

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of meeting of the Perth and Kinross Local Review Body held in the Council Chamber, 2 High Street, Perth on Tuesday 18 September 2018 at 10.30am.

Present: Councillors L Simpson, H Anderson and R Watters.

In Attendance: D Harrison (Planning Adviser), G Fogg (Legal Adviser) and D Williams (Committee Officer) (all Corporate and Democratic Services).

Also Attending: C Brien and M Porter (Housing and Environment); S Richards (Corporate and Democratic Services); members of the public, including agents and applicants.

Councillor L Simpson, Convener, Presiding.

506. DECLARATIONS OF INTEREST

There were no declarations of interest made in terms of the Councillors' Code of Conduct.

507. MINUTE

The minute of meeting of the Local Review Body of 21 August 2018 was submitted and noted.

508. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(541) - Planning Application – 18/00133/FLL – Erection of 2 dwellinghouses on land 100 metres north west of Glendy Steading, Glenfarg – Mr and Mrs P Sloan**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse the erection of 2 dwellinghouses on land 100 metres north west of Glendy Steading, Glenfarg.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

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Thereafter, resolved by unanimous decision that:

- (ii) the Review application for the erection of 2 dwellinghouses on land 100 metres north west of Glendy Steading, Glenfarg, be refused for the following reasons:
 - 1. The proposal is contrary to Policy RD3, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to satisfactorily comply with category (1) Building Groups. It is also considered that the proposal cannot satisfy any of the remaining categories (2) Infill Sites, (3) New Houses in the Open Countryside, Activity (4) Renovation or Replacement of Houses, (5) Conservation or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
 - 2. The proposal is contrary to Policy PM1A, Placemaking, of the Perth and Kinross Local Development Plan 2014, as the proposed development would not contribute positively to the quality of the surrounding built and natural environment.
 - 3. The proposal is contrary to Policy ER6 (b) and (c) of the Perth and Kinross Local Development Plan 2014 as the proposal would be detrimental to local landscape character and may set a precedent for further development in the area.

Justification

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

(ii) TCP/11/16(545) - Planning Application – 18/00836/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture – Mr J Hamilton

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

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Thereafter, resolved by unanimous decision that:

- (ii) the Review application for erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute, be refused for the following reasons:
 - 1. As the site does not have an acceptable landscape framework which provides suitable site containment for the development proposed, the proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014, and the Council's Housing in the Countryside Guide 2012. Both the policy and guidance only support new housing developments which extend existing building groups into definable sites which have a suitable site containment and landscape setting.

Justification

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

(iii) TCP/11/16(546) - Planning Application – 18/00837/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute – Mr J Hamilton

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

Thereafter, resolved by unanimous decision that:

- (ii) the Review application for erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute, be refused for the following reasons:
 - 1. As the site does not have an acceptable landscape framework which provides suitable site containment for the development proposed, the proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014, and the Council's Housing in the Countryside Guide 2012. Both the policy and guidance only support new housing developments which extend existing

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building groups into definable sites which have a suitable site containment and landscape setting.

Justification

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

(iv) TCP/11/16(547) - Planning Application – 18/00840/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute – Mr J Hamilton

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

Thereafter, resolved by unanimous decision that:

- (ii) the Review application for erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute, be refused for the following reasons:
 - 1. As the site does not have an acceptable landscape framework which provides suitable site containment for the development proposed, the proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014, and the Council's Housing in the Countryside Guide 2012. Both the policy and guidance only support new housing developments which extend existing building groups into definable sites which have a suitable site containment and landscape setting.

Justification

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

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(v) TCP/11/16(548) - Planning Application – 18/00841/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture – Mr J Hamilton

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

Thereafter, resolved by unanimous decision that:

- (ii) the Review application for erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture, be refused for the following reasons:
 - 1. As the site does not have an acceptable landscape framework which provides suitable site containment for the development proposed, the proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014, and the Council's Housing in the Countryside Guide 2012. Both the policy and guidance only support new housing developments which extend existing building groups into definable sites which have a suitable site containment and landscape setting.

Justification

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

(vi) TCP/11/16(549) - Planning Application – 18/00584/FLL – Alterations to boundary wall, formation of vehicular access and car parking area, Perth Bridge Club, 49-51 King Street, Perth – Perth Bridge Club

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse alterations to boundary wall, formation of vehicular access and car parking area, Perth Bridge Club, 49-51 King Street, Perth.

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The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the applicant be requested to submit revised site and existing and proposed elevation drawings to remove the ambiguities with the existing drawings, and the details of the proposal and the discrepancies between the existing and proposed measurements of the front wall and gate and the drawings currently before the Local Review Body;
- (iii) the Appointed Officer and applicant be requested to comment on the safety aspects of vehicles reversing into and out of the proposed parking area;
- (iv) following the receipt of all requested further information, the application be brought back to the Local Review Body.
- (v) Councillors Simpson, Anderson and Watters to comprise the membership of the Local Review Body for the second consideration of this review.