

PERTH AND KINROSS COUNCIL**Enterprise and Infrastructure Committee - 20 March 2013****LONGFORGAN CONSERVATION AREA APPRAISAL****Report by the Depute Director (Environment)**

This report details the Longforgan Conservation Area Appraisal, the proposed amended boundary and management measures. It also seeks permission to proceed to formal re-designation by notification to the Scottish Ministers.

1. RECOMMENDATIONS**1.1 The Committee is asked to:**

- i) Approve the draft Longforgan Conservation Area Appraisal, the proposed revision of the Conservation Area boundary and associated management measures, and instruct the Executive Director to proceed to formal re-designation by notification to the Scottish Ministers.

2. BACKGROUND

- 2.1 All the outstanding proposals for Conservation Area designation and amendments emerging from the Local Plan process have now been dealt with. As a result, Conservation Areas have now been designated in Pitlochry, Blairgowrie, Blair Atholl, Grandtully & Strathtay, Aberfeldy, Crieff and Scotlandwell. In addition, the Coupar Angus Conservation Area has been extended and re-designated, and a new Perth Central Conservation Area has been designated which includes the amalgamation of the previous Conservation Areas in Perth city centre.
- 2.2 The Council has a duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 “to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.” This means in effect that all existing Conservation Areas should be reviewed and re-appraised.
- 2.3 Criteria for deciding which Conservation Areas should be reviewed in order of priority were approved at the Enterprise and Infrastructure Committee on 3 June 2009. The criteria for reviewing Conservation Areas is: (i) a Placecheck has been undertaken or is imminent (ii) the local community has requested a review (iii) there is potential for physical regeneration and linkages with broader schemes (iv) development pressure is creating a need for more detailed guidance and (v) considerable time has elapsed since the original appraisal was undertaken. So far 10 Conservation Areas have been reviewed and approved by the Enterprise and Infrastructure Committee: Errol; Perth Kinnoull; Kinross; Dunning; Comrie; Muthill; Dunkeld; Kenmore; Abernethy and Rait. The next Conservation Area in terms of priority under the approved criteria is Longforgan.

- 2.4 A Conservation Area was first designated in Longforgan in 1978. A re-appraisal of Longforgan Conservation Area was carried out in August 2012. Consultation with the public, local community groups and national bodies on the draft Longforgan Conservation Area Appraisal was undertaken during September 2012, including a public exhibition in the Longforgan Church Hall on 24 – 26 September. A notice of the exhibition was placed in The Courier and on the PKC website. Posters were displayed in the village.
- 2.5 A tally was kept of visitors to the exhibition which showed 28 people viewed the information over the three days of the exhibition. The consultation period for written comments was open until 15 October 2012. Written responses were received from Longforgan Community Council and one local resident. A summary of the comments received is attached to this report at Appendix 1.
- 2.6 Conservation Area and its boundary
- 2.6.1 Some changes to the existing Conservation Area boundary are proposed as a result of the review and Appraisal. More recent residential development at the east and west ends of the village and within the former riggs north of Main Street have been omitted. The boundary has been amended to include the whole of the residential development associated with the converted Longforgan Farmhouse steading buildings. The boundary to the south of the Parish Church Churchyard has been extended slightly to include a treebelt which provides an attractive frame to the village. The written response from a local resident suggests that the boundary could be moved further south to the track which runs from Castle Road to West Bank. This area is considered to be part of the setting of the Conservation Area rather than an area to be included in the Conservation Area itself.
- 2.6.2 The Community Council is generally supportive of the Appraisal. However, it has indicated concerns about the several references to the proposed Local Development Plan and the lack of reference to the Perth Area Local Plan 1995 which is still extant.
- 2.6.3 All comments received during the consultation period have been considered and amendments made to the Conservation Area Appraisal in light of these comments. The proposed, revised boundary of the Conservation Area is attached at Appendix 2 for information and the final draft Conservation Area Appraisal is attached at Appendix 3.
- 2.7 Enhancement Opportunities
- 2.7.1 Opportunities for enhancement are suggested in the appraisal for a key area in the village. This represents initial ideas for potential improvements. There will be early consultation with the local community, including the Community Council and other local groups, as part of the design process.

2.8 Conservation Management

- 2.8.1 An updated draft Article 4 Direction has been prepared for Longforgan Conservation Area to restrict certain permitted development rights in order to prevent the erosion of the area's character through small scale incremental changes (draft direction contained within the Appraisal). An Article 4 Direction requires approval from the Scottish Ministers. The new General Permitted Development (Scotland) Amendment Order 2011 (GPDO) for householder development came into effect on 6 February 2012. The new GPDO reduces permitted development rights within Conservation Areas for householders but not others such as statutory undertakers and the local authority. In effect the new GPDO supersedes the need for an Article 4 Direction for householder development within Conservation Areas. It is considered appropriate to proceed with seeking approval from the Scottish Ministers for an Article 4 Direction for certain non-householder classes of development, as outlined in the Conservation Area Appraisal.

2.9 Design Guidance

- 2.9.1 In order to strengthen the links between the Conservation Area Appraisal and development management, it is considered essential to provide design guidance to encourage alterations, extensions and new development in the Conservation Area to be of the highest quality and to respect the important features of local distinctiveness identified in the appraisal. Draft design guidance is in development and will be linked with broader design guidance in relation to development throughout the area. This is being progressed through the Placemaking Guide. Specific design guidance may also be prepared for the individual opportunity sites or enhancement schemes identified.

3. **PROPOSALS**

- 3.1 Committee is asked to approve the Longforgan Conservation Area Appraisal, the proposed revisions to the conservation area boundary and proposed management measures. The Conservation Area Appraisal documents are appended to this report.

4. **CONSULTATION**

- 4.1 The Head of Legal Services and the Head of Democratic Services have been consulted in the preparation of this report.

5. **RESOURCE IMPLICATIONS**

5.1 Capital

- 5.1.1 There are no immediate capital implications arising from the recommendations of the report. There is potential for external funding assistance as part of the Tay Landscape Partnership project

5.2 Revenue

- 5.2.1 There are no revenue implications arising from the recommendations of the report.

6. **COUNCIL CORPORATE PLAN OBJECTIVES 2009-2012**

- 6.1 The Council's Corporate Plan 2009-2012 lays out five Objectives which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. This report impacts on the following:

- (i) A Safe, Secure and Welcoming Environment
- (iii) A Prosperous, Sustainable and Inclusive Economy
- (iv) Educated, Responsible and Informed Citizens
- (v) Confident, Active and Inclusive Communities

7. **EQUALITIES IMPACT ASSESSMENT (EqIA)**

- 7.1 An equality impact assessment needs to be carried out for functions, policies, procedures or strategies in relation to race, gender and disability and other relevant protected characteristics. This supports the Council's legal requirement to comply with the duty to assess and consult on relevant new and existing policies.

- 7.2 The function, policy, procedure or strategy presented in this report was considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- i) Assessed as **relevant** and actions taken to reduce or remove the following negative impacts:
 - a. Some groups (visual/motor impairments, learning difficulties, English as a second language) may experience difficulty accessing information on or understanding policy/decision making in the Conservation Area. However, staff have access to translation services and alternative formats. In addition, improved guidance is planned and officer visits can be carried out.
 - b. Occasionally a proposed adjustment may not be achievable because of its impact on the special character of the Conservation Area, as national legislation must be followed. However usually an alternative proposal can be negotiated.
- ii) Assessed as **relevant** and the following positive outcomes expected following implementation:
 - a. Availability of advice and guidance.

- b. Provision of enhanced supplementary planning guidance to guide design of adjustments which both assist equality and are sensitive to the Conservation Area
- c. Availability of grant assistance (heritage grants are not means tested - they are for the buildings);
- d. Improvement of PKC/PKHT grants procedure to aid targeting to groups/areas most in need.

8. STRATEGIC ENVIRONMENTAL ASSESSMENT

- 8.1 Strategic Environmental Assessment (SEA) is a legal requirement under the Environmental Assessment (Scotland) Act 2005 that applies to all qualifying plans, programmes and strategies, including policies (PPS).
- 8.2 The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening has identified that the PPS will have no or minimal environmental effects, it is therefore exempt and the SEA Gateway will be notified. The reason(s) for concluding that the PPS will have no or minimal environmental effects is that the document is primarily one of analysis with a small element identifying future possibilities for management or enhancement. Most of the impacts of these proposals will be covered by other PPSs or require further guidance which will itself be considered under the SEA legislation.

9. CONCLUSION

- 9.1 The Longforgan Conservation Area has been reviewed and re-appraised through the Conservation Area Appraisal process. An updated Article 4 Direction is considered necessary in order to safeguard the character and appearance of the Conservation Area. Opportunities for enhancement have been identified for a key area in the village.

**BARBARA RENTON
DEPUTE DIRECTOR (ENVIRONMENT)**

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (and not containing confidential or exempt information) were relied on to a material extent in preparing the above Report:

Enterprise and Infrastructure Committee, 30 January 2013, item ____: Conservation of Built Heritage: Next Priorities

Contact Officer:	Richard Welch, 476598, REWelch@pkc.gov.uk
Address of Service:	Pullar House, 35 Kinnoull Street, Perth, PH1 5GD
Date of Report	18 February 2013

APPENDICES

- 1 Summary of consultation responses
- 2 Longforgan Conservation Area boundary
- 3 Draft Longforgan Conservation Area Appraisal

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Council Text Phone Number 01738 442573

Appendix 1: Longforgan Conservation Area Appraisal - summary of responses

Date Received	Name/Organisation	Summary of Comments	Response
3 October 2012	Local resident	<p>The document is well-researched. Chapter 2, Context and Survey, is particularly interesting.</p> <p>Para 3.5: The tombstone “dated 1400” was carved before the owner’s death and never used. There are older tombstones in the church. As well as interesting tombstones the church interior contains several high quality stained glass windows and memorial panels.</p> <p>Para 3.10: the church tower was constructed in 1690, built against the wall of a pre-existing church.</p> <p>Para 4.5: there are two other small quarries closer to the village.</p> <p>Para 4.29: the land to the south of Castle Road was never glebe land. The glebe is to the north of the village.</p> <p>Para 4.33: The orchard is predominantly heritage pear varieties, grown from cuttings from old orchard trees in the Carse.</p> <p>Para 4.34: The “unusual ash tree grafted with a willow” is wholly ash but one part of it has taken on the habit of a weeping ash.</p> <p>Para 4.36: Candidates for TPO’s include the sycamore at the eastern end of the village, the three mature limes in front of the former manse and the large ash in the garden of Huntly Cottage.</p> <p>Para 5.1: In full agreement that the environs of the Longforgan Coaching Inn need enhancement. The (new) manse garden at the western end of Main Street lacks a boundary.</p> <p>Para 14.1: The housing estate of Eastbank and Norval Place should remain in the conservation area. Their style reflects the single storey village cottages which formerly lined Main Street and Castle Road.</p> <p>Para 14.4: Extending the conservation area boundary a little to the south of the graveyard appears to add additional space to the graveyard. However, if this space were to be used for burials then it would involve removing the trees. One suggestion would be to move the conservation area boundary south to the track that runs from Castle Road to the farm, making space available for another extension to the graveyard and the planting of another tree belt.</p>	<p>Text amended.</p> <p>Noted.</p> <p>Noted. Mention is made in the text to the photograph of an older wall and the date of the tower.</p> <p>Text amended. It is not known for definite whether or not these quarries closer to the village were used for building stone. Text amended.</p> <p>Noted and text amended.</p> <p>Text amended. The ash is grafted with a weeping ash and over time the root stock of the common upright ash has rejuvenated.</p> <p>TPO’s will be considered if any of these trees are considered to be under real or actual threat.</p> <p>Noted.</p> <p>Only a small part of Eastbank is included in the existing conservation area. There have been some alterations to houses in this area in recent times and the buildings and layout are not considered to be of significant interest.</p> <p>The proposed extension of the conservation area to include the tree belt is in recognition of the importance of this tree belt to the conservation area. The area further south of this tree belt is considered to be part of the setting of the conservation area rather than part of the conservation area. The conservation area covers the traditional townscape and built heritage of the village. A conservation area should be reasonably compact and well defined. However, the immediate setting of the conservation area is important and recognised as such through development plan policy.</p>

Date Received	Name/Organisation	Summary of Comments	Response
15 October 2012	Longforgan Community Council	<p>The Community Council welcomes the document and is generally supportive.</p> <p>However, the references to the policies of the proposed Local Development Plan should not be included as this plan has not been adopted by the Council. The LCC was not supportive of the LDP and especially the proposed development sites. These development sites, if developed would be detrimental to the conservation village.</p> <p>The Longforgan community is interested in the conservation of the village and possible improvements. The LCC hopes to have further dialogue with PKC on improving the environment and heritage of the village.</p>	<p>References to proposed policies and development sites in the Local Development Plan have been omitted. The Perth Area Local Plan 1995 is now referred to as the extant plan and the relevant policies in this plan are described (para's 13.1 - 13.3).</p> <p>Noted. The LCC will be consulted on any draft enhancement proposals for the environs of the Coaching Inn and the Market Cross.</p>

Legend

- Existing conservation area boundary
- Proposed conservation area boundary

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Draft Longforgan Conservation Area Appraisal



March 2013



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Chapter 1 INTRODUCTION, PURPOSE AND JUSTIFICATION

Conservation Areas

1.1 Conservation areas are crucial to the conservation of our built environment. There are over 600 conservation areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as conservation areas. The public will be consulted on any proposal to designate conservation areas or change their boundaries.

1.2 Conservation areas must be safeguarded and enhanced. This is defined through:

- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a conservation area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

Reason for conservation area review

2.1 A conservation area was first designated in Longforgan in 1978 in recognition of its special architectural and historic character. The Council is required to review its conservation areas from time to time and update the conservation area appraisal and management proposals on a regular basis. The review of the Longforgan Conservation Area reflects recent and ongoing development pressures, the opportunities presented by the forthcoming Tay Landscape Partnership scheme and the fact that a substantial period of time has passed since the original designation (see Appendix 1 for further information on the Tay Landscape Partnership scheme).

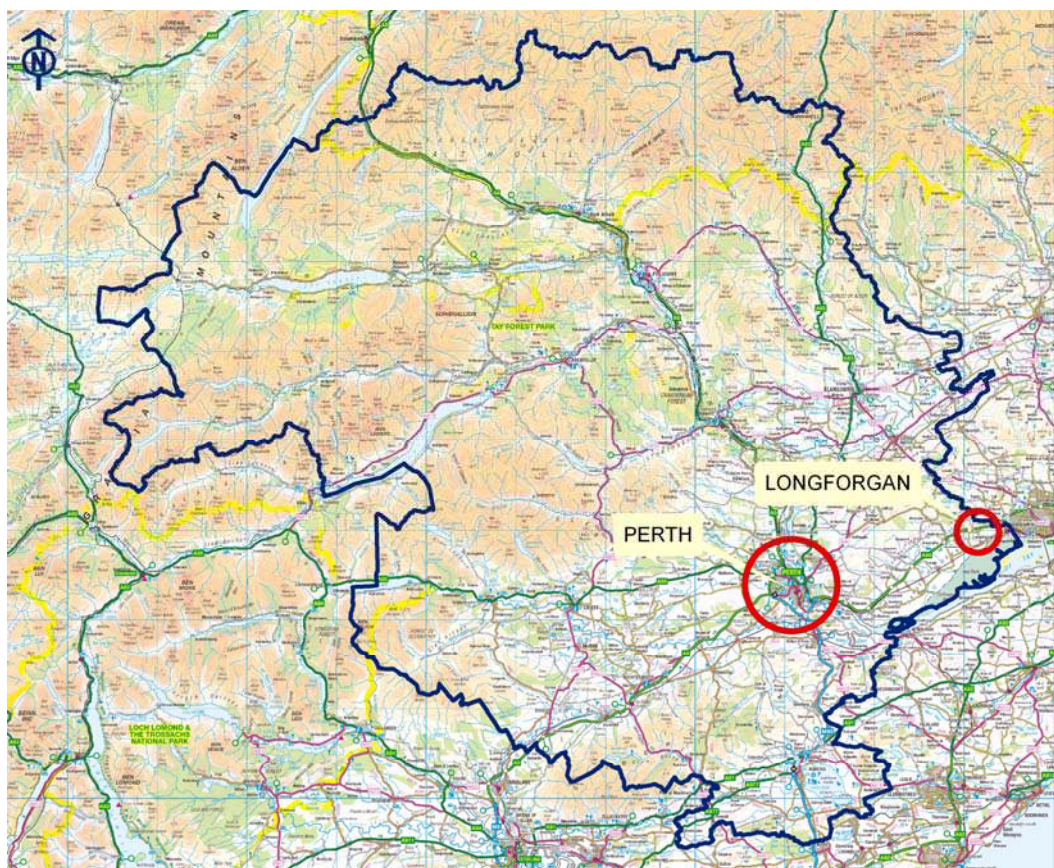
Purpose of the Conservation Area Appraisal

2.2 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

2.3 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

Chapter 2 CONTEXT AND SURVEY

Map 1: Location of Longforgan with the Perth & Kinross Council boundary



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Location, history and development

3.1 The village of Longforgan is located at the eastern end of the Carse of Gowrie around 15 miles from Perth city centre in the west and 7 miles from Dundee in the east. It is bound immediately to the north by the A90 trunk road. Beyond this, the Sidlaw Hills act as an impressive backdrop to a largely flat landscape, sculpted by glaciers during the last ice age.

3.2 Situated upon a crest of rising ground, the settlement commands impressive views of the lowlands and particularly of the River Tay which flows approximately 1½ miles to the south. The surrounding agricultural land is considered to be the finest in Scotland. The Carse of Gowrie has earned itself the title 'The Garden of Scotland' because of glacial deposits of highly fertile silts and minerals, a favourable climate and beautiful landscape, embellished by historic orchards and judicious 18th and 19th century tree planting.



Longforgan sited on higher ground. View from the south

3.3 In 1315, King Robert Bruce granted the lands and barony of 'Longforgund' or 'Longforgaund' to Sir Robert Gray of Broxmouth. Historic literature will suggest multiple spellings of Longforan including 'Lanfortin' which was used very early on. The understanding of the name and its origin has always been in some doubt. Many suggestions have been put forward. However, should the name be broken down into three parts, the term 'lan' or 'lann' is Scots Gaelic for *church* or *field*; 'for' meaning *over* or *above*; and 'gronn' simply means *marsh*. This analogy is an appropriate description of the village.

3.4 The Statistical Accounts of 1791 – 99 suggest the village was initially built to accommodate the workers of Castle Huntly. The castle is a substantial and imposing 15th century L-plan tower house built for the Gray family under a special licence granted by James II in 1452. It is fittingly perched on an elevated and defensible, rocky outcrop located at the south-west end of the village.

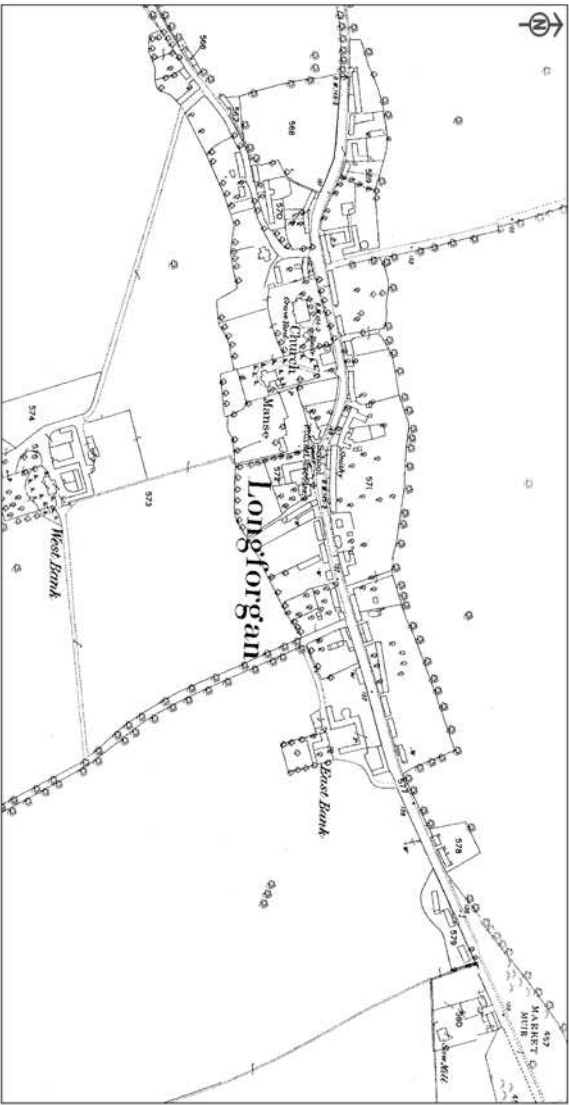


Engraving of Huntly Castle, date unknown

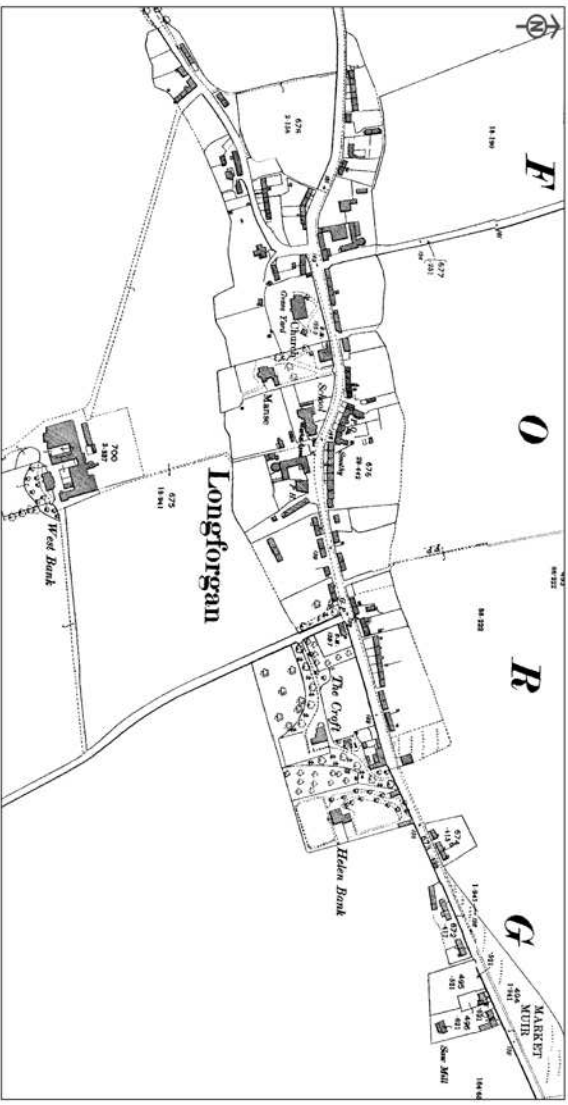
3.5 However, it is unknown for definite how or when the settlement developed, as a result of the castle or church. There has been a very long religious presence within the village boundary. Rev. Adam Philip noted that in 1780 substantial ecclesiastical stones were found at both ends of the settlement boundary, implying a large religious structure and a 15th century tombstone was found under the floor of the present church in 1899. It is also well documented that St. Modwenna, a disciple of St Patrick, was associated with 'Lanfortin' around 500AD. It also wasn't uncommon for the site to be referred to as a 'churchtown', which may have attracted a small gathering of families around it. From this it could be gleaned that a church was in existence before the castle.

3.6 The higher ground would have been desirable for establishing a religious centre and new settlement as much of the low lying boggy lands of the Carse of Gowrie were still water logged and suffering the effects of the flooding which took place during the glacial melt.

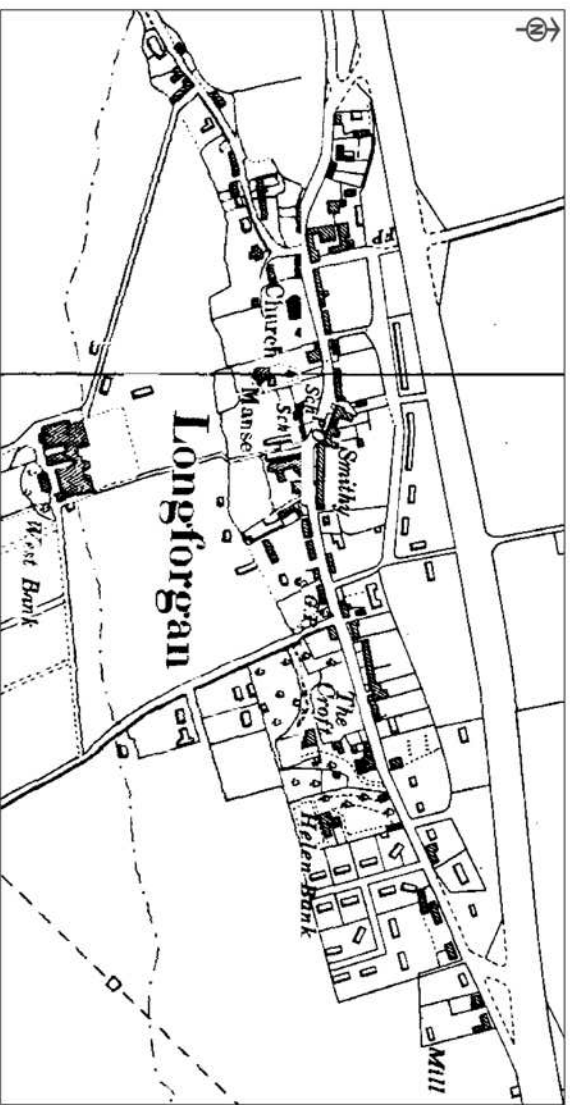
3.7 Drainage improvements in the Carse of Gowrie were initiated by the Cistercians some 800 years ago with further improvements taking place following the 1735 Agricultural Revolution. Wealthy landowners were determined to improve the quality of their farmland, its productivity and ultimately its value. These improvements may have impacted on a need for additional housing for farm workers and labourers. A dramatic increase in population during the 18th century would support this.



Map 2: 1st OS map, c.1860-63



Map 3: 2nd OS map, c.1900



Map 4: OS map, c.1959

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Historic photographic record - past and present views

Historic photographs courtesy of A.K. Bell
Local Studies, A.K. Bell Library, Perth



Top of Castle Road with Longforgan Parish Church, terminating vista



Near the bottom of Castle Road looking up



Main Street, note heightened cottages beyond the now general store



East end of Longforgan, Bowling Club on left



3.8 Prior to the introduction of a turnpike road in 1790, made possible by an act of Parliament, travelling through the Carse of Gowrie was extremely problematic due largely to the marsh land located between the higher settlements. The new turnpike road stretched between Perth and Dundee and went directly through Longforgan, only to be superseded by the A90 in 1971. This turnpike road had a significant impact on the layout and linear development of the settlement. It brought 3 or 4 coaches through the village every day which encouraged new businesses. Soon after 1790 there was an inn recorded at the west end, two new smithies and the development of the coaching inn which provided accommodation, stabling, a bakery, a brew house and a malt barn.

3.9 Following the construction of the new road, a new housing standard was introduced in 1797 which sought to repair existing habitable homes described as low and narrow and built of turf or stone. 50 – 60 new houses considered more spacious and aesthetically pleasing were constructed. They were built at a time when both agriculture and weaving was booming. The population at this time had never been so high.



Above and below: These cottages could be a product of the new housing standard (explained in para. 3.9); 28-30' long, central door with a window to each room, facing the street



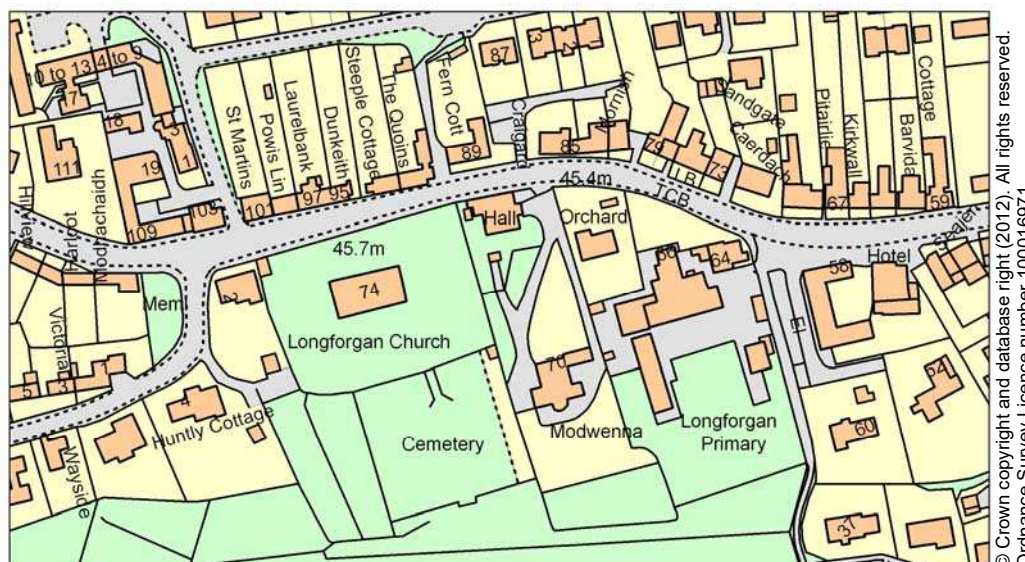
3.10 The increase in population led to a new gothic church erected in 1795 which incorporated older fragments. It replaced an “*old, long, narrow, and inconvenient building*” (1791 – 99 Statistical Accounts). Population had reached a high by 1811 before falling sharply. By the 1834 - 45 Statistical Accounts the ‘new’ church was deemed “*too large...containing more than 1000 seats*”.



Longforgan Parish Church. The present building has been adapted and rebuilt many times, incorporating a 15th century wall and a steeple dated 1690.

3.11 Surrounding the church is a churchyard containing tombstones from the 16th century. Adjacent to this is the former manse now a private home aptly named Modwenna. Immediately to the east still stands the school, adjoining schoolhouse, market cross and coaching inn (across from which a smithy once stood until 1950s). They are physically grouped by the meandering nature of Main Street linking with Castle Road. The group still evokes a central focus today, a beating heart to an otherwise long and narrow settlement.

Map 5: ‘Heart’ of Longforgan



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3.12 The late 17th century market cross, a tall slim sandstone column surmounted by a lion, is presumed to have been erected by Patrick Lyon, third Earl of Kinghorne and first Earl of Strathmore, who inherited the Huntly Castle estate in circa 1660. A similar cross exists at Glamis. During the late 18th century the cross was removed to the policies of Castle Huntly, but in 1989 was returned back within its original environs.

3.13 Over the centuries Castle Huntly and the estate were owned by three families; the Grays of Fowlis Easter, the Lyons of Glamis Castle, and then the Patersons. The village was part of that estate and as such the proprietors were key factors in the development of the village until the links were severed in 1919. During that year the Department of Agriculture acquired the surrounding land for smallholdings, the village land was parcelled up into individual lots for sale and then finally in 1940 the castle was acquired by the Scottish Home and Health Department for use as a borstal.

Chapter 3 TOWNSCAPE ANALYSIS

Setting and topography

4.1 The wider setting of Longforgan is deeply reflective of Carse of Gowrie's long and complex history, etched out and manipulated by powerful glaciers during the Pleistocene period, 1.8 million – 18,000 years ago. Up until 3000BC, fluctuating sea levels deposited great swaths of marine alluvium, sands and minerals, fertilizing the land. Small islands or drumlins were formed from glacial deposits and it is these 'islands' that are occupied by settlements today. Longforgan is an example of this.

Map 6: Longforgan, surrounding settlements and landscape



4.2 As explained earlier, Longforgan is located on the brow of one of these islands, surrounded by farmland and breathtakingly long views south, south-east and south-west across the flat plains, over the River Tay to the hills of Fife beyond. The land dips slightly to the north beyond the A90 motorway before extending up to the hill of Dron. The policies of Castle Huntly, embellished with enviable planting, bound the village to the south-west.



View from lane looking south over farmland to the River Tay and hills of Fife beyond

4.3 Modern developments have to some degree impacted on the immediate setting of the historic village core. The construction of the A90 and its lead in roads have distorted the historic approach to the village and impacted on the sense of arrival. Housing developments can be found to the north between Main Street and the A90, also to the east and west ends. The most recent housing development has been to the south. It is a small but significant area which has included the redevelopment of the former West Bank farm. This extension to the village boundary has distorted the traditional linear settlement plan.

4.4 The last remaining slice of open space bounds the rear gardens of Castle Road, the southern extent of the churchyard, former Manse and school grounds. The collection of small sloping paddocks including a recently planted orchard is contained by a historic track which leads from Castle Road to the former West Bank farm. From this track there is an inspiring panorama across the Carse with picturesque views up to the church and its ancient spire.



Picturesque view up to church across open paddock from lane

4.5 Masonry used in the older buildings was likely to be drawn from the quarries at Kingoodie, Rossie and possibly from other smaller quarries located on the outskirts of the village. The use of clay as a building material cannot be discounted especially given the historic use of clay in the Carse of Gowrie, the recorded lack of lime as a building material during the late 1700s and the reference to turf made in para. 3.9.

Activity and movement

4.6 The proximity of Longforgan to Dundee and Perth, combined with the immediate access to the A90 has led to a high level of commuting to work and for convenience shopping and other services. The creation of the A90 diverted busy traffic past the village and has allowed Main Street to adopt a more peaceful character. Although not visible for a large extent of Main Street, the noise from the A90 is at times unavoidable, which can challenge the peaceful atmosphere.

4.7 The land use in Longforgan is predominantly residential, strengthened by its growing function as a commuter settlement. So common with small settlements, Longforgan has over the years lost the majority of its small, local shops and businesses. Visitors and residents are now served by a general store, an inn and an architects' office located in the former post office building. The village also has its parish church, a church hall, primary school and bowling green.



General store, Main Street

Street pattern and morphology

4.8 Historic mapping and early written descriptions of the settlement describe a linear development comprising simply of Main Street and Castle Road. Today Main Street retains its dominance with new developments and roads fed from the main thoroughfare.

4.9 The main entrance into the village is from the west and is the start of Main Street. Originating as a turnpike road, it now forms part of a modern junction fed from the A90. As you enter the village the ground level rises and the road sweeps past a late 19th century cottage on the left and modern housing behind a Leylandii hedge on the right. This approach has changed significantly with the introduction of the A90. Main Street rounds another bend and meets with the top of Castle Road, adjacent to the war memorial.



Approach to village from the west

4.10 Castle Road begins at the only remaining set of gates to Castle Huntly. From this point in the south-west the narrow road, lined with cottages, rises up to meet the higher ground. At the top, Castle Road turns past the war memorial to meet Main Street.

4.11 Together, the top end of Castle Road and Main Street gently loop round the church grounds. The church is sited on the highest point of the old village. Main Street continues to meander east round the church, hall, school and schoolhouse. As it rounds this group the road level falls away slightly before levelling off and straightening out until it reaches an abrupt end. Main Street was severed by the introduction of the A90 and is now terminated by a play park. It is worth noting that it is not possible to join the A90 at the east end. Main Street can only welcome traffic coming off the A90 at this point.

4.12 New social housing areas built in the 1930s and 40s have expanded fringes of the old village to the east. Similar housing built later runs parallel with Main Street to the north. Around the village late 20th century developments have taken a cul-de-sac format which contrast strongly with the character of the historic centre.

Buildings and townscape

4.13 From the west entrance/exit to Longforgan the main road becomes Main Street curving into the village, flanked by traditional rural cottages on the north side. To the south of the street are houses constructed within the last twenty years which appear rather out of scale with this end of the village. Continuing around the curve the Parish Church, an important landmark building, comes into view. On the north side is Longforgan Farmhouse and associated steading buildings which have now been converted into houses. The steading buildings are accessed by a pend off Main Street. There is a series of secluded open spaces between the converted buildings and new larger-scale development further north. The angled terraced row of former weaver's cottages on the south side of the street draws the eye further into the village.

Row of cottages built with the curve in the road, inviting glimpse views of the church



4.14 At the corner of Main Street and Castle Road is the war memorial and its attractive formal garden. The residential properties in the narrow Castle Road are an interesting mix of 19th Century single-storey cottages, extended cottages and later 20th century detached houses of varied designs. Hedge boundaries are a prominent feature and add to the sense of enclosure in this street. Castle Road rises steeply into the village and the nature of the topography accentuates the variety of roofscapes. Along this route the view of the parish church and spire terminates a fine vista (see photographs on page 5).

4.15 Longforgan Parish Church is the key landmark building in the village. The tower, with its ballustraded wallhead and splay-foot spire, contributes to many views within and into the conservation area. The churchyard, lychgate and recent churchyard extension provides an attractive setting to the church.



View of church, churchyard and lychgate

4.16 Moving eastwards the north side of Main Street is lined with terraces and groups of original single-storey cottages and some cottages later extended to one and a half or two storeys (see historic photograph on page 5). Most of the cottages abut or are close to the street footpath. The long and narrow rig type gardens to the rear of these cottages are an important historical feature of the townscape. Some segments of these former rigs have been developed with bungalows and two-storey houses in recent times.



Row of heightened cottages, north side of Main Street

4.17 The Quoins cottage and Hawthorne Cottage further east still retain their thatched roofs. Next to the Quoins is an example of a single-storey cottage with a bell-cast roof. There are several bell-cast roofs in Main Street and this is a particular feature of Longforgan Conservation Area.



Steeple Cottage and The Quoins, Main Street

4.18 The stone boundary walls of the churchyard, church hall and manse define the edge of the south side of the street. The former church manse (Modwenna), designed by the architect David Neave, is located in mature landscaped grounds. The street begins to curve again with the distinctive, early 19th Century Tudor Gothic style school house fronting the south side. The early 20th Century primary school with its boundary walls and ornamental iron gates is located behind the school house. This area could be considered as the centre of the village. Within the open space between the school and the coaching inn stands the 17th Century Market Cross, which has category A listed building status of national importance. The Cross is flanked by a ranch style fence and an extensive area of tarmac. The coaching inn and former stables are of local historical interest. These buildings and the surrounding open space are in need of some attention.



Tudor Gothic style schoolhouse designed by John Bell in 1833-34

4.19 Further east the main street continues to curve more gradually. Both sides of the street are flanked by terraces of traditional cottages interspersed with some more recent detached houses with front gardens. The extension to Tayfield Cottage at the corner with Woodloan is a notable contemporary style which compliments the vernacular. Opposite, “The Cottage” is an interesting example of a 18th Century domestic building where the wallhead has been raised to accommodate attic space. To the east of Woodloan the north side of Main Street opens out with the long, narrow gardens fronting the distinctive Arts and Crafts style of Westerlea, St Colme’s and Glomach, a terrace of three houses designed to look like one (architects: Thoms and Wilkie). The adjacent “The Barn” is also an interesting example of this style. Opposite is the junction with Station Road leading off to the south. The edges of Station Road are well defined by stone boundary walls, mature gardens and hedges.



Tayfield Cottage



The Cottage, wallhead heightened



Westerlea, St Colme’s and Glomach

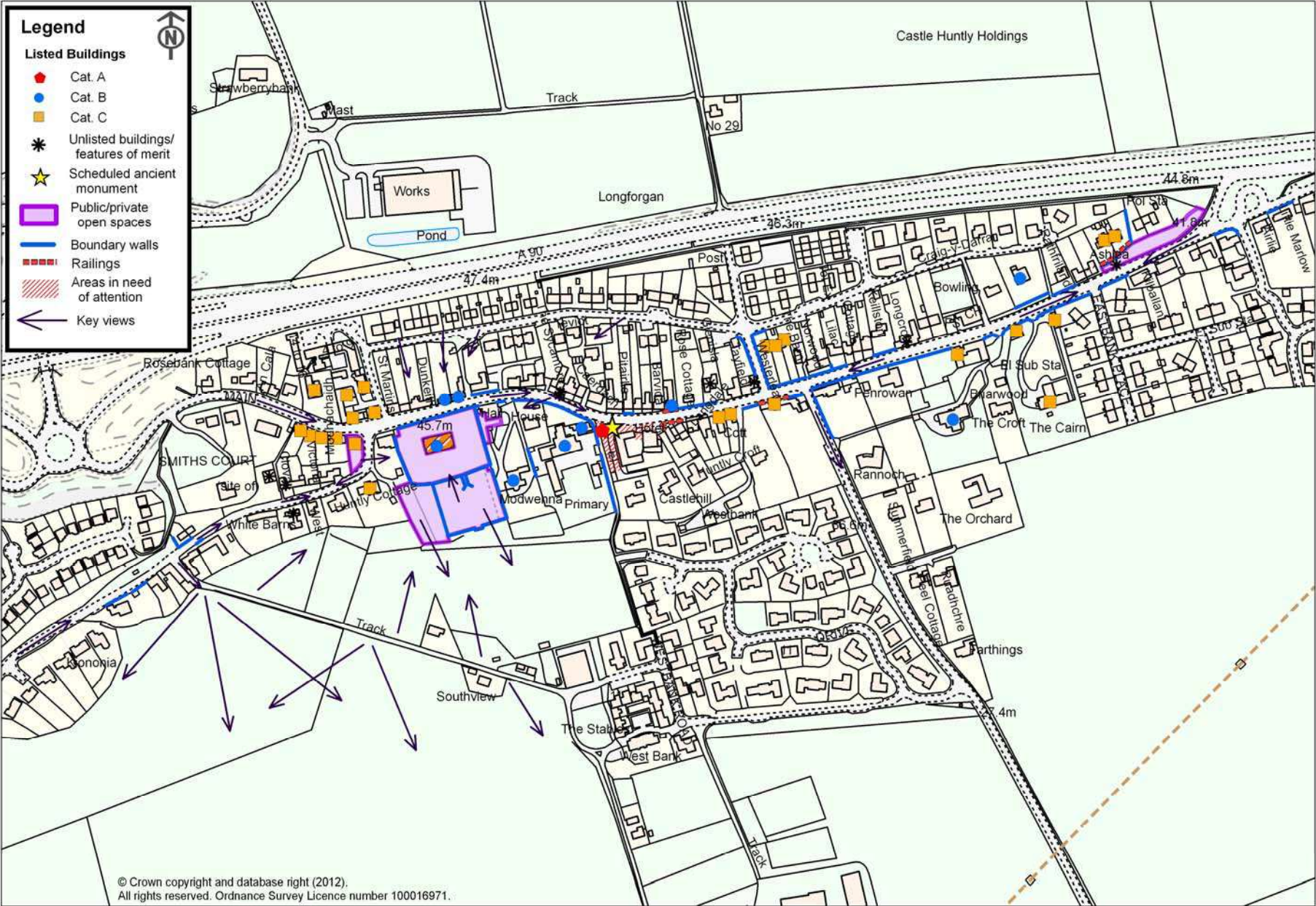
4.20 Further east in Main Street the north side features a mix of 18th and 19th Century cottages interspersed with later Victorian and inter-war additions (1885 – 1914). To the south the Croft and the Cairn are fine examples of architect-designed late 19th century villas (John Murray Robertson) in landscaped grounds. The Coach House and former stables, which are associated with the Cairn, form an edge to the south side of the street. Main

Street starts to gently curve again and mature tree groups on either side of the street create a visual sense of enclosure to the street at this point. On the north side The Elms and the semi-detached villas of Ashlea and Maywood further east are more examples of early 20th Century, Arts and Crafts style villas designed by Thoms and Wilkie. The north side of the street visually opens out at this point with an attractive green space lined with mature trees. This continues up to the junction with the slip road from the A90. The south side of the street is predominantly late 20th Century bungalows. A few 19th Century cottages still exist within this area.



Ashlea and Maywood

Map 7: Townscape analysis



Materials and finishes

4.21 The predominant roof materials are Scottish or Welsh slate. Most residential buildings have short chimney heads built in rubble sandstone or sometimes brick. Some chimneys retain their thackstones, showing roofs which were originally thatched. Nowadays only two thatched roofs remain, both reed- thatched. The addition of dormers was a later feature applied to many single-storey cottages and there is a good variety of dormer designs found in Longforgan. Stone skewes are a feature on some terraced cottages and there are also examples of overhanging roofs with barge-boards and exposed rafter feet.



Reed thatch

Projecting rafter feet

Scots slate & thackstone

4.22 Building walls are sandstone, usually in coursed rubble construction with squared rubble or dressed window and door surrounds. The walls of several cottages and larger buildings are exposed, pointed stonework. There are also examples of cottages which are either whitewashed or wet harled, often painted white. Several harled cottages have window surrounds painted in a different colour to the walls.

4.23 Windows openings on 18th and 19th Century cottages are relatively small. Many original timber windows survive and are predominantly sash and case. There are also some traditional casement windows. There is a variety of glazing patterns throughout the village. Sash and case windows are two, four and twelve-pane designs. Unfortunately some sash and case windows and metal, crittal windows on some of the Arts and Crafts style houses, have been replaced in recent times with uPVC, flat profile designs.

4.24 Photographic examples of these materials and details can be found in the “Survey of Specific Issues” section, following on from paragraph 8.2.

Spaces

4.25 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of a settlement, as indicated in the Scottish Government’s Planning Advice Note 65: Planning and Open Space. Types of open space include public parks and gardens; private gardens; amenity greenspace; pathways; green corridors; natural or semi-natural greenspaces; allotments; civic spaces such as squares or hard landscaped areas, and churchyards.

4.26 Key, public open spaces within the village include the Parish Church Churchyard and the War Memorial Garden close by. These are attractive and tranquil green spaces within the relatively tightly developed Main Street. From the churchyard extension there are fine views south of the Carse countryside, the River Tay and Fife beyond. These views should be preserved.



War memorial garden



Market Cross

4.27 The area immediately around the Market Cross is public but is ill-defined and unattractive. Nearby the cross there is a semi-public area in front of the Coach House Inn which is also poorly defined and not well used.

4.28 At the east end of Main Street there is a picturesque green space in front of the houses on the north side of the street, accessible to the public, lined with mature cherry trees. Further east is the local park, The Helen McGregor Park, which is within the setting of the conservation area.

4.29 The track between Castle Road and West Bank is a recreational route for walkers. Through the open paddocks and existing tree plantations there are attractive glimpse views of the parish church and fine long range views to the south of the Carse.

4.30 Mature, front gardens contribute to the character of the conservation area. There are several attractive front gardens in the conservation area. The long and narrow rear gardens contained within the historic riggs to the north of Main Street also make an important contribution to the historical context of the townscape.



Private gardens, Main Street



Private garden off Castle Road

Trees and landscaping

4.31 Trees and landscaping are significant and important features of Longforgan Conservation Area and its setting. Mature tree groups, individual trees and boundary treatments all make a positive contribution to the character and appearance of the conservation area. Significant tree species within and around the edge of the village are Ash, Beech, Birch, Cherry, Hazel, Holly, Laurel, Lime, Oak, Rowan, Sycamore, Willow, Wych Elm, Cypress and Scots Pine.

4.32 The western approach to the village is bordered by a small woodland area which continues as a substantial tree belt along the northern edge of the village, shielding the village from the heavy traffic of the A90. This tree belt extends to the eastern end of Longforgan where it provides a frame to the slip road entrance off the A90. The tree belt continues on the green space in front of 1 – 9 Main Street with an attractive row of mature cherry trees.



4.33 The approach to the village from Huntly Castle is bordered on both sides with mature tree belts providing a tree lined avenue affect. This is a feature of the designed landscape linking the castle with the village. Castle Road is adorned with a variety of mature and semi-mature tree groups and garden hedges, enhancing the sense of enclosure. A notable feature on the track leading to West Bank is a recently planted orchard which consists almost entirely of heritage pears once grown in orchards found in the Carse of Gowrie.

4.34 The landscaping within the environs of the Parish Church makes a significant contribution to the setting of the church and its churchyard. There is a rich diversity of tree species including Copper Beech, Purple Sycamore, Cherry and Ash. There is one rather unusual Ash tree which is grafted with a weeping Ash. However, the root stock of the common upright Ash has rejuvenated and over time has come to dominate the tree. There are also substantial mature tree groups in the grounds of the adjacent church manse.

Nearby in the War Memorial garden is an attractive Hornbeam planted by the SWRI to mark its Golden Jubilee in 1984.

Tree group in garden ground behind tall boundary wall

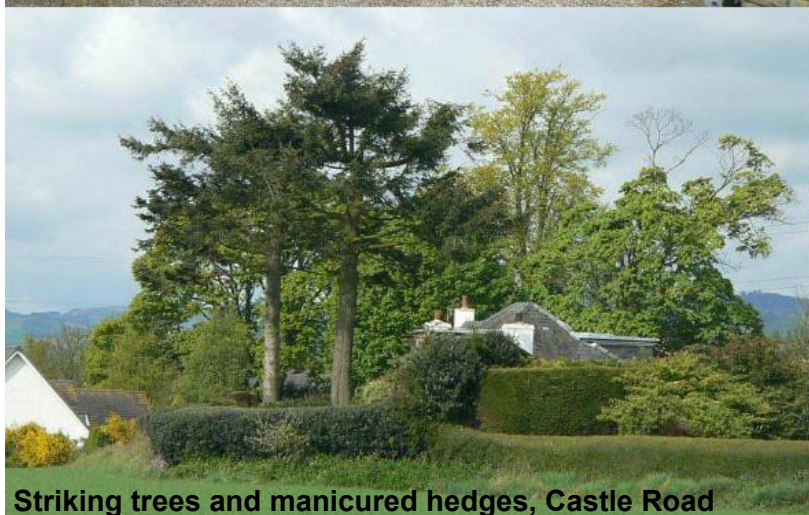


Striking individual tree adjacent to eastern entrance to village



Tree lined drive, Modwenna

Tree group in grounds of present manse



Striking trees and manicured hedges, Castle Road

4.35 There are several glimpse views of trees and hedgerows in the rear gardens of terraced cottages which front Main Street. This foliage provides attractive green edges to the south side of Paterson Place and Wallace Place and to the narrow lanes connecting with Main Street. The mature landscaped grounds of later 19th Century villas and front gardens of 20th Century houses enrich the townscape experience. One part of Main Street is visually enclosed with a tree lined avenue affect, this being between the mature gardens

of The Cairn and The Croft to the south and a belt of Rowans bordering the northern edge of the street with magnificent Copper Beeches behind.

4.36 There are no existing Tree Preservation Orders (TPOs) within the conservation area or its immediate setting. Significant individual trees, tree groups and woodland areas within and around the edge of the conservation area are indicated on map 8. Any proposals to fell, top or lop trees within the conservation area are subject to planning management under the Town and Country Planning act (explained further at para. 14.13).

4.37 Boundary treatments such as traditional walls, railings and gates, hedges and shrubbery are important features of a village townscape. There are several original or traditional boundary features in Longforgan. Stone boundary walls and hedges are particularly prevalent throughout the village. Decorative cast iron railings and gates are rare. Ornamental gates can be seen at the Parish Church and the Primary School. All of these original features should be preserved. Where there are remnants or evidence of original decorative railings or gates previously removed it would be desirable to restore these features wherever possible (for examples of boundary treatments found in Longforgan see page 29).

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Areas in need of attention

5.1 The key area in the village which detracts from the quality of the townscape is the environs of the Longforgan Coaching Inn. The parking and semi-public spaces around this building are ill-defined and poorly surfaced. Steel flue vents on the west elevation of the inn are particularly prominent. Road signage in front of the former stables building has been damaged and requires rationalisation. There is a rather dominant, unattractive wall on the east boundary.



The environs around the Coaching Inn and Market Cross



5.2 Although the Market Cross has a small octagonal area of concrete setts around it, the setting of the Cross is spoiled by tarmac in poor condition, ranch style fencing and visual clutter of storage and road sand containers.

5.3 There may be the potential to enhance this key area and opportunities for enhancement are discussed further in paragraphs 15.1-15.3.

5.4 There are no other specific buildings or spaces in the village which require attention or enhancement. In general it was observed in the townscape survey that there are some domestic buildings compromised by alterations to window openings and the use of non-traditional materials, namely uPVC and aluminium. Some of the uPVC windows have an acutely two-dimensional profile and appearance. There are also some box-type and large mansard roof extensions which have adversely affected the scale and character of traditional cottages.

Example of an inappropriate replacement window



5.5 Some electricity poles and associated assemblies are visually prominent, particularly those in front of the row of Cherry trees at the eastern end of the conservation area and one pole adjacent to Huntly Cottage, at the top of Castle Road, which affects the setting of this listed cottage and interferes with views of the Parish Church. It is noted however that overhead cabling throughout the village has been rationalised recently, which is welcomed.

Building by Building Analysis

6.1 A comprehensive photographic record of all buildings in the conservation area will be undertaken and retained by the Council for potential future use.

Buildings at risk

6.2 There are no buildings within Longforgan which are listed on the official Buildings at Risk Register for Scotland. However, the condition of any buildings which become vacant or in poor condition will be monitored and proposed for inclusion on the register if considered appropriate.

Public Realm audit

7.1 Street furniture in most areas of the village is generally of a standard 'off-the-shelf' design, such as bollards, litter bins and the bus shelter in front of the Parish Church. The lamp standards in Main Street have been replaced recently with dark green painted columns and light heads designed to reduce light spillage.



Cobbles, off Castle Road



Standard litter bin



Bus shelter

7.2 The surfacing material for street footpaths is generally tarmac. Pedestrian lanes are either tarmac or gravel. There are a few small cobbled areas, one in front of the former post office in Main Street and also a driveway in Castle Road. These cobbled areas appear to be relatively recent. No stone paved areas or original kerbing were observed.

7.3 Seating is provided in the form of park type benches in the Parish Churchyard and at the War Memorial garden. One of the benches in the Churchyard near the lych-gate is in poor condition. There is no other seating in or around the edge of the conservation area.

7.4 Generally road signage and traffic engineering is not overly obtrusive in the village townscape. However there are some possibilities for improvement, particularly the signage in front of the Coaching Inn.

7.5 An original 'K6' telephone box and a traditional red pillar box exist at the former post office in Main Street. A post mounted letter box also exists in front of Ashlea. It is important that these traditional features are retained.



K6 telephone kiosk and traditional red pillar box outside former Post Office

Surveys of specific issues

8.1 All conservation areas contain streetscapes, building types, architectural details, materials or other features which are unique to that area and a result of their historical development. These features contribute to an area's local distinctiveness, the characteristics that lend it a unique sense of place. Some of these characteristics are general or intangible, but others can be quite closely defined.

8.2 The following is not an exhaustive list and will be augmented in the future. It identifies the most important types of features and elements of the townscape which help to shape its identity, but which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of the building analysis survey. This will provide example images which may be referred to when new development, alterations and extensions are proposed in the area.

Roofscapes



Doors and windows



[illegible]

Boundary treatments



Sensitivity analysis

Setting of the conservation area

9.1 The edges of the conservation area can be sensitive to potential development. It is important to preserve and enhance the setting of the conservation area and the design, scale and landscaping of any development must not adversely affect this setting. Existing tree belts should not be adversely affected.

Archaeology

9.2 There is one scheduled ancient monument within the conservation area, the Market Cross which is also a category A listed building. This 17th century pale red sandstone cross stands on an octagonal step and plinth. The slender column is capped by a Corinthian capital which is in turn topped by a heraldic lion bearing a baroque shield.

9.3 In the vicinity of Longforgan are a number of other notable monuments including Strawberrybank ditch ring house and Market Knowe enclosure, comprising of substantial bank and ditch, both monuments found to the north of Longforgan. To the south-east is West Pilmore ring ditch and enclosure and to the south is an unenclosed settlement at East Bank. These monuments date from the later prehistoric period and are represented by cropmarks visible on oblique aerial photographs.

9.4 Historic Scotland must be consulted on any proposal potentially affecting scheduled monuments, category A listed buildings, or their settings.

9.5 There are also many sites of local archaeological importance within and around the village. Information on non-designated monuments can be found in the Perth and Kinross Historic Environment Record (HER). Enquiries should be directed to the Heritage Officer at Perth and Kinross Heritage Trust (www.pkht.org.uk). Information from the HER can be viewed online via Pastmap (www.PASTMAP.org.uk).

9.6 For any development proposals, a programme of archaeological works including an initial evaluation to assess the significance of any deposits may be required in order to protect and record any archaeological remains impacted upon by the development. Depending on the results of the initial evaluation, the programme of archaeological works may include measures for the preservation in situ and preservation by record, through excavation, analysis or publication.

Development pressures

9.7 The historic area of the village is largely developed to the extent that pressure for new development within the conservation area is relatively minimal. However, there may be pressure for infill or backland development of single, new dwellings and also householder development such as new extensions.

9.8 There may be demand for new residential development on the edge of the village within the setting of the conservation area. The Proposed Local Development Plan 2012 allocates sites considered appropriate in principle for potential development.

Character areas

10.1 The development of Longforgan has resulted in a long, narrow and relatively compact village. However over time occasional gap sites have opened up with the loss of some older cottages. These have been filled with later dwellings. There are a number of notable early 20th century dwellings which are considerably designed and sympathetic to their older neighbours. Over time these later dwellings have settled well onto the historic streetscape.

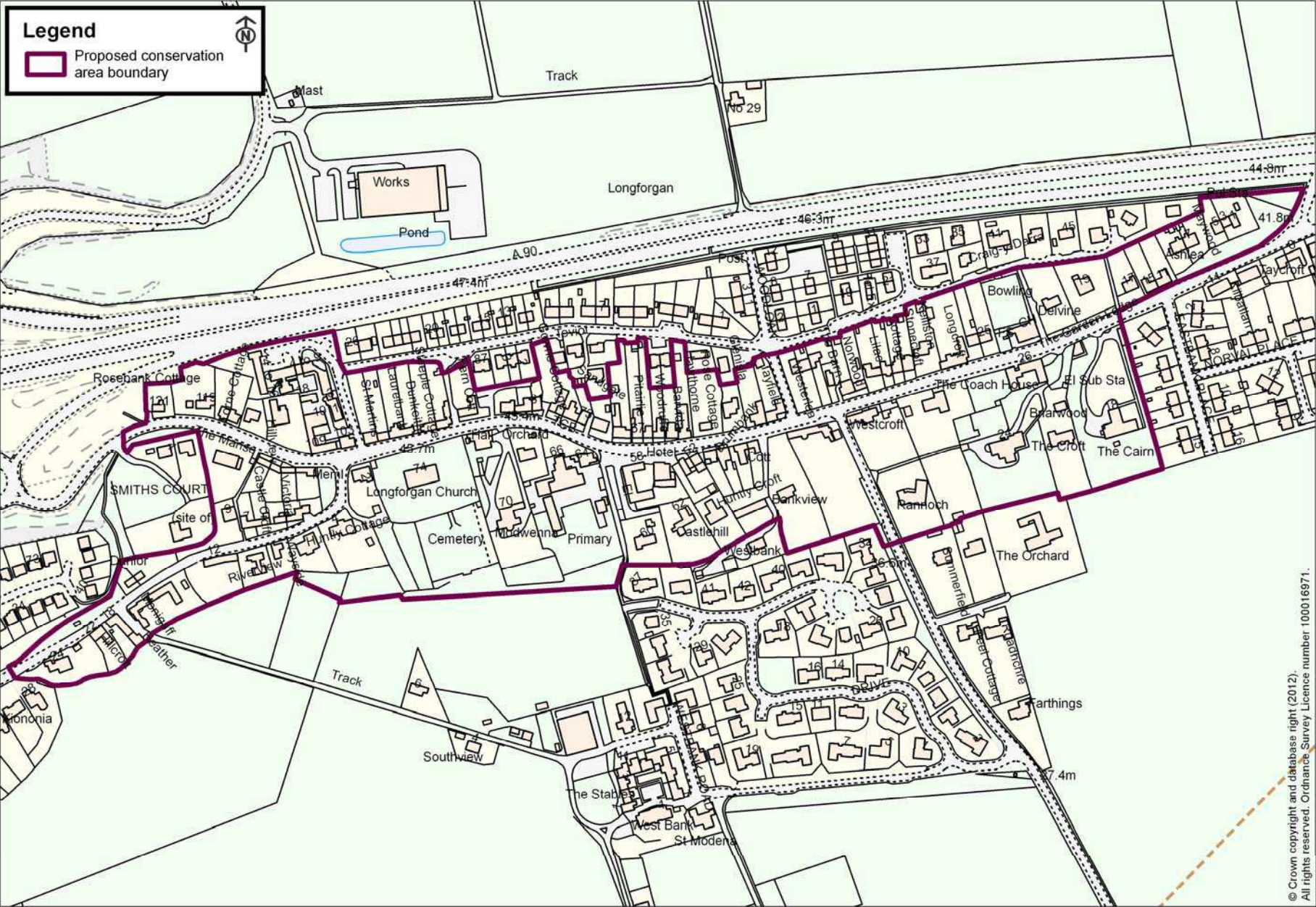
As such the village does not naturally break down into different zones or areas of separate character.

Assessment of significance

11.1 Longforgan has altered over recent times with changes to all approaches and developments to the immediate village setting. However, at its heart, the village townscape still retains many of the old crofting and weaving cottages, which line the old road layout. The 18th and early 19th Century cottages are interspersed with later 19th Century villas and early 20th Century houses of considerable merit. The central churchyard and neighbouring war memorial garden are green spaces which contribute greatly to the conservation area. The views from the churchyard and to the church and its spire are important features of Longforgan. All of these features combined provide a rich and diverse townscape in an attractive rural setting.

11.2 The conservation area boundary is indicated on map 9.

Map 9: Proposed conservation area boundary



Chapter 4 CONSERVATION STRATEGY

Using the conservation area appraisal

12.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Longforgan are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

12.2 The CAA provides a framework for on-going management of the conservation area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

12.3 Implementing these objectives will depend on a number of factors:

- Development proposals must be in accordance with current development plan policies relating to conservation area status and special character of the historic buildings, open spaces and tree groups.
- Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;
- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

12.4 Whilst current planning policies provide a framework for protection of the conservation area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation area guidance: design advice covering conservation areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in conservation areas;
- Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;

- Enforcement action: the planning authority will assess any unauthorised works within and adjacent to conservation areas with a view to taking enforcement action where feasible;
- Article 4 Directions: the planning authority is committed to establishing this additional planning tool within the conservation area in order to bring certain classes of permitted development under planning control (as described in paras. 14.5-14.8).
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but may take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and training: the planning authority is in the process of establishing links with Historic Scotland, business and enterprise bodies and construction skills providers to facilitate conservation training programmes for building contractors and other interested parties or private individuals. Perth and Kinross Heritage Trust has an ongoing interpretative and outreach education programme in conjunction with other agencies which includes events linked with conservation areas.
- There is a firm commitment from the planning authority to ensure the protection and enhancement of Longforgan Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the conservation area has been designated and established.

Monitoring and Review

12.5 The conservation area will be monitored through:

- Photographic surveys: a detailed survey of all buildings and open spaces within the conservation area has been undertaken as part of the appraisal and will form a basis for monitoring further change;
- Observation: officers from the planning authority will visit the conservation area at regular intervals to check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;
- Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;
- Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

Chapter 5 PROPOSALS

Opportunities for development

13.1 The adopted Perth Area Local Plan 1995 identified four sites for residential development outwith the conservation area. These sites have now been developed.

13.2 The Perth Area Local Plan indicates the need to protect the built and natural environment in the Perth area, balanced with the legitimate needs for development. Conservation areas need to be protected and enhanced (para. 3.39). Policy 24 indicates that the architectural or historic character of conservation areas will be retained. Infill and other development will only be permitted where it would not affect the character or amenity of the conservation areas. Policy 25 indicates there will be a presumption against the demolition of listed buildings and a presumption in favour of consent for development involving the sympathetic restoration of a listed building, or other buildings of architectural value. This policy also states that the setting of listed buildings will be safeguarded.

13.3 The Perth Area Local Plan will be replaced by the Local Development Plan (LDP) which will cover the entire Perth and Kinross Council area. The Local Plan remains in force until the new Local Development Plan is adopted. A public consultation on the new LDP took place in 2012.

13.4 It is important to preserve and where possible enhance the conservation area and its setting. The design and scale of any development must not adversely affect this setting.

13.5 The online Placemaking Guide for Perth and Kinross gathers together the latest best practice on managing and improving places including the design of new development. The Guide will be used in determining planning applications.

Conservation area boundary

14.1 The conservation area was first designated in 1978. During the current re-appraisal and review some changes to the boundary have been considered after updating the assessment of significance.

14.2 At the west end an area of recent residential development to the south of Main Street has been omitted and the conservation area boundary to the north has been slightly amended for clarity and to include the whole of the residential development associated with the converted Longforgan Farmhouse steading buildings.

14.3 Recently constructed houses within the former riggs north of Main Street, fronting Paterson Place, have been omitted. An area at the east end of the village to the south of Main Street has also been omitted as this area is predominantly more recent residential development.

14.4 The boundary to the south of the Parish Church and churchyard has been extended slightly to include the tree belts framing this attractive edge of the village.

Effects of permitted development

14.5 Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Longforgan, are not covered by this legislation.

14.6 Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and

there is the potential, without development management, for more of such developments to appear. The existing conservation area is covered by an “Article 4 Direction” which removes certain classes of permitted development rights under the General Permitted Development Order 1992. The existing Direction needs to be reviewed in order to relate to new legislation and the revised conservation area boundary.

14.7 The Scottish Government has recently issued a new General Permitted Development Order (February 2012) which restricts householder permitted development rights in conservation areas, such as replacement windows and satellite dishes. However there are still types of development which are classed as “permitted development” such as the alteration or removal of stone walls or railings which do not bound the curtilage of a dwelling-house; some forms of telecommunications development, development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and development by local authorities, including lamp standards and street furniture.

14.8 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict certain permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. An Article 4 Direction is no longer needed for householder development. However, it is considered that an Article 4 Direction will still be required for certain types of development, including development by statutory undertakers and the local authority.

14.9 In order to maximise the benefit of the conservation area designation it is considered that an updated Article 4 Direction for Longforgan Conservation Area should be drafted for Scottish Ministers approval (Draft Article 4 Direction shown in Appendix 2).

Advertisements

14.10 There are certain types of advertisements which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through regulation 11 of the 1984 Regulations and seek the approval of the Scottish Ministers. A Regulation 11 direction controls normally permitted forms of ‘minor’ advertisement which can have an impact in areas of environmental quality. Certain types of advertisements, such as shop, business or tourism related signage, can have a significant impact on historic building frontages and on the overall quality of the townscape. Usually Regulation 11 advert controls are only approved in conservation areas.

14.11 There are only a few commercial businesses in the village: one shop, the Coaching Inn and one office with a street frontage (former post office). The shop is a listed building. As there are relatively few businesses at the present time it is considered that additional advertisement controls could not be justified in this case. However, the situation will be kept under review. If there is a significant increase in commercial or tourism related activity then a Regulation 11 will be proposed.

Trees

14.12 There is a case for Tree Preservation Orders (TPOs) to be formulated within the setting of Longforgan if there are trees which are under threat and are considered to be of high visual amenity and important to the setting of the conservation area.

14.13 Any proposals to fell, top or lop trees within the conservation area will be subject to certain planning management controls under the Town & Country Planning Act. Under this

Act the local planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice of intention to fell, top or lop trees within the conservation area will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

Opportunities for enhancement

15.1 Individual sites which may be opportunities for enhancement are identified in the Areas in need of attention section and the Townscape Analysis map. These include buildings, spaces and signage of poor visual quality and/or condition.

15.2 The key area identified for a potential enhancement scheme is the Coaching Inn and the setting of the Market Cross. The buildings would benefit from a façade improvement and repair scheme. The environs could be significantly enhanced by hard landscaping, using natural materials to replace the poorly surfaced, tarmac parking and access areas and creating more defined pedestrian areas. An important criterion for a landscaping scheme will be to enhance the setting of the Market Cross.

**Poor surfacing, Longforgan
Coaching Inn (and Market Cross)**



**Market Cross and
its setting**



15.3 Please note that this represents initial ideas for potential projects. There will be early consultation with the local community, including the Community Council and other local groups, before any firm proposals are developed further.

Pathway routes

15.4 The management of the conservation area provides an opportunity for the development and enhancement of path networks through Longforan and around the local area. The draft Core Path Plan identifies key routes around the village linking to wider networks allowing access throughout the area. There may be scope for improving or extending existing routes linking to the Core Path network.

15.5 Enhancement of the conservation area will be achieved through a variety of agencies and routes: through schemes promoted by the local authority (Perth and Kinross Council) in partnership with local or national agencies, through private business enterprise and development or via conditions or legal agreements attached to planning consents. Funding may be available from a variety of sources including Perth and Kinross Council; Perth and Kinross Heritage Trust; Historic Scotland or the Heritage Lottery Fund, depending on these organisations' priorities and resources at the time.

Legend

Possible enhancement schemes

Map of the area around the proposed new bus stop at the junction of the TCB and the road leading to the cemetery.

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APPENDICES

1) Tay Landscape Partnership scheme

A Landscape Partnership scheme, led by Perth & Kinross Countryside Trust and Perth and Kinross Heritage Trust, has been developed to conserve and regenerate the environs of the River Tay and its confluence with the River Earn. It is proposed to develop a programme of reed-bed management, protect remaining orchards and conserve historic buildings and promote regeneration of historic settlements. Further access improvements to the river are proposed with new path networks and other initiatives so that people can get down to the river.

The environs of the Rivers Tay and Earn and the Carse of Gowrie, are rich in biodiversity, agriculture and history but are little appreciated or visited by the public.

The area contains the largest single area of reed-beds in the UK while the river contains the greatest volume of freshwater of any UK river. Its wetlands, drained by medieval monks, were the home of massive orchards which in more recent times have given way to Tayside's famous soft fruit industry. The area is also an important breeding site for rare birds.

The area has evidence of prehistoric human activity with several Neolithic and Bronze Age ceremonial sites. The Palace of Forteviot, dating back to the Pictish aristocracy of the 8th and 9th centuries, is the earliest identified royal centre in Scotland. It is considered the true 'Cradle of Scotland' as it was here that the Picts and the Gaels joined to form the medieval state of Alba. There is also one of the largest concentrations of temporary Roman camps in Britain, indicating that Tayside was one of the frontiers of the Roman Empire.

Proposals for the Landscape Partnership scheme will be informed by a range of bodies including Perth and Kinross Council and the Community Council.

2) Article 4 Direction

**Town & Country Planning (Scotland) Act 1997
Form of Direction by Planning Authority under Article 4(8)
Town and Country Planning (General Permitted Development)
(Scotland) Order 1992**

Longforgan Conservation Area

**The Perth & Kinross Council (Restriction of Permitted Development)
(Longforgan) Direction 2013**

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- Class 16 - the use of land, other than a building, as a caravan site;
- Class 27 - the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;
- Class 30 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 41 - tramway or road transport undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Longforgan (area of land as described in the Schedule hereto) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 7, 16, 27, 30, 38, 39, 40, 41, 43 and 43A, as described above, shall not apply

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Longforgan) Direction 2013.

Signature

Designation

Chief Executive's Service – Legal
Perth and Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land hatched in red on the plan annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docketted with reference thereto.

Sources

Gifford, John (2007), *The Buildings of Scotland, Perth and Kinross*, Yale University Press, New Haven & London

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Ogilvy, Graham (1993), *The River Tay and its People*, Mainstream Publishing Company, Edinburgh

Philip, Rev. Adam (1895), *The Parish of Longforgan*, Printed by Morrison & Gibb, Edinburgh for Oliphant, Anderson & Ferrier, Edinburgh & London

Web sources

Statistical Accounts of Scotland 1791 - 99 & 1834 – 45, <http://edina.ac.uk/stat-acc-scot/>

Perth and Kinross Historic Environment Record, www.pkht.org.uk

Documentary and image resources held by the Archive and Local Studies Departments at A.K. Bell Library, Perth, are also gratefully acknowledged.

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