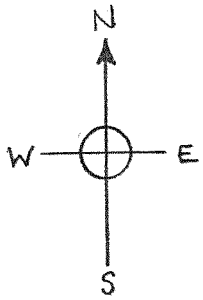


Scale 1:1250

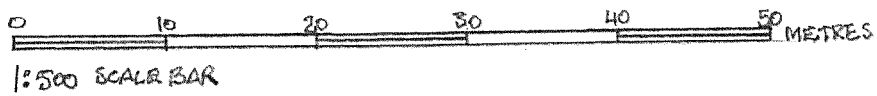
Supplied By: Danscot Perth

Serial number: 001020023

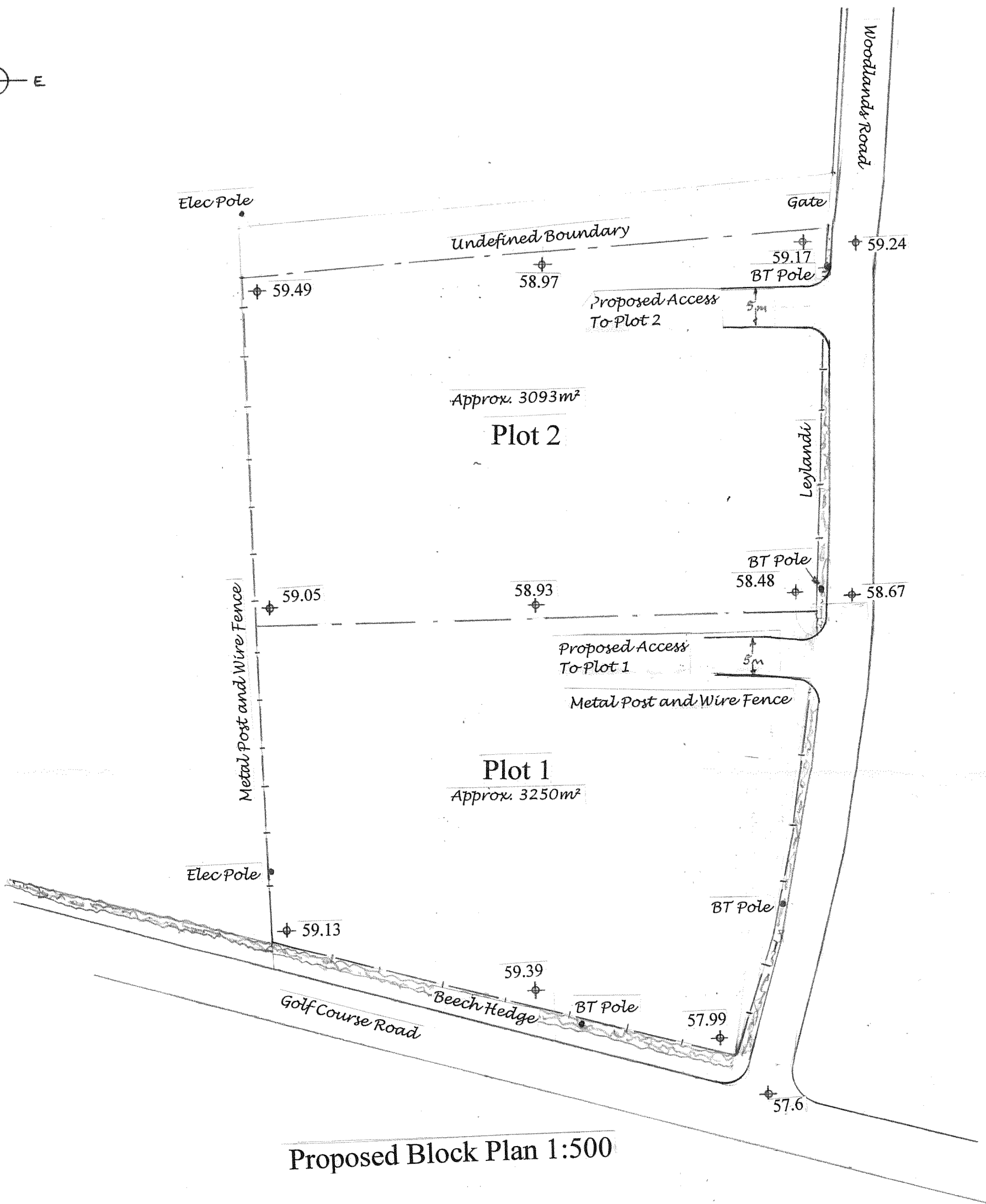
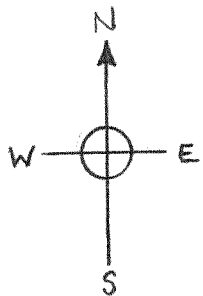
Plot Centre Coordinates: 318444, 743207



Existing Block Plan 1:500



Norman A MacLeod Building Design Tel: 07884177328 e-mail: namacleod@aol.com	
Project: Proposed Building Plots for 2 No. Dwelling Houses and Garages at Stiellsmuir, Woodlands Road, Rosemount, Blairgowrie	
Scale: 1: 500 Drawing ref: Existing Block Plan Date: December 2011	Drawing No: 1



Norman A MacLeod

Building Design

Tel: 07884177328

e-mail: namacleod@aol.com

Project: Proposed Building Plots for 2 No.
Dwelling Houses and Garages at Stiellsmuir,
Woodlands Road, Rosemount, Blairgowrie

Scale: 1: 500

Drawing ref: Proposed Block Plan

Date: December 2011

Drawing No: 2

Ground levels from Benchmark on Golf Course Road, Rosemount

BS	IS	FS	RISE	FALL	RED. LEVEL (m)	REMARKS
3.22					57.6	BM 1
	2.15		1.07		58.67	2
	1.58		0.57		59.24	3
	1.65			0.07	59.17	4
	2.34			0.69	58.48	5
	2.83			0.49	57.99	6
	1.43		1.4		59.39	7
	1.69			0.26	59.13	8
	1.77			0.08	59.05	9
	1.33		0.44		59.49	10
	1.85			0.52	58.97	11
		1.89		0.04	58.93	12

3.22		1.89	3.48	2.15	58.93
<u>-1.89</u>			<u>-2.15</u>		<u>-57.6</u>
<u>1.33</u>			<u>1.33</u>		<u>1.33</u>



Viewing Northwards at Junction of Golf Course Road and Woodlands Road



Proposed Access to Plot 1



Viewing South at Proposed Access to Plot 1 on Woodlands Road



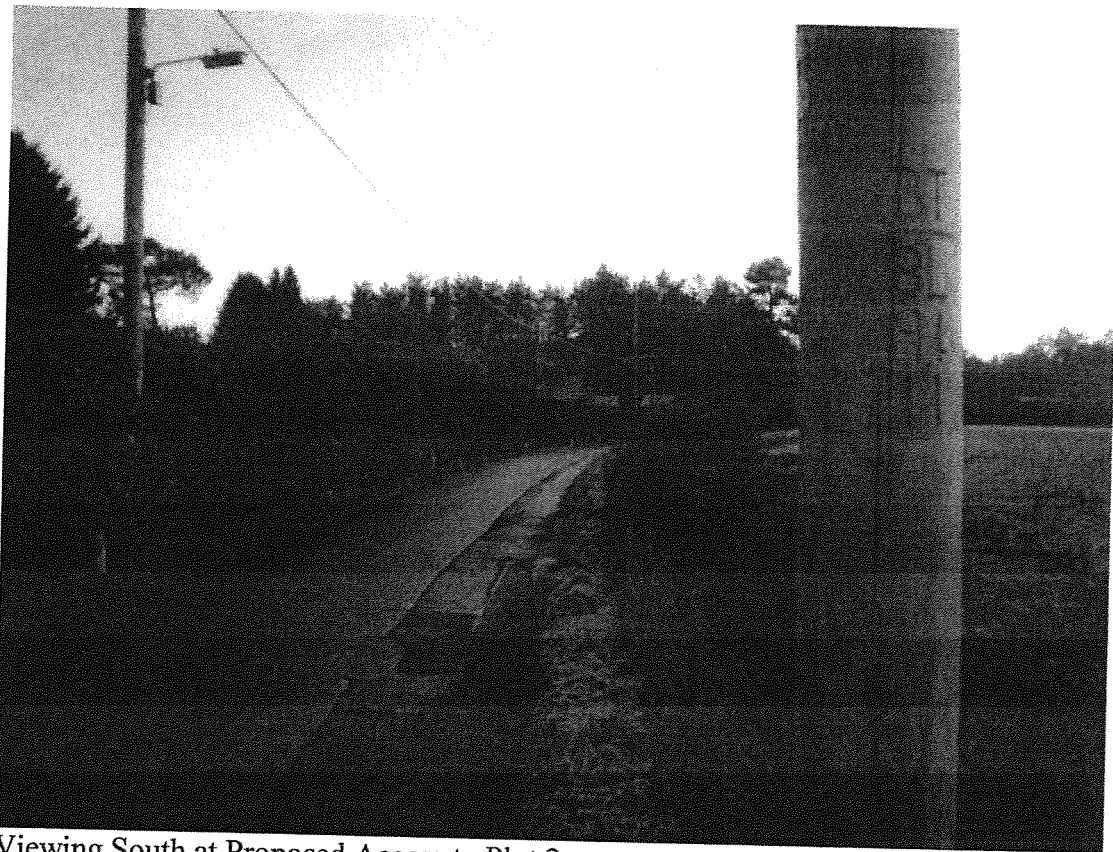
Viewing North at Proposed Access to Plot 1 on Woodlands Road



Proposed Access to Plot 2



Viewing North at Proposed Access to Plot 2



Viewing South at Proposed Access to Plot 2



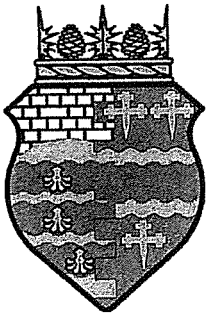
Proposed Plots



Proposed Plots



Proposed Plots



BLAIRGOWRIE AND RATTRAY COMMUNITY COUNCIL

25th March 2012

Planning Department

Perth & Kinross Council,

Perth

Dear Sirs

Planning Reference 12/00031/1PL Blairgowrie

At the last meeting of the Community Council this application was discussed.

The Councillors present were satisfied with this application and raised only one concern. Both plots of land are quite large but provided that only one dwelling house is allowed per plot then the Community Council would be happy to support this application.

Yours sincerely,

David Adams

Blairgowrie & Rattray Community Council

TCP/11/16(187)

Planning Application 12/00031/IPL – Erection of two dwellinghouses and garages (in principle) at Stiellsmuir, Woodlands Road, Blairgowrie, PH10 6LE

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS (part included in applicant's submission, see pages 279-289)

PERTH AND KINROSS COUNCIL

Mr David Rendall
c/o Norman MacLeod
18 Walnut Grove
Blairgowrie
PH10 6TH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 12th March 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/00031/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 23rd January 2012 for permission for **Erection of two dwellinghouse and garages (in principle) Stiellsmuir Woodlands Road Blairgowrie PH10 6LE** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy 66 of the Eastern Area Local Plan 1998 as the site is zoned for agriculture and there is a strong presumption against built development.
2. The proposal is contrary to Policy 2 of the Eastern Area Local Plan 1998 criteria c) in that the development would result in damage to the character of the area.
3. The proposal is contrary to Policy CF1 Open Retention of the Perth and Kinross Council Proposed Local Development Plan 2012 as the site is located with an area zoned as open space and that the circumstances to permit development have not been met or would not apply to this type of development.

Justification

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

Notes

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

Plan Reference

12/00031/1

12/00031/2

12/00031/3

12/00031/4

12/00031/5

12/00031/6

12/00031/7

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/00031/IPL
Ward No	N3

PROPOSAL: Erection of two dwellinghouse and garages (in principle)

LOCATION: Stiellsmuir Woodlands Road Blairgowrie PH10 6LE

APPLICANT: Mr David Rendall

RECOMMENDATION: **Refuse the application**

SITE INSPECTION: 2 February 2012

OFFICERS REPORT:

The application is for erection of two dwellinghouse and garages (in principle) at Stiellsmuir, Woodlands Road, Blairgowrie. The site is within the settlement boundary for Blairgowrie.

The site is located at the junction of Golf Course Road and Woodlands Road which form two of the boundaries, the remaining boundaries are formed by post and wire fences. Two individual accesses to the plots are shown from Woodlands Road. No indicative plans have been provided.

The site is located within an area zoned in the Eastern Area Local Plan 1998 as agricultural land and under policy 66 there is a strong presumption against built development within these areas. In the Proposed Local Development Plan the site is zoned as open space under Policy CF1A where the loss of these areas will not be permitted unless in circumstances where a loss could be justified. The overall character of this area is important and the existing policy is in place to retain this area and not allow piecemeal erosion.

Transport Planning have no objection to the proposal but recommend standard conditions. Education and Children's Services would require a condition requiring application of the Developer Contributions Policy at approval of matters stage. Scottish water has no objection.

Thirty-three letters of objection to the proposal have been received raising the main issue relevant to this proposal that it is contrary to policy and that it would be a loss of open space, an inappropriate land use and out of character with the area.

This proposal is contrary to a policy which is in place to protect and retain the character of the area. The proposal would erode an area of open space and would set an unwelcome precedent for further development of this type. I therefore recommend the application for refusal.

DEVELOPMENT PLAN

E_066 Eastern Agriculture

E_066 Inset Maps B and D identify land which should remain in agricultural or forestry use meantime. There will be a strong presumption against built development within these areas.

E_002 Eastern General Development Policy

All developments within the Plan area not identified as a specific policy, proposal or opportunity will also be judged against the following criteria:-

- (a) Rural sites should have a landscape framework capable of absorbing or, if necessary, screening the development; where required, opportunities for landscape enhancement will be sought.
- (b) In the case of built development, regard should be had to the scale, form, colour and density, of existing developments within the locality.
- (c) The development should be compatible with its surroundings in land use terms and they should not result in significant environmental damage or loss to the amenity or character of the area.
- (d) The road network should be capable of coping with traffic generated by the development and satisfactory access on to that network provided.
- (e) Where applicable there should be sufficient spare capacity in drainage, water and education services to cater for new development.
- (f) The site should be large enough to accommodate the development satisfactorily in site planning terms.
- (g) Buildings and layouts for new development should be designed so as to be energy efficient.
- (h) Built development should, where possible, be built in those settlements which are the subject of inset maps.

OTHER POLICIES

No other policies

SITE HISTORY

No recent site history

CONSULTATIONS/COMMENTS

Transport Planning	No objection
Scottish Water	No objection
Education And Children's Services	Condition would be required if approved
Blairgowrie And Rattray Community Council	No response within time

TARGET DATE:

23 March 2012

REPRESENTATIONS RECEIVED:

Number Received: 33 letters received

Summary of issues raised by objectors:

The letters of representation have raised the following issues; Contrary to Structure Plan and Local Plan, increase in traffic, inadequate road access, contrary to Housing

in the Countryside Policy, loss of open space, inappropriate land use, out of character.

Response to issues raised by objectors:

The letters of representation received are reflected in the recommendation of this application for refusal. With the exception of the proposal being contrary to the Housing in the Countryside Policy which does not apply as the application site is within the settlement boundary and that the access is inappropriate as transport Planning have no objection to the proposal on roads safety grounds.

Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	None
Report on Impact or Potential Impact eg Flood Risk Assessment	Not required

Legal Agreement Required:	No
Summary of terms	N/A
Direction by Scottish Ministers	No

Reasons:-

- 1 The proposal is contrary to Policy 66 of the Eastern Area Local Plan 1998 as the site is zoned for agriculture and there is a strong presumption against built development.
- 2 The proposal is contrary to Policy 2 of the Eastern Area Local Plan 1998 criteria c) in that the development would result in damage to the character of the area.
- 3 The proposal is contrary to Policy CF1 Open Retention of the Perth and Kinross Council Proposed Local Development Plan 2012 as the site is located with an area zoned as open space and that the circumstances to permit development have not been met or would not apply to this type of development.

Justification

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

Notes

Perth & Kinross Council
TYPE A JUNCTION

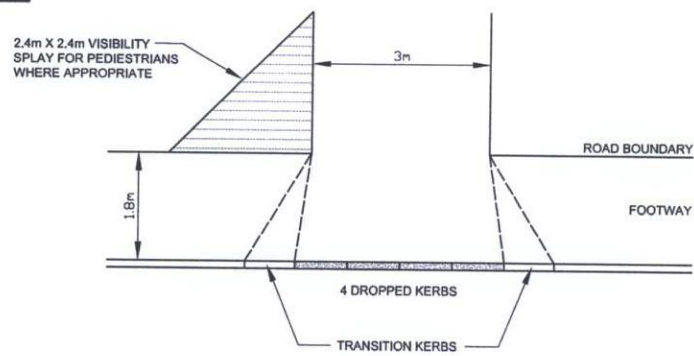


Figure 5.5

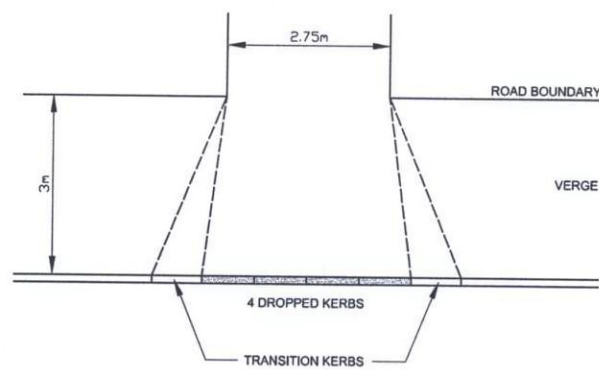


Figure 5.5

Perth & Kinross Council
TYPE B JUNCTION

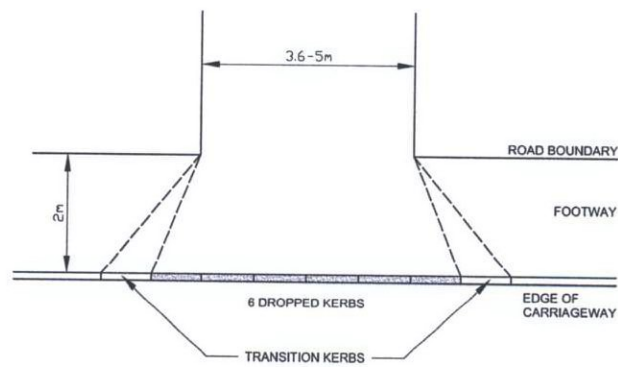


Figure 5.6

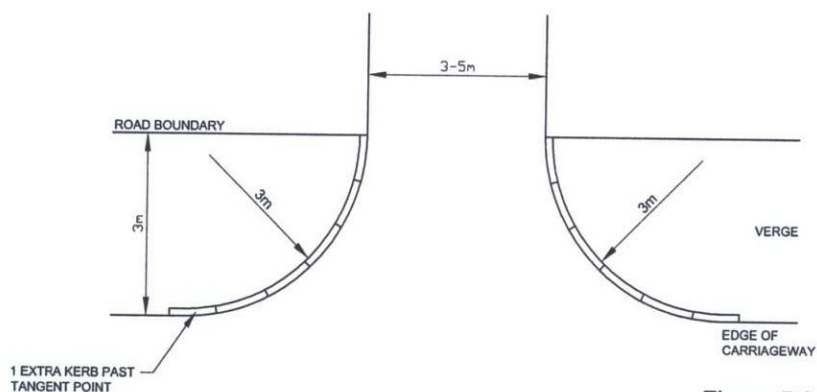


Figure 5.6

TCP/11/16(187)

Planning Application 12/00031/IPL – Erection of two dwellinghouses and garages (in principle) at Stiellsmuir, Woodlands Road, Blairgowrie, PH10 6LE

REPRESENTATIONS

- Objection from Mrs Lithgow, dated 6 February 2012
- Objection from Mr and Mrs Clark, dated 8 February 2012
- Objection from A H Thompson, dated 11 February 2012
- Objection from Mr T Varma, dated 12 February 2012
- Objection from Mrs S Varma, dated 12 February 2012
- Objection from Mr I Cruickshank, dated 12 February 2012
- Objection from Ms J Calder, dated 12 February 2012
- Objection from Mr K Stewart, dated 14 February 2012
- Objection from Mrs S McGregor, dated 14 February 2012
- Objection from Mrs S Turner, dated 14 February 2012
- Objection from Mr and Mrs Caldwell, dated 14 February 2012
- Objection from J S Lockett, dated 14 February 2012
- Objection from Mr P Hope, dated 15 February 2012
- Objection from Mr J Robb, dated 15 February 2012
- Objection from Mr K Blazley, dated 15 February 2012
- Objection from J I Mackenzie, dated 15 February 2012
- Objection from Mr D MacDonald, dated 16 February 2012
- Representation from Transport Planning, dated 16 February 2012 (*included in applicant's submission, see page 277*)
- Objection from Karen Clark Planning Consultancy on behalf of Mr Forsyth, dated 16 February 2012
- Objection from Mr I Brown

- Objection from Mr A Dirkzwager
- Objection from Mr J Boyle
- Objection from Mr and Mrs Anderson
- Objection from Ms C Fleming, dated 9 February 2012
- Objection from Mr and Mrs Martin
- Objection from Ms J Denst
- Objection from Mr N Cooper
- Objection from Mr and Mrs Charlton
- Objection from Ms S Thorne
- Objection from J A S Hawkins
- Objection from A E Sanders
- Objection from Mr and Mrs Carrick
- Objection from Owner/Occupier of Robinscroft, Woodlands Road
- Objection from Owner/Occupier of Kennard, Shawfield Lane
- Representation from Mrs S McGregor, dated 23 May 2012
- Representation from Mr and Mrs Varma, dated 24 May 2012
- Representation from Mr and Mrs Anderson, dated 24 May 2012
- Representation from Mr and Mrs Clark, dated 25 May 2012
- Representation from Mr I Brown, dated 25 May 2012
- Representation from Ms J Calder, dated 28 May 2012
- Response to Representations from the Agent, dated 26 June 2012

ENTERED IN COMPUTER

13 FEB 2012

6:2:2012

MRS

BRIGADIER A. O. L. LITHGOW
GARRYMORE
ROSEMOUNT
BLAIRGOWRIE
PERTHSHIRE PH10 6LD

RECEIVED

UF

13 FEB 2012

12/00031/1PL

Dear Sir

As a resident, living in
Rosemount, I am writing to ask that
the above application is refused

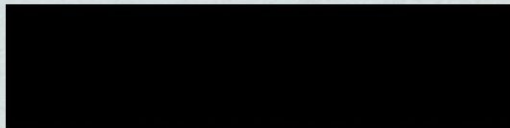
I live almost at the junction of
Golf Course Road and Woodlands Road
and know how dangerous it is, with the
dip and high hedges - years ago my
husband was told that no more driveways
would be allowed entry on to Woodlands
Road, since when there must be at
least 20. The traffic has increased
enormously, it is used as a short cut
by the housing estates at the top of
the road, and at times I have

difficultly getting out of my drive.

We had always understood that there would be no building on Steiltsminiv Farm to preserve the semi-rural character of the area.

I would like to record my objection to this application.

Yours faithfully

A solid black rectangular box used to redact the signature of the person writing the letter.

Kariba
Auchmore Drive
Rosemount
Blairgowrie
8th February 2012

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

Dear Sirs,

We note and object to the application submitted to your Planning Department for outline planning to develop 2 plots in an agricultural field at the intersection of Woodlands Road and Golf Course Road in Rosemount, Blairgowrie.

In the Eastern Area Local Plan (1998) this area is designated as agricultural land and, under policy 66, should not be built on. Rosemount, under the East Area Local Plan (1998) is an area which, under the strategies in the plan, should have its semi rural nature maintained. This application is against that aspect of the plan.

Woodlands Road is not capable of supporting any further development because of its width and because of the dangerous intersection with Golf Course Road. This fact is again recognised in the East Area Local Plan (1998) in strategy 2.30.

We trust you will refuse this application.

Yours Sincerely,

Ian Clark

For Linda and Ian Clark

RECEIVED

15 FEB 2012

DTF -

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

A H THOMPSON
TREETOPS WOODLANDS RD
ROSEMOUNT BLAIRGOWRIE
PH10 6LD

Re: Planning Application 12/00031/IPL

11-02-12

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

[Redacted Signature]

A H THOMPSON



Mr Thelekat Varma (Objects)

Comment submitted date: Sun 12 Feb 2012

As residents of Woodlands Road we are already very concerned at the density of vehicular traffic on a narrow single track road which is used by motor vehicles, farm traffic, pedestrians, disabled people in wheel chairs and horses. These problems of Woodlands Road were identified in the Eastern Area Local Plan and I do not believe that it has the capacity to absorb the additional traffic that the proposed development will bring. The junction of Woodlands Road with Golf Course Road is already a dangerous one and the proposed access will only aggravate the situation - it is a blind junction and traffic turning into Woodlands Road will have a poor view of vehicles exiting from the proposed houses. The proposed development is also contrary to the Draft Proposed Local Plan January 2012. While this may be only two houses at the moment there is a strong suspicion of "creeping development" and this needs to be guarded against.

Mrs Shirley Varma (Objects)

Comment submitted date: Sun 12 Feb 2012

As residents of Woodlands Road we are already very concerned at the density of vehicular traffic on a narrow single track road which is used by motor vehicles, farm traffic, pedestrians, disabled people in wheel chairs and horses. These problems of Woodlands Road were identified in the Eastern Area Local Plan and we do not believe that it has the capacity to absorb the additional traffic that the proposed development will bring. The junction of Woodlands Road with Golf Course Road is already a dangerous one and the proposed access will only aggravate the situation - it is a blind junction and traffic turning into Woodlands Road will have a poor view of vehicles exiting from the proposed houses. The proposed development is also contrary to the Draft Proposed Local Plan January 2012. While this may be only two houses at the moment there is a strong suspicion of "creeping development" and this needs to be guarded against.

A Baxter

RECEIVED
15 FEB 2012

The Mount
2 Woodlands Grove
Golf Course Road
Rosemount
Blairgowrie
Perthshire
PH10 6LB

12th February 2012

Development Quality Manager
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Re: Planning Application 12/0003/1PL

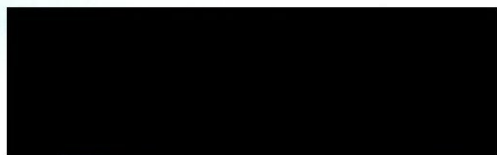
Dear Sir,

I wish to lodge an objection to the proposed development as outlined above, and request that planning permission is refused by the Council.

The area earmarked for development lies at a very dangerous junction of Woodlands Road and Golf Course Road, and I personally have approached the Council in the past with reference to 2 separate incidents which could have ended in deaths at this junction!

I believe that the area around Stiellsmuir Farm is specifically designated in the Eastern Area Local Plan 1998 (Map B) to be for agricultural use. I therefore believe that the area should remain undeveloped.

Yours faithfully



Ian Cruickshank



Development Quality Manager
Pullar House
35 Kinnoull Street
Perth PH1 5GD

Tuesday 12th February 2012

Dear Sirs

Re: Planning Application 12/00031/IPL

I am writing as a resident of Rosemount to request that the above planning application to build two houses with parking for 8 vehicles at Steillsmuir Farm be refused.

The Eastern Area Local Plan 1998, Map B states that Steillsmuir Farm is designated agricultural ground and is subject to policy 66.

Rosemount is recognised as having a semi-rural character and this should be maintained EALP (policies 2.30 and 2.31).

The application seeks two accesses on to Woodlands Road. The EALP states 'no new accesses' on to Woodlands Road.

Woodlands Road is narrow and road safety is an issue. The road has hedges all along the Eastern boundary of Woodlands Road which makes it already extremely dangerous to exit from existing residences onto Woodlands Road.

Moreover, the Woodlands Road/ Golf Course Road junction is difficult to exit due to a dip in Golf Course Road making visibility very poor indeed. This factor was recognised in the EALP, Policy 2.30 which states that ''inadequate road access is a severe constraint.''

The application asks for two new accesses and parking for 8 vehicles. Not only does this application contravene the EALP, but is also a very serious road safety issue.

I wish to record my objection to this application.

Jean Calder

The Shian
Woodlands Road
Rosemount
Blairgowrie
PH10 6LD

Mr Kenneth Stewart (Objects)

Comment submitted date: Tue 14 Feb 2012

I wish to record my objection to this application and request that it be refused on the following grounds:

The Eastern Area Local Plan 1998 (see map B) clearly designates the Steillsmuir Farm lands to be agricultural and as such subject to policy 66 which indicates there shall be a strong presumption against built development,

This application contravenes the strategy in the EALP to maintain the semi-rural character of the Rosemount area. (policies 2.30 and 2.31).

The new Development Plan for 2012 to 2025 affirms that the Steillsmuir Farm lands (including the site of the proposed application) and all the field westward towards the Perth Road are deemed to be open spaces where development is not permitted.

Road safety is already a serious issue with the Woodlands Road/ Golf Course Road crossroads being situated in a substantial dip in the road making entering and exiting Woodlands Road a hazardous undertaking.

Woodlands Road is narrow, without Pavements and is a popular and well-used pedestrian way for local residents and visitors. Further development would increase traffic and risk to pedestrians.

There is already a restriction in place forbidding the creation of any new vehicle entrances/exits on to Woodlands Road.

Mrs Shirley McGregor (Objects)

Comment submitted date: Tue 14 Feb 2012

I am writing as a resident in the Rosemount area to request that the above application is refused. The Eastern Area Local Plan 1998, Map B specifically designates that the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicated that there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31).

Road safety will be an issue as the Golf Course Road - Woodlands Road junction is a dangerous one due to a dip in Golf Course Road and the high hedges. Woodlands Road does not have the capacity to take more traffic, this is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in significant exacerbation of road safety.

I therefore object to this application

DF

Tracy McManamon

From: [REDACTED]
Sent: 14 February 2012 13:41
To: Development Management - Generic Email Account
Subject: planning application 12/00031/ILP

good day,

i wish to object to the planning application 12/00031/ILP, on the grounds that it is proposing to build on land deemed agricultural under the eastern area local plan map B and hence is contrary to policy 66.

thank you

mrs shirley turner

[Handwritten signature]

CDevelopment Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth
PH1 5GD

Crannach
Golf Course Road
Rosemount
Blairgowrie
PH10 6LF
14.02.2012

Dear Sir,

Re: Planning Application 12/00031/IPL

I wish to confirm our objection to the above application for the reasons given below:

Context:-

1. One of the purposes of the Development Plan (EALP), as prepared under the Town and Country Planning (Scotland) Act, is to define the scope of development and constraints by area, and
2. Any determination is to be made in accordance with the Plan unless material considerations indicate otherwise,

We find the proposal unacceptable on the basis that the proposed development would have a clear, visible and considerable adverse effect on the density, character & amenity of the area. Surely this is not subjective?

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed, the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The current vehicle flow density has been recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites which would result in a significant and tangible additional risk with respect to pedestrian & bicycle traffic in Woodlands Road. In addition the Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

The application is wholly unacceptable with respect to the development parameters as outlined above and we request that the above planning application is refused.

Yours Sincerely,

Bruce and Jetta Caldwell

Woodsetts
Shawfield Lane
Blairgowrie
PH10 6GY

RECEIVED
15 FEB 2012

[REDACTED]

The Development Quality Manager
Perth & Kinross District Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

14th February 2012

Dear Sir/Madam,

Planning Application 12/00031/IPL

I am writing as a resident of the Rosemount area to request that the above planning application be refused.

The Eastern Area Local Plan 1998, specifically designates the Steillsmuir Farm lands to be agricultural, and as such subject to policy 66 – this policy indicates “There will be a strong presumption against built development within these areas”. Should planning approval be granted for these two properties a precedent is set allowing the creeping urbanisation of Rosemount, contravening the EALP strategy to maintain the semi-rural character of the area – Policies 2.30 & 2.31.

In addition there are significant road safety implications implicit with this planning application – the application states 8 more vehicles could be parked on these sites. Policy 2.30 (EALP) already recognises the inadequacies of Woodland Road to take more traffic.

For the above reasons I wish to object to Planning Application 12/00031/IPL.

Yours faithfully,

[REDACTED]
J S Lockett



Mr. Peter Hope (Objects)

Comment submitted date: Wed 15 Feb 2012

Dear Sir,

I write on behalf of myself and my family. we reside in the Rosemount area near to the proposed site.

We request that this application be refused due to the following:

- The Eastern Area Local Plan 1998, Map B specifically designates Stellismuir Farm lands to be agricultural and as such are subject to Policy 66 which indicates a strong presumption against built development.
- The building of these properties contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)
- Road safety will be further compromised as the Golf Course Road - Woodlands Road junction as it exists is dangerous due to a dip in the road and high hedges. This is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The introduction of a further 8 vehicles to the along with access and entrance to the proposed site would compound this problem.
- The erection of these dwellings would degrade the habitat of a number of species active within the area. In particular Red Squirrels who use this location as a crossing point between the Golf Course and Woodlands Road area.

I wish to record our objection to this application.

Yours faithfully.

P.M. Hope

Mr John Robb (Objects)

Comment submitted date: Wed 15 Feb 2012

Development Quality Manager
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Dear Joanne
Re: Planning Application 12/00031/IPL

We am writing as a residents of Rosemount and a very interested party in any planning application concerning Stiellsmuir Farm, as my property borders on the north of this agricultural land. We find it strange that we have received no official notification regarding this application and found out purely by chance that this had been submitted to the planning office. Please include me in any further applications regarding Stiellsmuir farm.

We would like to object to the application to erect two houses with parking for 8 vehicles on the southern part of this farmland, as this would contravene the EALP, Policy 2.30 and would also create a very serious road safety issue through the inadequate access being a severe constraint on the already narrow Woodlands road.

I note on ?Form 1? that the applicant certifies that none of the land is agricultural, and yet on the Eastern Area local plan 1998 (Map B) it states that Stiellsmuir farm is designated agricultural ground and is subject to policy 66.

We find the application to be unacceptable to the development of this semi-rural area and request that the above planning application is refused.

Yours Faithfully

John & Maureen Robb

Mr Kevin Bazley (Objects)

Comment submitted date: Wed 15 Feb 2012

The proposal is contrary to both the current Local Plan and the draft development plan, both of which designate the area as agriculture/open space. Woodlands Road is substandard for the current amount of traffic, with shared use and frequent use by pedestrian, invalid carriage, cycle and horse traffic. The proposed sites are immediately adjacent to the junction with Golf Course Road which is already dangerous.

Linda Al-Ibrahimi

From: Ian Mackenzie [REDACTED]
Sent: 15 February 2012 20:31
To: Development Management - Generic Email Account
Subject: Planning Application 12/00031/IPL

Aldclune
Woodlands Road
Rosemount
Blairgowrie
PH10 6LD

15 February 2012

2012

Development Quality Manager
Pullar House
35 Kinnoull Street
Perth

Dear Sir

I am writing as a resident of Woodlands Road in Rosemount. Having digested most of the available information regarding the above and having over ten years experience of living in the relevant area I feel I have to record my objection to this application.

As I understand it the Steillsmuir Farm lands are specifically designated to be agricultural and (referring to policy 66) there is a strong presumption against built development. If allowed to go ahead this would seem to be in clear contravention of the strategy set out in the EALP to maintain the semi-rural character of the area

It seems to me that given the number of housing developments taking place in the wider Blairgowrie area there is no pressing need to encroach on acknowledged agricultural land to initiate further housing at this time..

The insufficiency of Woodlands Road to take more traffic is already acknowledged (Pol 2.30). I think this has been recognised for some considerable time. Additionally the junction is potentially dangerous (I would be surprised if every resident and indeed other regular users have not experienced some close encounter on joining Golf Course Road despite taking care). The two proposed plots with the inevitable incremental traffic resulting shows a real disregard for safety in my view. It is a matter of real concern .

Given all the circumstances I would hope you will refuse the application submitted

Yours faithfully

J I Mackenzie

Linda Al-Ibrahimi

From: David Macdonald [REDACTED]
Sent: 16 February 2012 16:11
To: Development Management - Generic Email Account
Subject: Planning Application 12/00031/IPL - An Objection

Dear Sirs

Planning Application 12/00031/IPL

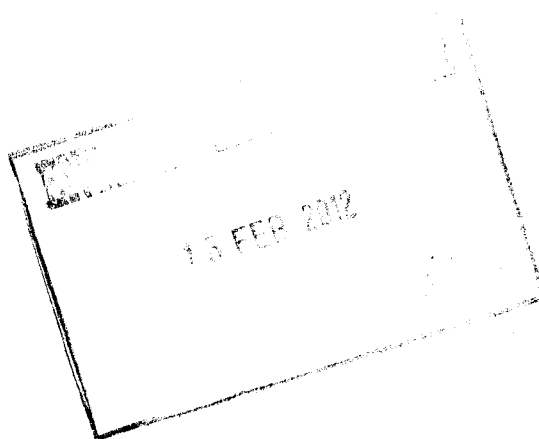
This is an objection on the following grounds:

1. Road Safety. The proposed plots are beside a dangerous junction where there is a dip in Golf Course Rd.
2. The insufficiency of Woodlands Rd to take more traffic is already recognised (EALP Policy 2.30).
3. This land is designated as agricultural and subject to policy 66 indicating a strong presumption against built development.
4. "Creeping Urbanisation" of this semi-rural area contravening the strategies in the EALP policies 2.30 & 2.31.

Yours faithfully

David MacDonald
Dalvreck
Woodlands Rd
Rosemount
PH10 6LD

16 February 2012



KAREN CLARK

PLANNING CONSULTANCY

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

FAO Joanne Ferguson

16th February 2012

Dear Ms Ferguson,

**Planning Permission in Principle, Erection of Two Dwelling houses, and Garages,
Stielsmuir Farm, Woodlands Road, Blairgowrie Ref 12/00031/IPL**

I represent Mr. Forsyth of Lincroft, Golf Course Road, Rosemount. Mr. Forsyth as a local resident has significant concerns with regard to the current proposal and wishes to lodge a formal objection to the aforementioned planning application. As you will be aware Scottish Government requires that all proposals adhere to the extant local plan unless there are material considerations which justify otherwise.

The area around Rosemount is semi rural, characterised by low density housing set within an attractive landscape setting. The landscape setting has been considered sufficiently important to justify a restrictive planning policy which, over recent years, has ensured that this attractive residential area has been maintained and that Rosemount has survived as a separate entity.

A core principle of Scottish Planning Policy is to only allow development which protects the natural and built environment.

In the current circumstances the extant local plan is the Eastern Area Local Plan adopted 1998 which confirms the current application site as agriculture and seeks to protect the nature of the area as such.

Karen Clark, Planning Consultancy, Mayriggs, Brechin Road, Kirriemuir DD8 4DE

Telephone 07930 566336 | Email: karen@ktclark.co.uk

Policy 1 of the EALP requires that

“a) Site should have a landscape or townscape framework capable of absorbing or if necessary screening the development, and where required opportunities for landscape/townscape enhancement should be sought.”

Clearly in the currently circumstances the site is an agricultural field part of an existing farm holding. The site does not benefit from an existing landscape setting and therefore there is no possibility that the development can be absorbed into the surrounding countryside setting.

Policy 1 goes on to require that

“development should be compatible with its surroundings in land use terms and should not result in significant loss of amenity to the local community.”

The application site is within an area defined as agriculture and therefore the development of this area to form 2 houses cannot be compatible with the surrounding area. In terms of impact on the surrounding residents, there is a very real concern that development within the corner of this larger agricultural area will be the start of incremental development which will be to the detriment of the wider community. In the long run this will result in the coalescence of Rosemount and Blairgowrie. This issue is one which was specifically highlighted in the preparation of the ongoing Local Development Plan and, as a result of considerable objection, development within this area was removed from the draft plan.

The adopted local plan specifically designates the area of the current application as Policy 66 Agriculture this states

“Inset maps B (Blairgowrie and Rattray) and D (Coupar Angus) identify land which should remain in agriculture or forestry use meantime. There will be a strong presumption against built development within these areas.”

Clearly the development of two new-build houses in the corner of this agricultural field does not comply with the adopted policy.

While identified in the Blairgowrie inset boundary the site is clearly rural in nature and therefore should be considered under Perth and Kinross Housing in the Countryside Policy which is the most recent expression of Perth and Kinross Council planning policy related to development in rural areas such as the application site. This policy seeks to strike a balance between allowing the need to protect rural areas while allowing appropriate development. The policy provides a number of circumstances where small scale development may be considered appropriate, these being building groups, infill sites, new houses in open countryside, renovation or replacement of houses, conversion of non domestic buildings and rural brownfield sites.

The development of 2 new build houses within an agricultural green field site cannot be categorised as rural brownfield, renovation or replacement or conversion of non domestic buildings.

In terms of infill, the site does not fulfill the necessary criteria to be considered a “gap” site. Therefore it falls to be considered as a new house in open countryside. Again there are

various subsections, existing garden ground, and relocation as a result of flood risk, key worker house, houses for local people and eco friendly houses. Again the proposal fails all these policy requirements. As a result the proposal is contrary to the most recent policy of rural housing operated by Perth and Kinross Council.

In terms of road traffic, the junction of Woodlands Road and Golf Course Road is very poor with limited visibility due to existing hedging and geometry of the junction. Golf Course Road itself is a narrow road and any further use of this road should be strongly discouraged.

In conclusion, the proposal is clearly contrary to the adopted Eastern Area Local Plan, further the proposal is also contrary most recent expression of policy covering residential development in rural areas, Housing in the Countryside. Further, the exiting roads capacity is very limited and any further development within in this area will result in a risk to road traffic and pedestrian safety.

There are no valid material planning considerations which would justify setting aside the adopted policy in this instance and we would therefore respectfully request that the application be refused.

Yours Sincerely

Karen Clark

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL Steillsmuir Farm, Blairgowrie

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan (EALP) 1998, Map B, specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (strategies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Strategy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant increase in traffic near a hazardous corner. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

Ian A Brown

Morvich House,
Golf Course Road,
Blairgowrie

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

Adrian Dirkzwager
Trollhaugen
Golf Course Road
Blairgowrie PH10 6LJ

Dear Sir,

I am writing as a resident in the Rosemount area to raise my objection to the above plan and list my concerns below;

- This proposed development at Steillsmuir Farm is on land designated for agricultural purposes by the Eastern Area Local Plan and therefore violates the principle of the plan.
- Furthermore, the building of these properties is also contrary to the plan which has a policy of conserving the relatively unique, low density housing within this area. These plans are prepared for a purpose and should not be disregarded at a whim.
- The junction of Woodlands Road and Golf Course Road is already a considerable hazard for vehicular traffic, bicycles and pedestrians. The exit from Woodlands Road is practically blind and the development of these houses with associated car traffic, so close to this treacherous junction, will merely aggravate the situation.

Please take note of my concerns and objection to this development.

John Boyle C.Chem FRSC
Vine Cottage,
Golf Course Road,
Blairgowrie, PH10 6LJ

Dear Sir/Madam,

We wish to object to the planning application 12/00031/LP on the grounds that it is proposing to build on land deemed agricultural under the Eastern Area Local Plan Map B and is therefore contrary to Policy 66.

Yours sincerely,

Mrs L. A. Anderson
Mr. J. W. Anderson
Acer Cottage
Golf Course Road
Rosemount
BLAIRGOWRIE
PH10 6LJ

RECEIVED
13 FEB 2012

DTF
10 SHEILA ROAD
BLAIRGOWRIE
PH10 6LP
9TH FEB 2012

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

Carol Fleming

RECEIVED
13 FEB 2012

JF

MR & MRS IAN MARTIN
ERINMOR
WOODLANDS ROAD
BLAIRGOWRIE
PERTHSHIRE
PH10 6LD

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

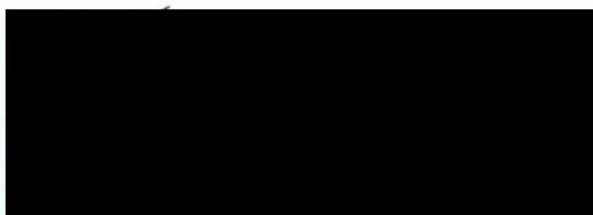
If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,



I wish to object to Planning Application 12/00031/1PL.I raise this objection on the grounds that this land under the Eastern Area Local Plan Map B is "Agricultural". The proposed development of Housing is therefore contrary to Policy 56.

Jessie Denst
The Starlings
Golf Course Road
Blairgowrie
PH10 6LJ

To: Development Management - Generic Email Account
> Subject: Development in rosemount ~ steillsmuir farm 12/0031/ILP
>
> To whom it may concern
>
> As a resident of Rosemount I feel blessed to live in such a beautiful,
> open space and enjoy the semi rural aspect. I imagine it is why so
> many people here do too and am deeply saddened again that there
> continues to be an ongoing rush to build on any piece of land and
> change the very nature of the area we live in. It was great to read
> that in the recent Eastern Area Local Plan that the area drawn out in
> Map B was to continue as agricultural land so why would there be a
> need to build two houses with parking for 8 cars on this land? It
> sounds a huge project and who knows what further developments would
be
> proposed afterwards as a precedent had been set. Why not consider a
> market garden and give incentive to grow food locally rather than
> being faced with for example buying broccoli from Spain, when we
could
> produce our own and keep Rosemount as it should be and not the start
> of a stifling concrete jungle, more traffic, more noise and the
> destruction of our wildlife habitat to name but a few.
> I trust that you will take my thoughts into consideration.
> Kind regards.
> Nye cooper (Sheallagan Golf Course Road)
>

The Bunc Golf Course Rd
Rosemount
Blairgowrie
PH10 6LF

Sir I wish to lodge our objection to the above planning application.

We have lived at this address for 28 years and for too long the traffic problems have been disregarded for both speed & volume. The fairly recent provision of footpaths have gone some way to relieve these problems but there is no provision of footpaths on 2 side of the proposed development site and Woodlands Road is already too narrow for the volume of traffic. As a regular walker on Woodlands Rd it is in urgent need of some form of traffic management without adding further to the problems.

Previous planning applications by Steelsmuir Farm were rejected on the basis that there was already sufficient land designated for housing without encroaching on agricultural land, little, if anything, has changed since your department gave this ruling.

We urge you to reject this unwanted planning application.

Yours faithfully

Denis Charlton

Janet Hamilton Charlton

RECEIVED
14 FEB 2012

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

Sidsel Thorne



Vanessa

Golf Course Rd

Beaumont PH10 6LW

DF -
J.A.S. HAWKINS,

Netheraird
Woodlands Road
Rosemount
Blairgowrie
Perthshire PH10 6JX
[REDACTED]

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

RECEIVED
15 FEB 2012

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steilsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

Road safety will be exacerbated as the Golf Course Road - Woodlands Road junction as it is a dangerous junction due to a dip in Golf Course Road and blinded by high hedges. The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety

I wish to record my objection to this application,

Yours faithfully,

[REDACTED]
ENTERED IN COMPUTER

15 FEB 2012

UF -

RECEIVED
15 FEB 2012

Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

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I wish to record my objection to this application,

Yours faithfully,

[Redacted Signature]

A.E. SANDERS
WESTRAY LODGE
WOODLANDS ROAD
BLAIRFARME

PH 365 5 JX

ENTERED IN COMPUTER
15 FEB 2012



Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Re: Planning Application 12/00031/IPL

16 FEB 2012

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

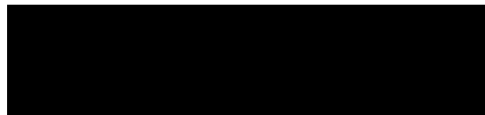
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Road safety will be exacerbated as the Golf Course Road - Woodlands Road junction as it is a dangerous junction due to a dip in Golf Course Road and blinded by high hedges. The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety

I wish to record my objection to this application,

Yours faithfully,



MR & MRS J. CARRICK.

LITTLE STRUAN

WOODLANDS ROAD

BLAIRGOWRIE

PH10 867K

Re 12/00031/1 PL

RECEIVED

16 FEB 2012

2012

Robinscroft
woodlands RD.

BLAIR GOWRIE

PH 10 65X.

Dear Sir

As a resident of Woodlands RD

I ~~would~~ like to object to the above.
planning application for Steillsmin Farm.

Properties in this area are so
desirable. because of the semi rural nature
the ambience. will totally change with
the introduction of more houses. The
beautiful green spaces will disappear.

The roads are not suitable for
the amount of traffic that has already
increased because of the high number of
new houses. that have already been built.
and to have more new homes exiting
on to Woodlands Rd. is ~~an~~ accident
waiting to happen

Sincerely



Development Quality Manager,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

IN COMPUTER
6 FEB 2012
2012

Lennard
Shawfield Lane.
BLACKGIRIE
PH10 6GY
13th February 2012

Re: Planning Application 12/00031/IPL

Dear Sir,

I am writing as a resident in the Rosemount area to request that the above planning application is refused.

The Eastern Area Local Plan 1998, Map B specifically designates the Steillsmuir Farm lands to be agricultural and as such are subject to policy 66. This policy indicates there is a strong presumption against built development.

If allowed to proceed the building of these properties is effectively creeping urbanisation of Rosemount. This contravenes the strategy in the EALP to maintain the semi-rural character of the area (policies 2.30 & 2.31)

The insufficiency of Woodlands Road to take more traffic is recognised in the EALP, Policy 2.30, which states that inadequate road access is a severe constraint. The application calls for 8 more vehicles to be parked on these sites resulting in a significant exacerbation of road safety.

Road safety will be exacerbated through increased traffic. The Golf Course Road - Woodlands Road junction is dangerous due to a dip in Golf Course Road and is blinded by high hedges

I wish to record my objection to this application,

Yours faithfully,

[Redacted signature]

CHX Planning Local Review Body - Generic Email Account

From: shirley Mcgregor [REDACTED]
Sent: 23 May 2012 23:55
To: CHX Planning Local Review Body - Generic Email Account
Subject: Steillsmuir farm planning application

Application number 12/00031IPL

Dear LTB members,

As a resident of Rosemount I continue to object to this application as it is contrary to the Local Development Plan 1998 and the Proposed Development Plan 2012-2025 (published in January, 2012).

Shirley McGregor

Sent from my iPhone

CHX Planning Local Review Body - Generic Email Account

From: [REDACTED]
Sent: 24 May 2012 16:50
To: CHX Planning Local Review Body - Generic Email Account
Subject: Ref:12/00031/IPL - Stiellsmuir, Woodlands Road

Dear Ms Taylor,

Thank you for your email of 18 May 2012.

We would like to register my continued objection to the above planning application. We have noted the reasons for refusal and totally agree with them. We would however point out that no comment is made on the problems related to increased vehicular activity on Woodlands road which is essentially a single track road with a wide range of users. There are blind corners and exits and any more traffic will only make matters worse. In addition the proposed access to the properties is just after a blind junction with Golf Course Road.

We would be grateful if the Local Review Body is made aware of these concerns.

Thanking you.

T R K and (Mrs) S O Varma

CHX Planning Local Review Body - Generic Email Account

From: John Anderson [REDACTED]
Sent: 24 May 2012 17:56
To: CHX Planning Local Review Body - Generic Email Account
Subject: Stielsmuir Woodklands Road Blairgowrie (Ref.no. 12/00031/IPL)

Dear Sir/Madam,

As per our previous email dated 13/02/2012 we would like to confirm our strong opposition to the above planning application as it contravenes Local Planning Development.

Yours sincerely,

Linda A. Anderson (Mrs)
John W. Anderson (Mr.)

Acer Cottage
Golf Course Road
Rosemount
BLAIRGOWRIE
PH10 6LJ

CHX Planning Local Review Body - Generic Email Account

From: IAN CLARK [REDACTED]
Sent: 25 May 2012 16:10
To: CHX Planning Local Review Body - Generic Email Account
Subject: Planning Application 12/00031/IPL

Kariba
Auchmore Drive
Rosemount
Blairgowrie
25th May 2012

Dear Sirs,

We refer to your letter dated 18th May 2012 advising us that the applicant has requested that a review of the Councils decision be made by the Local Review Board.

As the application is contrary to the contents and spirit of the East Area Local Plan 1998 and to the Proposed Development Plan 2012-2025, published in January 2012, we object to the application and trust it will be rejected.

Yours Sincerely,

Ian Clark

For Ian and Linda Clark

10-4
Morvich House,
Golf Course Road,
Blairgowrie,
Perthshire PH10 6LJ

25th May, 2012.

Ms Gillian Taylor,
Clerk, Perth and Kinross Local Review Body
2 High Street,
Perth PH1 5PH



Your Ref TCP/11/16 (187)

Dear Ms Taylor,

Application Ref: 12/00031/IPL Erection of two dwelling houses and garages (in principle) at Stiellsmuir, Woodlands Road, Blairgowrie PH10 6LE

Further to your letter of 18th May, I wish to reiterate my objection to this application and to make further comment to be considered by the LRB.

The reasons for refusal given by the Development Quality Manager are totally in line with the objections which I raised: this application directly contravenes the Eastern Area Local Plan 1998 (see Appendix 1) and the Proposed Development Plan 2012-25 published in January 2012 (see Appendix 2).

The main thrust of the Eastern Area Plan 1998 as it applies to the Rosemount area is to preserve the unique semi rural character of the area. This is specified in strategies 2.30 and 2.31 of the plan. There is huge support among the residents of Rosemount for this character to be preserved.

It should be noted that there were 33 objectors to the Stiellsmuir proposal - all citing the need to preserve the open space which characterises the area. In addition another planning application for a nearby site (11/01256/FLL) attracted 25 objectors citing the same reasons. In total **45 local residents** have expressed their objection to attempts to contravene the Eastern Area Local Plan as it applies to maintaining the character of Rosemount.

If this application is approved to allow building on land deemed not appropriate for development under the current and proposed plans, then creeping urbanisation will follow, the plans should be consigned to the obsolete file and the wishes of the residents for the continuation of the character of the area will be frustrated.

By what appears to be a bizarre application to Perth & Kinross Planning, the Blairgowrie and Rattray Community Council (BRCC) lodged a letter of support

for this application dated 25 March 2012, two weeks after it had been rejected by the Quality Development Manager.

It is bizarre in that the BRCC has as its raison d'etre to represent the views of the residents - in this case the huge public support for the protection of the characteristics of Rosemount has been over looked.

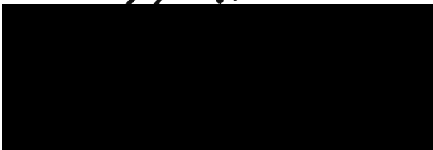
It is bizarre that the BRCC are advocating contravention of the currently applicable plan and the proposed plan which has been reached after public comment and subsequent modification.

It is bizarre that the reasons for this decision are obscure for, despite the letter from the BRCC saying it was discussed in a meeting, the minutes show no record of it.

From verbal comments made by a senior member of the committee it appears the decision was made on ill informed grounds: that there few objectors and that the now superseded Main Issues Report of 2010 was used as the basis for the decision.

Clearly this BRCC request is going to be challenged by the residents but in the event that this does not resolve itself before the LRB meets I request that the BRCC letter does not feature in the LRB's decision making process,

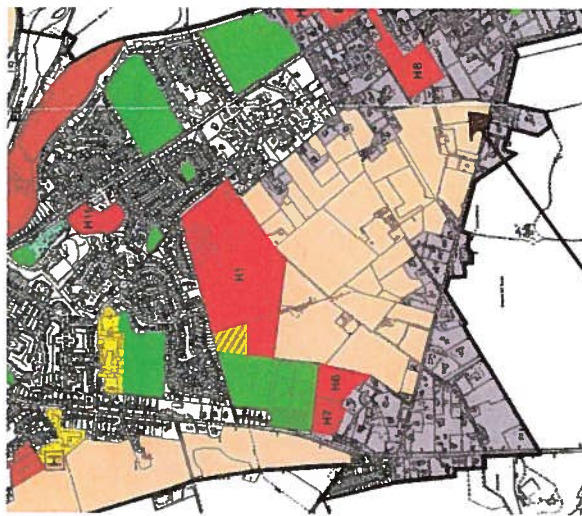
Yours sincerely,

A large black rectangular box redacting the signature of Ian A Brown.

Ian A Brown

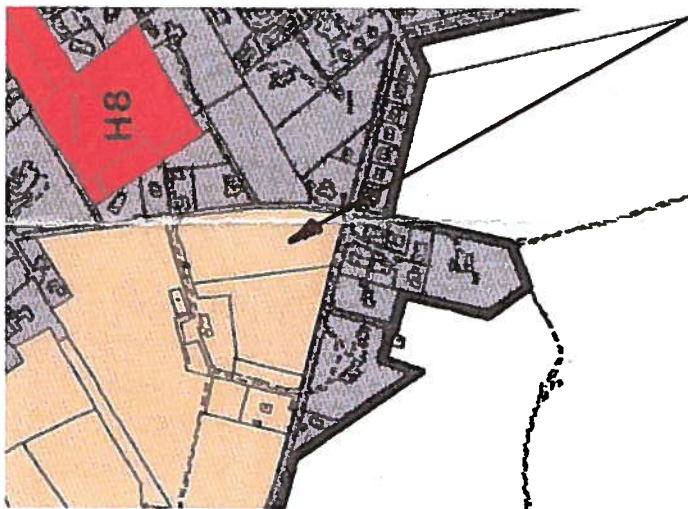
APPENDIX 1

Details of Open Space in Rosemount Protected by Eastern Area Local Plan 1998



Rosemount Area

Proposed Stiellsmuir
Development



Details of Stiellsmuir area

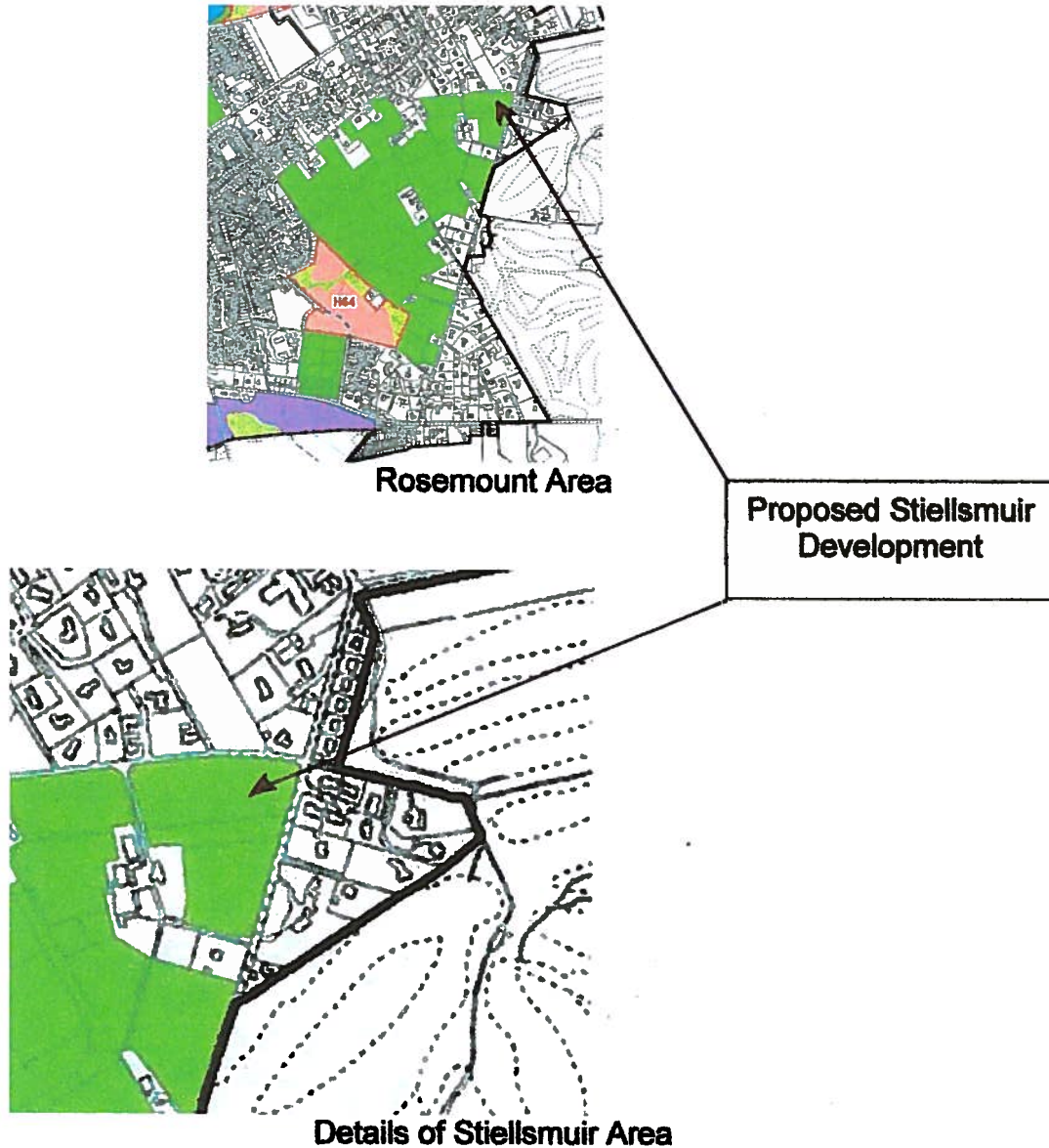



Agricultural land subject to policy 66..." land which should remain in agricultural or forestry use meantime. There will be a strong presumption against built development within these areas"

APPENDIX 2

Details of Open Space in Rosemount to be Protected (Policy CF1)

(From Proposed Local Development Plan Published Jan 2012)



: Area covered by Policy CF1.. "The Plan identifies sports pitches, parks and **open spaces**. Development proposals resulting in the loss of these area will not be permitted...."

The Shian
Woodlands Road
Rosemount
Blairgowrie
PH10 6LD

Email: [REDACTED]

28th May 2012

Gillian Taylor
Clerk to the Local Review Body
Perth and Kinross Council
2 High Street
Perth
PH1 5PH

Dear Sir

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Schemes of Delegation & Local Review Procedure)
(Scotland) Regulations 2008
Application Ref: 12/00031/IPL - Erection of two dwelling houses and garages (in principle) at Steillsmuir, Woodlands Road, Blairgowrie, PH10 6LE - Mr Rendall

I refer to your letter of the 18th May 2012, informing me that the applicant has requested a review by the Local Review Body of the decision made by the Perth and Kinross Planning Officer to refuse permission for the erection of two houses and garages for 8 cars at Steillsmuir Farm.

I strongly urge the Local Review Body to dismiss this request to overturn the Planning Officer's decision for the reasons outlined below.

- The proposal to build is contrary to Policy 66 of the Eastern Area Local Plan 1998, as the site is zoned for agriculture and there is a strong presumption against built development.
- The proposal is contrary to Policy 2 of the Eastern Area Local Plan 1998 criteria c) in that development would result in damage to the character of the area.
- The proposal is contrary to Policy CF1 Open Retention of the Perth and Kinross Council Proposed Local Development Plan 2012 as the site is located within an area zoned as open space and that circumstances to permit development have not been met or would not apply to this type of development.

If the Planning Officer's decision is over-ruled by the Local Review Body then the Eastern Area Local Plan 1998 and the new new local plan for 2012-2025 become defunct, as it will set a precedent for building on agricultural land. Once a precedent has been set, then it can be cited, not just in this area, but throughout Perth and Kinross.

On March 25, 2012 Blairgowrie and Rattray Community Council write in support of the application. However, it seems as if they were looking at the first draft of the Proposed Development Plan 2012, and not at the current one. It is unacceptable for the Blairgowrie and Rattray Community Council to recommend contravening the EALP, particularly when so many local residents feel so strongly about this.

Mr and Mrs Rendall, supported by a report from McAulay Scientific Consulting Ltd, maintain that the land is unsuitable for production of crops or livestock. The land has been used for growing raspberries until a few years ago, then wild boar occupied the field until last year. It is currently in use for hay production.

Mr and Mrs Rendall ask you to give no significant weight to the number of objections submitted. They say that many objectors live a considerable distance away. This is totally untrue. All of the 33 objectors live within a mile of the application. They go on to say that the local objectors were objecting for personal reasons relating their own property. This is not the case. Local residents feel that the Eastern Area Development Plan and the New Local Development Plan were drawn up to safeguard the amenity of the area, and this must be complied with. To allow this proposed application means, as I have said earlier, a precedent will be set and other building applications will follow.

The views of 33 local residents who objected to the first application, and the very strong feelings held locally to uphold the terms of the Local Development Plan, must be valued.

Yours faithfully

Jean Calder

Gillian Taylor
Clerk to the Local Review Body
Perth and Kinross Council
Committee Services
Council Buildings
2 High St
Perth
PH1 5PH

Contact: Colin Clark
Telephone: 01334 659 713
Email: cmclark@pagan.co.uk
Your ref: TCP/11/16(187)
Our ref: CMC/ REND008/111922
Date: 26 June 2012

Dear Ms Taylor,

Mr David Rendall
Planning Appeal Site at Stiellsmuir Farm, Rosemount, Blairgowrie
Planning Application 12/00031/IPL

I refer to your e mail of 19 June. Unfortunately I cannot see any sign of your earlier e mail letter of 1 June 2012 enclosing representations and have therefore not been able to respond.

My clients' position remains as stated in our submission of 14 May 2012. The representations made do not in any way justify refusal of our clients' application nor are the objections justified on valid planning grounds.

The comments I make in response and reiterate those made previously are as follows:

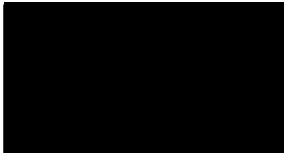
1. This is a suburban area with many detached houses. It lies within the settlement boundary and as there are only two houses proposed will be entirely in keeping with the character of the area.
2. It will not set a precedent for future development. Each application has to be treated on its own merits. If any application were made in the future and that is not anticipated that application would have to be determined in light of the policies which applied at that time. Refusing a current application on the grounds that a future application might be made is entirely unreasonable and cannot be justified on planning grounds.
3. There are only two houses proposed. The traffic movements for those houses will be insignificant in the context of existing traffic volumes. The Council's Transportation Department had no objection to the proposed development and therefore any representation made objecting to the development on traffic grounds should not be given any weight.
4. The Community Council supported the proposed development. The fact that one objector believes their decision was bizarre is a personal opinion which should be given no weight and in any event is not a valid planning reason for rejecting the development.
5. I do not believe that the proposed development is contrary to the Local Plan Policies for the reasons detailed in our submission of 14 May 2012.



6. Most of the objections and representations seem to have been made on personal grounds rather than valid planning grounds. There is in our view a high degree of "Nimbyism" expressed. That may be understandable but is not a valid ground for objection. Applications have to be treated on their own merits and approved or rejected on valid planning grounds only and therefore the number of objections alone is irrelevant. It is the quality and content relating to planning matters which has to be the determining factor.
7. I believe for the reasons detailed above and as specified in our submission of 14 May 2012 that we have shown sufficient valid planning reasons why the proposed development should be approved.

If you require any additional information please let me know.

Yours sincerely



Colin Clark