

TCP/11/16(461)
Planning Application – 16/01029/IPL – Erection of a dwellinghouse (in principle) on land 20 metres North of Elmwood, Campmuir

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TCP/11/16(461)
Planning Application – 16/01029/IPL – Erection of a
dwellinghouse (in principle) on land 20 metres North of
Elmwood, Campmuir

**PAPERS SUBMITTED
BY THE
APPLICANT**

10 FEB 2017

RECEIVED

Notice of Review

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

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.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐

Yes No
☒ ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

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

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input type="checkbox"/> |
| 2. Application for planning permission in principle | <input checked="" type="checkbox"/> |
| 3. 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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.

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input checked="" type="checkbox"/> |
| 2. One or more hearing sessions | <input checked="" type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, 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 are necessary:

The nature of the appeal is to provide a planning reason for approving and to submit additional information relating to the application. A hearing would help to explain in more detail the personal impact of this decision

Site inspection

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

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Consideration should be given as there is livestock on land with dogs loose around yard, acesses can be arranged without anyone there if required

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 supporting statement that is attached

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

Yes No
☒ ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

I have included a site layout which included the house size and shape which may have been useful for the officer, however at the time the layout had not been decided

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 and intend to rely on in support of your review.

Original supporting statement with all information with regards to the application
 New site layout with house position (two different maps)
 Supporting statement letter for Notice of Review

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.

Checklist

Please mark the appropriate boxes to confirm 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 requiring 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~~ [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

9 - 2 - 16

The principal reasons for this appeal are set out below in answer to the reasons for refusal

First reason for refusal

- 1 As the site does not have a good landscape framework which is capable of absorbing the proposal, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014, both of which seek to ensure that new proposals (including those associated with parts 3.3 and 3.4 of the aforementioned policies) do so into definable sites that are formed by existing topography and / or well established landscape features and which would provide a suitable setting for the proposed dwelling.*

The application was prepared and submitted to specifically meet the requirements as laid out in Parts (a) & (c) of Policy RD3 - Housing in the Countryside and the Housing in the Countryside Supplementary Guidance 2012. In particular, the proposals are in accordance with Section 3.3 Economic Activity and 3.4 Houses for Local people. The application satisfies the following categories:

- 1.0 Building Groups
- 3.3 Economic Activity
- 3.4 Houses for local people

The main reason for the refusal is based on part (a) of the policy (which links directly to 3.3 and 3.4) however the application meets with the Housing in the countryside policy criteria (a) Building Groups as it falls **within** the building group of Campmuir.

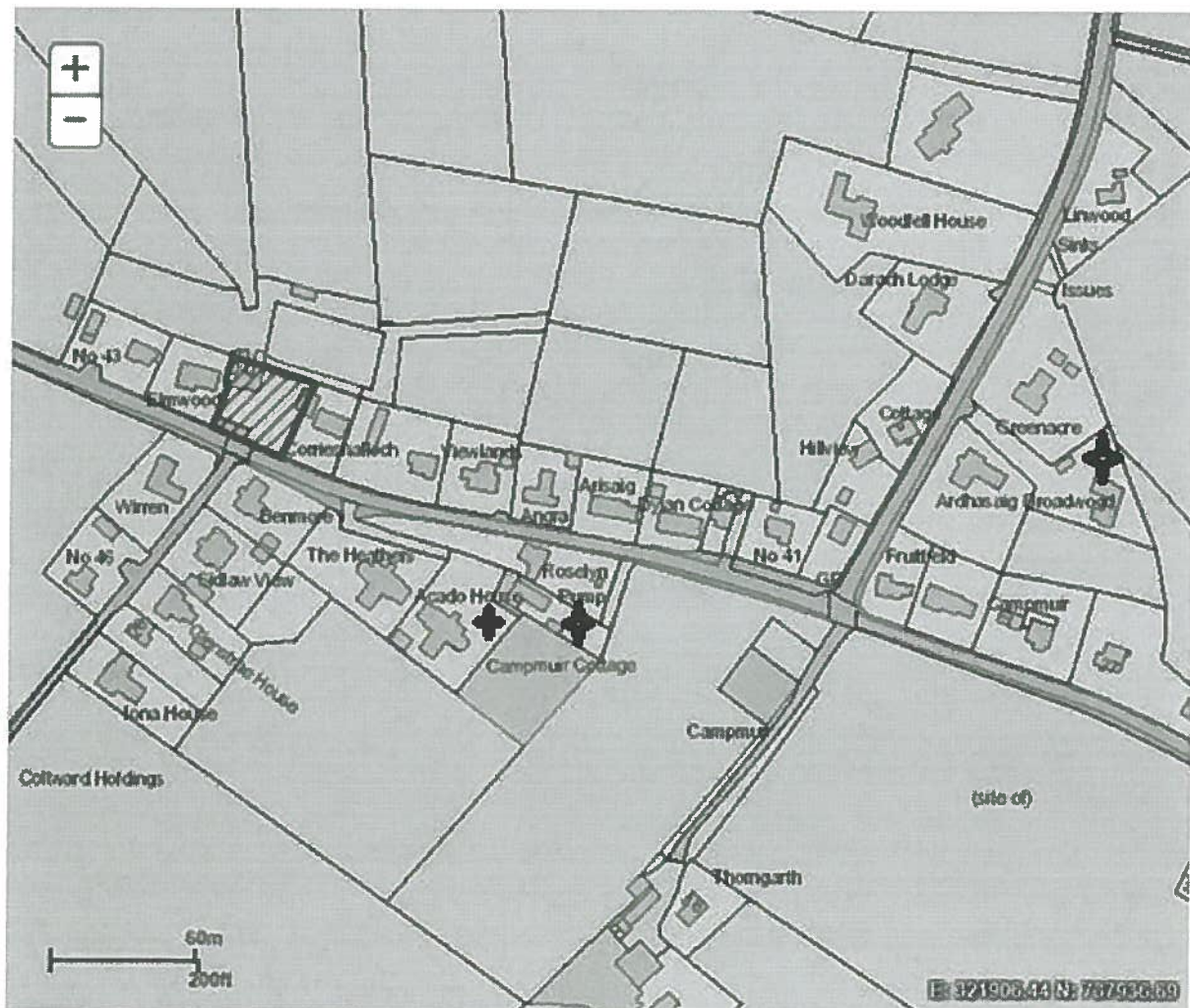
In answer to this the site is not easily visible from public views/roads and so of no visual impact to the surrounding area. The row of houses along the road would effectively form the backdrop in terms of landscape setting and context. The house would solely be seen from limited distance views and the house would not appear isolated. Although the site doesn't have natural boundary treatment currently, the site will be set with the existing row of houses as the backdrop. In addition the site will include indicative landscaping measures to integrate with surrounding landscape. These will include native hedges and trees within the site and we would be more than happy to implement any landscaping proposals prior to the commencement of development. We have included in our supporting statement section an proposed Indicative footprint of the house we are considering to give some indication. This house would be a single storey building which is in keeping with the surrounding houses. Also please see the second section for refusal to see further houses in Campmuir with the same landscape setting issues, which have been granted planning permission

In summary, this proposal ensures the continuation of the family livery business and the sports horse breeding programme. Both businesses provide the potential for additional local employment. The livery business, will be able to grow, offering good quality riding facilities. The sports horse breeding attracts buyers from all over Europe and potentially anywhere in the world. This is central to the TAYplan vision for 2032 to ensure the region is more attractive, vibrant and a place people chose to work and live because of quality of life.

Second reason for refusal

- 2 *As the proposal would constitute undesirable backland or tandem development which is not in keeping with the existing linear building pattern of Campmuir, the proposal is contrary to Policy PM1A of Perth and Kinross Council's adopted Local Development Plan 2014, which seeks to ensure that all new development contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the area affected.*

There are 3 examples of backland development within the Campmuir Building Group and these are Broadwood, Acado house, and unnamed house north of campmuir cottage and due south of Roselyn – these have planning permission and are shown on map below with black markings. Regardless of the planning reasons for these 3 houses being granted permission – they have the exact same issues of backland and landscape setting. The precedent in the building group is **gone**.





E: 321594.53 N: 737766.08

Supporting Planning Statement



Residential Development (in Principle)
Equestrian Livery Managers Accommodation
Land adjacent to Elmwood, Campmuir
Mr & Mrs Fraser



Arthur Stone Planning
& Architectural Design



Jamesfield Business Centre,
Abernethy KY14 6EW

Tel: 01738 850873

www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk

Introduction

The purpose of this statement is to provide a reasoned justification in support of the approval of an application for planning permission in principle for Managers' Accommodation for a single Worker on Land Adjacent to Elmwood, Campmuir. The accommodation intends to house the Owner and family of an established Horse Breeding and (small) Equestrian Livery business, who are currently living in an adjacent residential caravan. The land associated with this application incorporates 16 acres of grassland, which is used predominantly as grazing land for horses. The yard currently incorporates 12 stables, 2 tack rooms, a hay store and a 50m x 30m all weather riding arena.

The application will address the following issues:

- Background to Business
- Planning History
- Justification for Managers' Accommodation
- Plot Selection
- Notional Plot Layout
- Assessment Against National Policy
- Assessment Against Local Policy
- Appendix 1



Background to the Business

The site is located to the north of the main road running through Campmuir, Couper Angus. It is accessed via an existing vehicle track and is located to the rear of a residential property, Elmwood House. The Equine Business and yard is made up of an 50m x 30m all weather riding arena existing riding arena located directly to the east of the site, 12 stables located directly to the north east of the site and an existing hay store and tack room buildings. The land associated with this application incorporates 16 acres of grassland, which is used predominantly as grazing land for horses.

The applicant moved to Elmwood House with her parents, which is the property directly to the west of the site, in 1998. The applicant has previously been a professional showjumper who has been ranked in the top 5 Scottish riders and top 20 Senior riders at senior level over the years. In order to support her early show jumping career the applicant created a small livery and horse breeding business in 2000. Using her experience and connections, the applicant has expanded these businesses over the years by taking on both full and DIY liveries. The full time liveries, who's owners live abroad, are sent to the applicant for care and schooling. The applicant has also created a sports horse breeding programme and young horse production programme. The young horses produced by the applicant are sold to clients within the UK and abroad.

The applicant is the sole employee of both the Livery and Horse Breeding Business. She lives with her husband and 3 children in a small residential caravan to the rear of her parent's property (Elmwood House), which is directly adjacent to the yard. The caravan was formerly used by the applicant's parents as ancillary accommodation; however, due to the family's circumstances the applicant has now lived in the caravan for nearly 3 years. However, the situation has now become impossible in terms of a lack of basic space with such a large family and the applicant seeks a permanent residence on the site.

The applicant has searched for alternative permanent accommodation within the local area for a number of years but to no avail. The only accommodation (to buy or rent) that has been available in recent years has been located a number of miles away from the site, meaning that the applicant would not be able to run the businesses effectively as described above or provide any significant or beneficial security for the site or deterrent from thieves.

It is clear from the history that the businesses are well established and that there is an established business justification for a Managers House on site. This matter is discussed in more detail later in the statement.

Planning History

Prior to the applicant moving to Elmwood House with her parents in 1998, the site was previously used as a Western Riding Centre and Stud and incorporated the riding arena and the stabling and hay buildings.

In 2013, the applicant submitted a detailed planning application for the erection of a house within the gap site between Elmwood and Corrieshalloch, Ref: 13/00901/FLL. This application was initially recommended for approval subject to the payment of an education contribution. However, the application was refused as the applicant did not pay the required contribution.

In October 2015, the applicant applied for the erection of 4 dwellinghouses (in principle, 15/01580/IPL) on part of the gap site between Elmwood and Corrieshalloch and extending out across the riding arena and grazing land. This application was refused in October 2015, being considered to be contrary to Policy RD3 'Housing the Countryside' of the Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012.



Justification for Managers' Accommodation

In this case it is considered that there is an essential need to provide an on-site Managers accommodation unit for a single employee at the proposed equestrian livery. This essential need relates to two tests: those being **Function** and **Finance**.

Function

The role of the 'Manager' of the livery and horse breeding business is to provide proper care and security for the horses stabled at the livery facility and those horses that are used for breeding purposes. The business is run on a Full Livery basis, DIY, and a mixture of the two. The 'Full Livery' basis includes stabling, turnout, possibly riding and looking after the well-being of each horse on behalf of the owner on a daily basis. In usual circumstances a horse on full livery will only be visited by the owner to ride, which can be as much as once a day or as little as once a week. At all other times the regular care of the horse will fall to the livery Manager. This requires the Manager to be based on site with the horses at all times.

The normal routine for a livery Manager is likely to start at 6am and finish any time after 10pm depending on the circumstance. The Yard Manager performs early morning turnout and a last night check on each animal to ensure its welfare. During those times the Manager will be involved in both turning out and bringing the horse back in from the field, daytime supervision of the horses in the fields checking for injuries, mucking out stables, preparing feeds, farrier and vet attendance and possibly riding the horses on behalf of the owners. The Manager would also be responsible for general yard and field maintenance, which amongst other duties would involve mucking out fields, maintaining fencing and maintaining/repairing the arena surface. Again, the long hours performed by a livery Manager and the number of horses proposed to be stabled by the business requires that they are based at the site so as to be available for care and yard/field maintenance at all times.

The Manager will be required to be on site to attend to the proper care function of the enterprise where the livery horses may require essential care at short notice and at all times of the day or night. In some cases, horses may require around the clock medical attention where the vet is required to be called out on a number



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Jamesfield Business Centre,
Abernethy KY14 6EW

Tel: 01738 850873

www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk

of occasions during the day and night. In these cases, it is essential that a Manager is on site at all times to provide that care and to perform regular checks on the animal. Such illnesses can be an ongoing concern and are not necessarily single events; continuing for a number of weeks. This is particularly crucial for the horse breeding business where the horses can require constant attention for days on end until the foal is born. This level of care could not be provided or achieved where the Manager was not based on the site itself full time.

The livery Manager is also required to provide on-site security for both the horses and the expensive equipment associated with the business. This includes the horses themselves (which are likely to be valued individually anywhere between £1000 and £20000), the horses tack (which can be valued individually up to £6000 per horse), horse boxes (which can be valued anywhere up to £20,000) and the Manager's maintenance equipment associated with the livery e.g. tractors, trailers, quad bikes. The proposed location for the Managers Accommodation is at the centre of the livery yard; directly adjacent to the riding school, existing stable block and the grazing paddocks. As a result, it is in an ideal position to be able to view the vehicular access into the site, the paddocks, the stable buildings and any equipment stored there. The Manager on site will be seen as a significant benefit to potential clients (both for the livery and the horse breeding business) for the reasons provided above and will also reduce the cost of insurance for the business in terms of security risks.

Finance

The yard incorporates a total of 12 stables; a maximum 6 of which are allocated for horses at livery and the remaining 6 are utilized for the horses uses specifically as part of the breeding programme. In terms of the horses associated with the breeding, the Manager has a full time role in the care of these horses and the safety, security and maintenance of the yard itself. Whilst not all the horses at the livery yard are on 'Full Livery' the Manager still has a duty of care for any of the other livery horses (on either DIY or Part livery) and must therefore be available at all times to ensure the horses safety and wellbeing during both the day and night. Given the vast range and numbers of duties involved in the position as livery Manager, it is considered there is sufficient justification to support the employment and accommodation required for a single employee on the site.

In financial terms the success of the business ultimately relies on its ability to attract livery clients and to retain those clients in the long term. The ability of the client to provide 'on site', full time care of the horses being either brought in for breeding or as part of the livery yard on behalf of the owners is immensely important in order to attract and maintain customers. The ability to be able to provide such care also means that the applicant is able to charge higher monthly fees to their customer, providing more certainty with the business. Given that the accommodation would be provided on site for the Manager of the livery this would reduce the salary required to be paid out and therefore significantly improve the financial viability of the business long term.





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Abernethy KY14 6EW

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www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk

Plot Selection

The applicant has spent considerable time in assessing where the appropriate position for the dwellinghouse would be in terms of both the business and so as to comply with the Council's Policy on Housing in the Countryside. Please see the visual map below, which illustrates the extent of the applicant's land ownership and the various sites considered for the location of the manager's dwellinghouse.



A pre-application proposal was submitted to Perth and Kinross Council in January 2016 requesting advice on the siting of a new Manager's House on the applicant's land indicating that the first choice would be to site the building to the West of the village of Campmuir (position 1 on the plan below and Appendix 1). The applicant felt that this would allow the site to be easily accessed via the main road and would allow the grazing land, riding arena and stables to be viewed and accessed. The case officer responded (see Appendix 1) advising that she did not believe that the proposed location would meet with the requirements of the relevant Local Plan Policies. Despite requesting further details as to the reasoning for the lack of compliance, however, she has not replied to date. We have therefore discounted this site.



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Abernethy KY14 6EW

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info@arthurstoneplanning.co.uk

The site located directly to the south of the riding arena (shown at Option 2 on the map below) fronting onto the main road has not been considered as part of the site selection process as it is now under separate ownership and is being put forward as part of a separate planning application.

The third area identified is located directly to the north of the riding arena (position 3 on the plan below). This site was identified as it again provided good views of all the surrounding grazing land, the existing stable blocks and the riding arena and can be identified as part of the yard. However, we are concerned that this site is too detached from the surrounding buildings, from the village of Campmuir itself and extends too far into open fields. We have therefore discounted this site also.

The fourth area identified is located directly to the east of the riding arena and forms part of the grazing land associated with the livery and horse breeding business (position 4). The applicant's concern with this site is that it would take up valuable grazing land, would be difficult to access in transportation terms (a significant outlay in terms of road laying/formation) and would not allow the applicant full visibility of the horse grazing areas to the far west. As a result, this site has been discounted from the site selection process.

Option 5 on the illustrated map below is located directly to the west of the existing riding arena. This site allows for full views of all the grazing land (and therefore the horses under the applicant's care) and the riding arena and is considered to be located at the centre of the existing yard. Visually it forms a connection with the existing sets of stable blocks tables and incorporates a definite set of boundaries. The site would be accessible by the existing vehicle access into the site and would incorporate the clients' existing residential caravan (to be used as an office associated with the business) as part of the layout. The site would also be large enough to provide sufficient vehicular parking for both the livery and the horse breeding business. The site is currently used as a mixture of informal garden area and a small paddock, it would not take up any valuable grazing land away from the business. Given the above, it is considered that this site is the most acceptable in terms of satisfying the functions of the business needs and in planning terms the site is replacing a number of previously developed areas rather than open grassland.

Options 6, 7 and 8 are located at the far extremities of the land owned by the applicant. These sites were all considered to be inappropriate in terms of both the function of the business and in planning/visual terms given their distance from the main yard and any other built form.

Site & Notional Plot Layout

The application site extends from one set of stables to the east to a further set of stables and the riding arena to the west. The site is bounded to the south by a high hedge and a variety of trees. The site also includes the applicant's residential caravan, which is intended to be used as an office as art of the livery business should permission be granted for the proposed dwellinghouse. It is also proposed to extend the existing 12 stables so as to cater for the applicant's expanding horse breeding business. (This would form the basis of a future planning application.)

The illustration and photographs below are intended to illustrate the existing site features.





Part of the western and southern boundary of the site. Also illustrates an existing stable block.



Part of the western and southern boundary of the site. Also illustrates an existing stable block and housing to the rear.



Looking towards the western boundary of the site with hedging and residential properties to the south.



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Jamesfield Business Centre,
Abernethy KY14 6EW

Tel: 01738 850873

www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk



The Applicant's existing residential caravan intended to be used as an office for the Equine Business.



The Applicant's existing residential caravan and stable block to the south east.



Looking north west towards the Applicant's other stable block, riding arena and residential caravan.

In terms of the layout of the plot a notional plan has been put forward as per the illustrated map below. It is considered that the location of the dwellinghouse to the north east of the site creates a strong connection and link with the existing stable blocks (to both the east and the west of the site) and riding arena and allows full visibility of all the grazing areas within the applicant's ownership. The positioning of the site between these area allows for a large area of parking to be provided for both the existing house and the Equestrian Business which would be accessed from the existing driveway. An example of the style of dwelling that may be proposed has also been included below.





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Jamesfield Business Centre,
Abernethy KY14 6EW

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www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk

Assessment Against National Policy

Scottish Planning Policy (2014) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the development and use of land. The SPP introduces a presumption in favour of development that contributes to sustainable development, making the efficient use of land and buildings. It encourages rural development that supports prosperous and sustainable businesses and also pledges support for sustainable travel. It does suggest that where small scale and justified housing in rural areas is required that these properties should not be tied by occupancy conditions.

Whilst in real terms this proposal represents a very small development, it is considered that it does meet the general terms for rural development as laid out by the current SPP. The proposed location of the principle agricultural worker within an existing building at their place of work meets the terms of sustainable development in both development and travel terms and the proposal is creating a new employment opportunity for a rural worker.

In terms of the occupancy conditions, it is considered that the proposed accommodation would not be attractive in any way to a person/persons not employed by the business in this case since the accommodation is proposed to be located within the heart of the equestrian yard. However, the applicant is more than willing to accept an occupancy condition being applied in this case should the Local Planning Authority feel it is necessary.

Assessment Against Local Policy

RD3 Housing in the Countryside and Perth and Kinross' Housing in the Countryside Supplementary Guidance Document (2012), of the Adopted Perth and Kinross Local Plan (2014) advises that the Council's objective is to strike a balance between the need to protect the outstanding landscapes of Perth and Kinross and to encourage appropriate housing development in rural areas including the open countryside. The Council seeks to encourage sustainable development in rural areas which means guiding development to places where existing communities and services can be supported, and the need to minimise travel.



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Jamesfield Business Centre,
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Where a house is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the Council that there is a need for the house(s). Where the house is to be associated with a proposed economic activity, construction of the house will not be permitted in advance of the development of the business. Permission may be restricted by an occupancy condition to remain as essential worker housing in perpetuity, or convert to an agreed tenure of affordable housing when the employment use is no longer required.

Siting Criteria – Proposals for a new house falling within Category 3 will require to demonstrate that if when viewed from surrounding vantage points, it meets all the following criteria:

- a) it blends sympathetically with land form;*
- b) it uses existing trees, buildings, slopes or other natural features to provide a backdrop;*
- c) it uses an identifiable site (with long established boundaries which must separate the site naturally from the surrounding ground. The sub-division of a field or other land artificially will not be acceptable;*
- d) it does not have a detrimental impact on the surrounding landscape.*

In relation to the above policies it is considered that the applicant has demonstrated that there is an essential need for a Manager's accommodation unit in order to support the livery business, in both functional and financial terms. The business itself requires a rural location in order to operate. The equestrian business has been established for many years and the applicant has been living in temporary accommodation for a number of years also.

As noted in the previous section, whilst the advice of the Scottish Government (via SPP 2014) is that agricultural occupancy restrictions should not be placed on new housing in rural areas, the applicant is willing to accept the building being tied in this case should the Local Planning Authority feel that it is necessary.

In terms of the siting criteria, it is considered that this point has been discussed as part of the previous section above. It is considered that the site selected has a strong visual connection to the existing village of Campmuir, to the existing stables and riding arena, producing the appearance of a single cohesive unit. The site uses these elements to provide a natural backdrop and therefore a new house blends sympathetically with the existing landform. The site incorporates long established boundaries in terms of the rear boundary of the existing residence at Elmwood to the south, the riding arena to the east, the existing stables to the north east and west and existing field and land boundaries to the remaining elevations. The siting of the house in this position would have no detrimental impact on the surrounding landscape and would instead provide an environmental improvement. A site selection process has been carried out in order to identify the least visually obtrusive site that also continues to function efficiently as part of the Equine Business.

Policy ED3: Rural Business and Diversification, provides favourable consideration to the creation of a new businesses in rural areas. Proposals which require housing to support the viability of the proposal will be looked on favourably where they will not detrimentally effect the amenity of other residences; the proposal can be accommodated within the landscape; the proposal meets the specific need in terms of its location to the existing business; and the local road network is able to accommodate the proposal in terms of capacity and road safety.

It is envisaged that the proposed dwellinghouse will be of a single or one and a half storey height at most and will be designed so as to negate any potential overlooking onto any neighbouring properties i.e. at an adequate distance away from the residence Elmwood so as not to cause any detrimental amenity issues. This matter would be further addressed as part of a further detailed planning application. Issues in regard to location of the building and need for the accommodation have previously been discussed. Transportation matters are considered below.

TA1B: New Development Proposals, advises that all development proposals that involve significant travel generation should be well served by, and easily accessible to all modes of transport.

Whilst this policy relates more readily to proposals that generate significant travel movements, it is considered that this application will result in significantly less travel generation as a result of the principle worker associated with the business occupying accommodation at their place of work. This will negate any travel to work journeys for the employee, which given the number of stables proposed as part of the application and the level of care proposed to be given at various times of the day and night, could potentially be significant on a rural road network.

In addition, the applicant's care of Full livery would reduce the number of trips by livery clients given that the main care of the horse will be carried out by the Manager therefore further reducing regular vehicular trips.

As previously discussed, the plot would be accessed via an existing vehicular access into the yard, with a large parking area provided for both the applicant and the visiting livery clients. This existing access currently provides access for the business and the residential caravan and so there would be no net increase in traffic movements.

Conclusion

It is considered that this document has provided a thorough justification for a new managers dwellinghouse in connection with the established equine livery and breeding business and provide robust reasoning as to the acceptability of the site selection for the building.

The applicant would respectfully request that the Planning Officer consider the proposal alongside the planning statement and discuss the proposal with the Agent prior to making any formal decision on the proposal.

APPENDIX 1

Subject: 16/00094/PREAPP Erection of a dwellinghouse Land 70 Metres North West Of Hillview Campmuir
From: Persephone Beer [REDACTED]
Date: Mon, Feb 29, 2016 2:58 pm
To: "Arthur Stone Planning (info@arthurstoneplanning.co.uk)" <info@arthurstoneplanning.co.uk>
Attach: image001.gif

Dear Ms Stone

16/00094/PREAPP Erection of a dwellinghouse Land 70 Metres North West Of Hillview Campmuir

I refer to your enquiry with regard to the above.

Any future development proposal will be considered primarily in relation to the policies of the Council and the guidance of the Scottish Government, in particular the Development Plan for the area, which in this case comprises the TayPlan 2012 and the Perth and Kinross Local Development Plan 2012 which was adopted on 3rd February 2014. Of particular relevance are Local Plan policies:

PM1A: Placemaking;
PM1B: Placemaking;
RD3: Housing in the Countryside;
PM3: Infrastructure Contributions;
CF2: Public Access
NE2B: Forestry, Woodland and Trees
NE3: Biodiversity
TA1B: New Development Proposals
Policy EP4 - Health and Safety Consultation. Zones

The Development Plan can be viewed online at:

<http://www.pkc.gov.uk/article/1936/Development-plan>

Other policies or documents which will be applicable are:

- Perth and Kinross Placemaking Guide
- Housing in the Countryside Guide 2012

This can be viewed online at:

<http://www.pkc.gov.uk/article/2515/Housing-in-the-countryside>

A related document accessed from the above webpage is the Council's Siting and Design of Houses in Rural Areas.

In line with Planning Circular 3/2012 Planning Obligations and Good Neighbour Agreements this Council may use agreements under Section 75 of the Town & Country Planning (Scotland) Act 1997 to mitigate the impact of new development on infrastructure. Where a shortfall in infrastructure capacity has been identified the impact of new development may be mitigated through a financial contribution. This allows proposed development to be acceptable in planning terms and helps provide wider benefits across Perth and Kinross. Further information can be obtained from the Council's website at:

<http://www.pkc.gov.uk/developercontributions>

National planning guidance can be accessed online at:

<http://www.scotland.gov.uk/Topics/Planning>

The main policy of relevance to this proposal is the Local Development Plan Housing in the Countryside Policy, RD3, and its associated supplementary guidance. In terms of the position of the proposed development within Campmuir I do not consider that the siting of the proposed house would comply with the following categories within the policy:

(1) Building Group, (2) Infill Sites, (4) Renovation or Replacement of Houses, or (5) Conversion or Replacement of Redundant Non Domestic Buildings.

In addition category (3) supports new houses in the open countryside for specific requirements such as an economic need. This may apply to this site provided sufficient justification is submitted for the new house associated with the business. The site would also need to comply with the siting criteria set out within the guidance which may not be achievable on this site. I am aware of other proposals in this area for housing detached from the main building line that have recently been refused planning permission (e.g. planning reference 15/01580/IPL).

I would advise you to study the housing in the countryside guidance closely to assess whether the site would meet the criteria. My initial thoughts are that the proposal would not accord with the housing in the countryside policy.

It is only by submitting a formal application that a measured and comprehensive response to a proposed development can be given as quickly as resources permit. A formal application involves considering a proposal in terms of the Development Plan and the Council's policies on the basis of detailed plans and any further information and justification which is considered necessary. Formal assessment will also involve visiting the site and the surrounding area; researching the planning history of the site and the surrounding area; carrying out any necessary consultations; and taking account of any comments received from notified neighbours and the wider public.

The following web pages contain information relating to the submission of a planning application:

<http://www.pkc.gov.uk/article/3728/Making-a-planning-application>

You should note that I have not necessarily identified all the policies or material considerations which might influence the determination of any planning application. The Council would not in any event be bound by such advice in the event that you submit a planning application.

I hope that this information has been of some assistance to you.

Yours sincerely

Persephone Beer
Planning Officer
Persephone Beer
Planning Officer
Planning and Development
The Environment Service
Perth and Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

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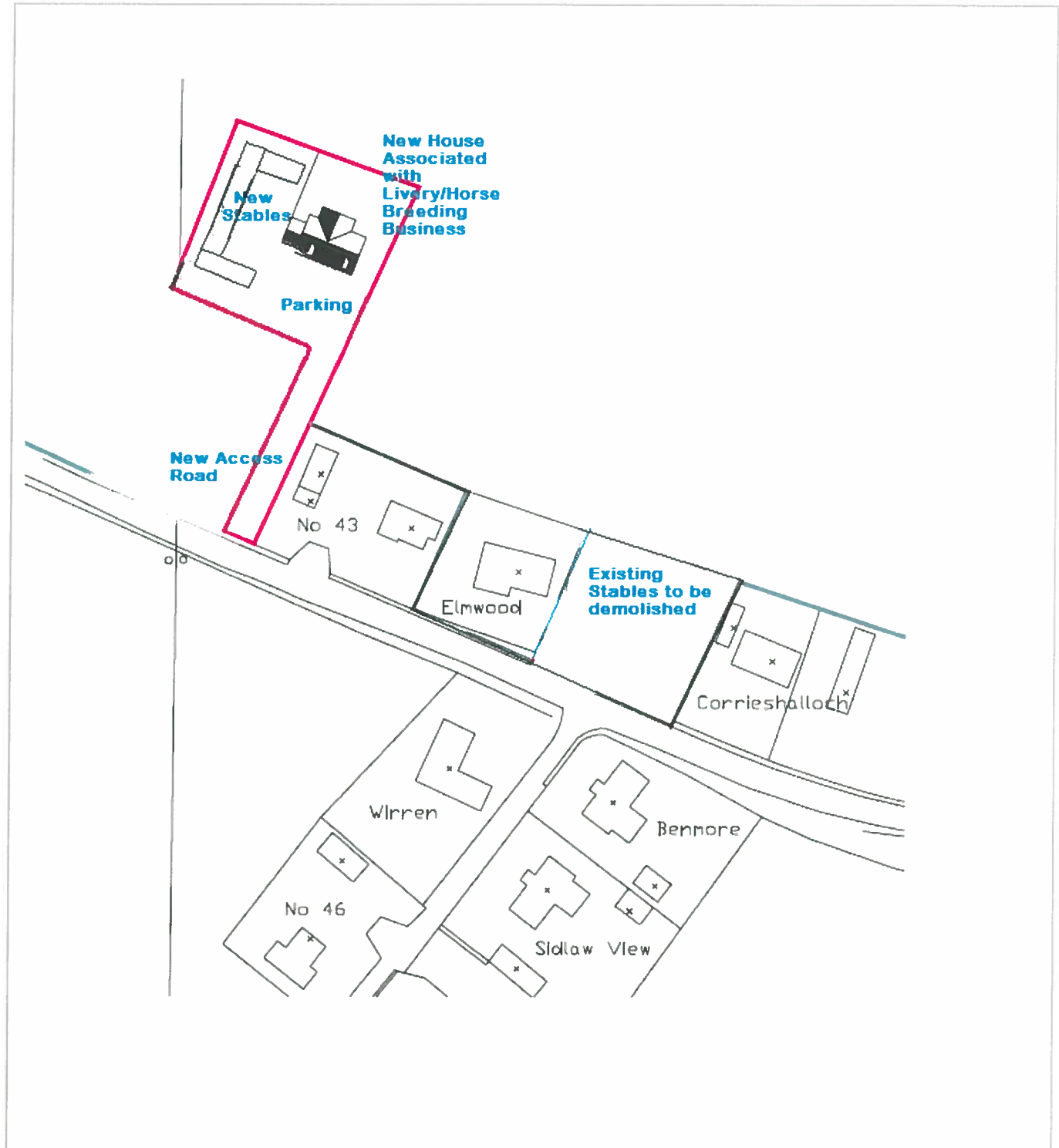
Arthur Stone Planning
& Architectural Design



Jamesfield Business Centre,
Abernethy KY14 6EW

Tel: 01738 850873

www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk



TCP/11/16(461)
Planning Application – 16/01029/IPL – Erection of a dwellinghouse (in principle) on land 20 metres North of Elmwood, Campmuir

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission see pages 19-42)*

PERTH AND KINROSS COUNCIL

Elmwood Show Jumpers
c/o Arthur Stone Planning LLP
Samantha Stone
Jamesfield Business Centre
Abernethy
KY14 6EW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 21.11.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/01029/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 14th June 2016 for permission for **Erection of a dwellinghouse (in principle) Land 20 Metres North Of Elmwood Campmuir** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

- 1 As the site does not have a good landscape framework which is capable of absorbing the proposal, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014, both of which seek to ensure that new proposals (including those associated with parts 3.3 and 3.4 of the aforementioned policies) do so into definable sites that are formed by existing topography and / or well established landscape features and which would provide a suitable setting for the proposed dwelling.
- 2 As the proposal would constitute undesirable backland or tandem development which is not in keeping with the existing linear building pattern of Campmuir, the proposal is contrary to Policy PM1A of Perth and Kinross Council's adopted Local Development Plan 2014, which seeks to ensure that all new development contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the area affected.

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

16/01029/1

16/01029/2

16/01029/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/01029/IPL	
Ward No	N2- Strathmore	
Due Determination Date	13.08.2016	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 20 Metres North Of Elmwood, Campmuir

SUMMARY:

This report recommends **refusal** of a planning in principle application for the erection of a dwelling at Campmuir as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: Pre-application meeting in 2015, and additional visits on the 13 July 2016 & 18 November 2016

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle consent for the erection of a new dwelling on a backland area of ground within the small settlement of Campmuir, just outside Coupar Angus. Whilst Campmuir is a clear settlement in its physical form, Campmuir is not classed as a settlement within the context of the Local Development Plan.

Campmuir is linear in its form and building pattern, and this proposal is located to the rear of a run of dwellings which are adjacent to the main public road. On the site at present is an existing static caravan and a small riding area. Immediately, outwith the site there are a series of stable blocks which are associated with the applicant's stables business.

The site is fairly open to the rear, with post and wire fencings framing the site, and the boundaries of the existing properties forming the boundary of the site to the south. An existing workshop/garage building also bounds the site to the SE, but this is proposed to be removed and replaced with a dwelling(s) – consented under 16/01180/IPL.

The application has been lodged on the basis of operational / economic need, and within the applicants supporting statement reference to the applicants existing business have been made and additional background provided.

SITE HISTORY

The site does have a fairly recent planning history, with an application for a residential development on part of this site, as well as the 'gap' between the two dwellings to the SE being refused in 2015. The Planning Officer reporting on that planning application took the view that with the exception of the 'gap' area between the two existing dwelling along the roadside, the rear area was not generally suitable for development, largely due to its openness and its contrast to the existing building pattern.

Since that refusal, detailed planning permission has been granted for the erection of a dwelling within the 'gap' (16/01180/IPL), however that planning application was made by a different applicant, and based on the land ownership certificates for that and this application, it would now appear to be within different land ownership from this application site.

PRE-APPLICATION CONSULTATION

A pre-application enquiry for a similar proposal was lodged with the Council (16/0094/PREAPP) earlier this year, and it was the initial view of the Planner Officer that the proposal would not accord with the Council's Housing in the Countryside policies.

In addition to this, the applicant had submitted a pre-application enquiry for a larger site, which included the area to the east. The applicant was advised that the site was not suited for a residential development largely on the grounds of the openness of the site and the fact that any new development to the rear would not respect the building pattern of the existing building group.

NATIONAL POLICY AND GUIDANCE

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

Of relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014 and it sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

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

Of relevance to this application are Paragraphs 74 - 83, which relate to Promoting Rural Development and Paragraphs 109 -134, which relate to Enabling Delivery of New Homes.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The site lies within the landward area of the Local Development Plan, where the following policies are applicable,

Policy PM1A - Placemaking

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

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community

facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported.

OTHER COUNCIL POLICIES

Developer Contributions and Affordable Housing 2016

This policy outlines the Council's position in relation to Developer Contributions in relation to Primary Education, A9 upgrades and Transport Infrastructure as well as Affordable Housing provision.

Housing in the Countryside Guide 2012

This supplementary guidance is the most recent expression of Council policy towards new housing in the open countryside, and offers support for new housing in the open countryside providing certain criteria can be met.

EXTERNAL CONSULTATION RESPONSES

Scottish Water have been consulted on the planning application but have made no specific comment.

INTERNAL COUNCIL COMMENT

Transport Planning have commented on the proposal and raised no specific objection.

Contributions Officer has indicated that in the event of an approval, Developer Contributions should be secured via appropriate conditions.

Environmental Health have commented on the proposal and raised no objection to the proposal in terms of contaminated land issues.

Community Waste Advisor has commented on the proposal and made no objections.

REPRESENTATIONS

Six letters of representations have been received, one of which is objecting to the proposal and the other five offering support for the proposal. Within the letter of objection, the main issues which are raised are,

- Proposal is contrary to the HITCG 2012 / Local Development Plan
- Impact on residential amenity
- Justification for the dwelling
- Previous applications for similar developments already refused

In terms of the letters of support, these all offer favourable support for the proposal on the basis that the applicant is currently living in substandard accommodation and that the existing business requires an onsite presence to allow for it to continue to operate successfully.

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	Not Required
Report on Impact or Potential Impact	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, the sites previous planning history is a material consideration as is compliance with the Council's Housing in the Countryside Guide 2012 which is the most recent expression of Council policies towards new housing in the open countryside.

Policy Appraisal

The principal Development Plan land use policies directly relevant to this proposal are largely contained in the adopted Local Development Plan. Within

that Plan, the site lies within the landward area where *Policies PM1A (general development)* and *RD3 (HITCP)* are directly applicable.

Policy PM1A seeks to ensure that all new developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the existing area, whilst *Policy RD3* relates to new Housing in the Countryside and states that the supplementary guidance will be applicable to new proposals in the landward area. The most recent SPG on Housing in the Countryside is the 2012 version.

For reasons stated below, consider the proposal contrary to the Council's Housing in the Countryside Policies.

Land Use

The site lies within the landward area of the adopted Local Development Plan, where *Policy RD3* is directly applicable. *Policy RD3* relates to the Housing in the Countryside Policy and is directly linked to the associated SPG, the Housing in the Countryside Guide 2012 (HITCG) which offers more detailed policy background and is the most recent expression of Council opinion towards new housing in the open countryside.

To this end, the acceptability of the proposal in land use terms is ultimately an assessment of the proposal against the HITCG 2012.

There are two different sections of the HITCG which are applicable to this proposal and these are operational need / economic activity and also building groups.

I shall address these in turn.

The HITCG does offer support for new housing which is directly linked to an operational need or an existing economic activity. In this case, the applicant has put forward a case that they have an existing stables business which requires staff accommodation onsite to cater and look over the boarding horses.

At the present time, the applicants live in one of the static caravans on site.

After visiting the site, there are clearly a number of small stables within the area, however the level of information which has been submitted with the planning application is not of a level which clearly justifies the need for a full time labour unit. It is also the case that some of the stables which are linked to the business, appear to be outwith the application RED line boundary which is slightly odd.

However, whilst I have some concerns about the need (justification) for dwelling on operational need, it remains the case that all dwellings approved under the operational / economic need section of the policy must also have a

good landscape framework in which the proposed new dwelling can be set. As stated in the pre-application enquiry, and also in the report of handling for the previous application covering the larger site which included part of this planning application site, this site is very open and does not have a good landscaping framework. Even with further (business/financial) explicit justification being possible (which may or may not be the case), I would still consider the proposal to be contrary to the economic / operational need element of the HITCG as the site does not have a good landscape fit.

Within the HITCG, support is also offered in principle for new residential developments which extend existing building groups provided the development takes place into a natural site, and that the proposed development does not detract from both the residential and visual amenity of the group. In addition to this, acceptable developments within building groups must also respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

The development of a new dwelling on this site would not respect the character of the existing group and would not extend the site into a definable site. Whilst there maybe some planning gain insofar as removing old statics, I do not consider this a reason for suggesting that the proposal complies with the building groups part of the housing in the countryside policy. It is also the case that the location would be backland / tandem development, which would not respect the existing building pattern / character of Campmuir.

The HITCG also offers support for new homes for local people who are inadequately housed. There is no doubt that the applicant is currently inadequately housed in a static caravan, however acceptable proposals under this category must also meet with the specific siting criteria which include being within a definable site which has long established boundaries which separate the site naturally from the surrounding land. The policy also goes on to say that the sub division of a field or land by a post and wire fence will not ordinarily be acceptable. Whilst the applicant may not have erected the fences recently, they are nevertheless essentially sub-dividing a larger field and to this end, I do not consider the siting requirement to be acceptable for a new dwelling.

To this end, I do not consider the proposal to be consistent with the requirements of the Council's Housing in the Countryside Policies.

Visual, Design & Layout

As this is a planning in principle application, there are no detailed elevations of layout to be considered at this stage. However, I'm confident that a suitability designed dwelling can be achieved on the site which would not have an impact on the visual amenity of the area.

Residential Amenity

Whilst this planning application is only in principle, in terms of the impact on existing residential amenity of neighbouring properties, the proposal would most likely have limited impact on any existing residential properties. In terms of being able to offer a suitable level of residential amenity, the proposal would offer a greater degree of residential amenity from that of the existing static, and would be able to offer a suitable level of private amenity space for the future occupiers.

Roads and Access

In terms of roads related matters, I have no concerns and I note this view is shared by my Transport Planning colleagues.

Drainage and Flooding

I have no concerns over drainage or flooding issues. Whilst the local area is notoriously challenging for private drainage systems, I consider this to be a technical matter which is more appropriately addressed through the building standards regulations.

Developer Contributions

Affordable Housing

As this is a planning application for a single dwelling, there is no affordable housing requirement.

Primary Education

As this is a planning in principle application, a standard compliance condition will be attached to any permission.

Transport Infrastructure

As this is a planning in principle application, a standard compliance condition will be attached to any permission.

Contaminated Land

There is no known issues concerning contaminated land on this site.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan, and to this end this planning application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period. The reason for this was that further information was sought from the applicant, and further assessment time was taken thereafter.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application because of the following reasons,

- 1 As the site does not have a good landscape framework which is capable of absorbing the proposal, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014, both of which seek to ensure that new proposals (including those associated with parts 3.3 and 3.4 of the aforementioned policies) do so into definable sites that are formed by existing topography and / or well established landscape features and which would provide a suitable setting for the proposed dwelling.
- 2 As the proposal would constitute undesirable backland or tandem development which is not in keeping with the existing linear building

pattern of Campmuir, the proposal is contrary to Policy PM1A of Perth and Kinross Council's adopted Local Development Plan 2014, which seeks to ensure that all new development contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the area affected.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/01029/1
16/01029/2
16/01029/3

Date of Report 22.11.2016

Land Adjacent to Elmwood House, Zc405 Main Road, Campmuir, Perth And Kinross, PH13 9JF



Site Plan shows area bounded by: 321433.97, 737721.7 321633.97, 737921.7 (at a scale of 1:1250) 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.

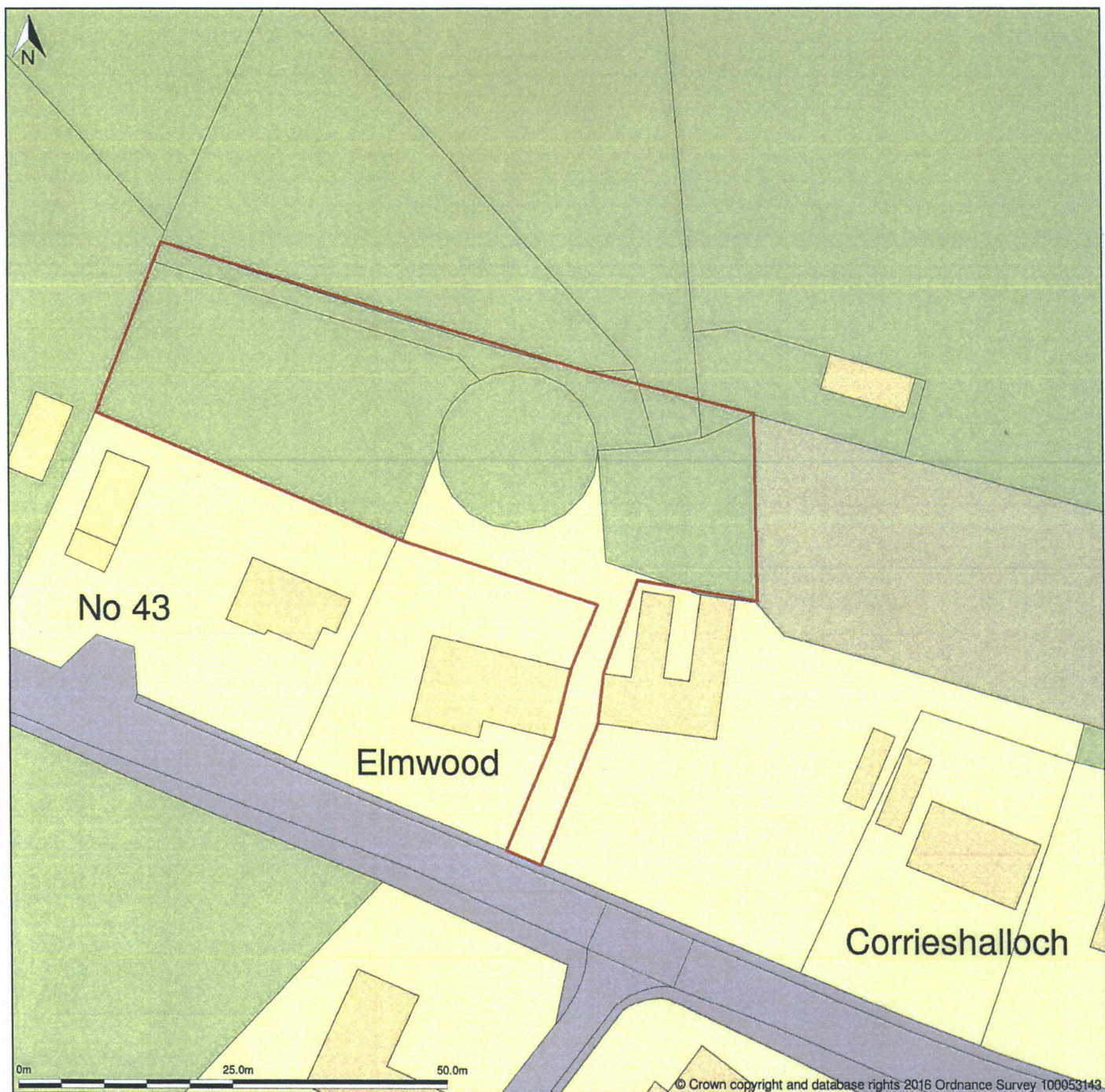
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PERTH AND KINROSS COUNCIL

DRAWING REF: 16 / 01029 / 1

Land Adjacent to Elmwood House, Zc405 Main Road, Campmuir, Perth And Kinross, PH13 9JF



Block Plan shows area bounded by: 321453.82, 737786.46 321581.82, 737914.46 (at a scale of 1:500) 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.

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PERTH AND KINROSS COUNCIL
DRAWING REF: 16/01029/2

TCP/11/16(461)

Planning Application – 16/01029/IPL – Erection of a dwellinghouse (in principle) on land 20 metres North of Elmwood, Campmuir

REPRESENTATIONS

16/01029/1PL

Troup

AMB.

RECEIVED

29 JUN 2016

Hillview

Lintrose

Campmuir

Blairgowrie

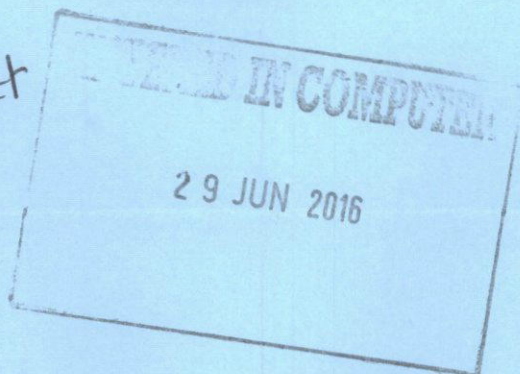
PH13 9JF.

Perth + Kinross Council + Development

Pullar House

35 Kinnoull Street

Perth PH1 5GD.



26 June 2016

Dear Sir/Madam,

Planning Application on Neighbouring Land.

by Elmwood Show Jumpers.

My objections to the above planning application are:

- ① Loss of Privacy
- ② Loss of Light
- ③ Increased noise levels.
- ④ It appears to contravene the linear development that bespokes Campmuir.
- ⑤ The area of ground between Elmwood and Corneshalloch would comply with linear development and would be a more suitable site for a dwelling house.
- ⑥ Elmwood Show Jumpers had a previous application in 2016 for the erection of four dwelling houses (in principle) declined and this is their way of getting around that decision.

Yours sincerely

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref PK16/01029/IPL

Our ref LJ

Date 27 June 2016

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK16/01029/IPL RE: Erection of a dwellinghouse (in principle) Land 20 Metres North Of Elmwood House Main Road Campmuir Coupar Angus PH13 9JF for Elmwood Show Jumpers

I refer to your letter dated 15 June 2016 in connection with the above application and have the following comments to make.

Contaminated Land (assessment date – 27/06/2016)

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01029/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres North Of Elmwood Campmuir		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development provided the condition indicated below is applied, in the interests of pedestrian and traffic safety.		
Recommended planning condition(s)	Prior to the occupation and use of the approved development all matters regarding access, car parking, layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.		
Recommended informative(s) for applicant			
Date comments returned	28 June 2016		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/01029/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres North Of Elmwood House Main Road Campmuir Coupar Angus PH13 9JF for Elmwood Show Jumpers		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Burrelton Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>As this application is only "in principle" it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	29 June 2016		

From: Garry Dawson [REDACTED]
Sent: 07 July 2016 10:28
To: Development Management - Generic Email Account
Subject: Support for reference number 16/01029/IPL

G Dawson

House

Angus

7th July 2016

To whom it may concern,

We support the application for planning reference 16/01029/IPL.

We support the need for the erection of a dwelling house in the land 20m north of Elmwood House for the following reasons:

1. Elmwood Showjumpers require on-site accommodation to run their business.
2. Current accommodation is not suitable for a family of five.
3. The children already attend the local primary school.
4. We have no issues with the proximity of the proposal to our own house.
5. As the plot is to the north, loss of light is not an issue.
6. As the family have lived on-site for several years, there will be no increase in noise levels.
7. This proposal would fit in with the landscape, being similar to recent developments on the opposite side of the road.

Yours sincerely,

Garry and Maria Dawson

Mr and Mrs

[REDACTED]
Elmwood

[REDACTED]
Campmuir
Coupar

[REDACTED]
Perthshire
PH13 9JF
Thursday,



SUPPORT

AMB

Tracy McManamon

From: Cassandra Freeman [REDACTED]
Sent: 07 July 2016 11:53
To: Development Management - Generic Email Account
Subject: Planning Application Reference 16/01029/IPL

To whom it may concern

Ref Planning Application Reference 16/01029/IPL

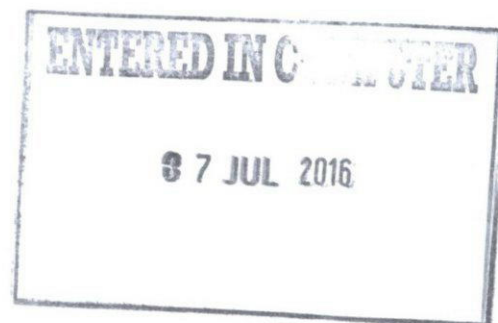
I support the need for the erection of a dwelling house in the land 20m north of Elmwood House. I regularly livery my horses at Elmwood Showjumpers as I live most of the year in London. I expect someone to be living on site to give the best possible care to my horses as it is important for me to have peace of mind that should any unexpected illness arise, someone is there to catch it early and treat it as horses can go downhill very quickly and it can literally be a case of life and death. I have great confidence in Elmwood Showjumpers and if my planned move to New Zealand goes ahead, I will require their services on a full time permanent basis. The current living accommodation is nowhere near adequate for a family of five. I understand that this proposal is also supported by Mr and Mrs Dawson who live adjacent to the site.

If this application is to be decided by councillors please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided.

My address is 10 Oxford Gardens, Whetstone, London N20 9AG.

Please let me know the date of the meeting as soon as possible if this is required.

Yours sincerely
Cassie Freeman
[REDACTED]



Support

AMB

Tracy McManamon

From: Lawrence Haddow [REDACTED]
Sent: 07 July 2016 09:42
To: Development Management - Generic Email Account
Subject: Planning reference 16/01029/IPL

Mr L Haddow
16 Fernhill Road
Perth
PH2 7BE



Dear Sir/Madem

Planning reference 16/01029/IPL

I would like to show my support for this application.

I have known the applicant for 10 years and how important the business helps local people with all there livery and riding needs. The main reason I am supporting this application is the need for the housing.

The family have lived on site in a carven for almost two years, running a business and raising three children. If this application is past it would be life changing for the family and improve the business greatly with even a change of expansion.

Kind regards,
Lawrence

Lawrence Haddow
Managing Director

Comments for Planning Application 16/01029/IPL

Application Summary

Application Number: 16/01029/IPL

Address: Land 20 Metres North Of Elmwood Campmuir

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Andrew Baxter

Customer Details

Name: Mrs Sonya Wilkie

Address: 4 Burrell Place, Woodside, Blairgowrie PH13 9FL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of this application. I feel it will not affect the environment or landscape as this land is already being used by the applicants. There will be no increase in noise levels as this plot is currently being used by the applicants and family. It makes sense for the manager of Elmwood Showjumpers to reside on their own land in a house and I feel they should have the opportunity to build themselves a family home. The applicants provide services for the local community and also are a part of and support the local community through schooling, fetes etc. It would be a big loss to the community should the applicants have to build their home elsewhere with the chance they take their business also and move away from good schooling, family & friends.

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Application Summary

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Address: Land 20 Metres North Of Elmwood Campmuir

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Andrew Baxter

Customer Details

Name: Miss margaret lauder

Address: Flat 1, 1 Calton Street, Coupar Angus, Blairgowrie PH13 9BJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Results in Environmental Improvements
- Supports Economic Development

Comment: I have known the applicants for almost 12yrs and would like to add my support to their planning application . I keep my horse on the property and in the intrest of security it would be benitficial to have the applicant on the property 24/7

