

TCP/11/16(354)
Planning Application 15/00005/IPL – Erection of a dwellinghouse (in principle), land 15 metres south east of Helfran Cottage, Balgowan

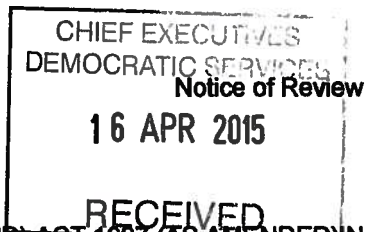
INDEX

- (a) Papers submitted by the Applicant (***Pages 147-156***)
- (b) Decision Notice (***Page 159-160***)
 - Report of Handling (***Pages 161-167***)
 - Reference Documents (***Page 169-170***)
- (c) Representations (***Pages 171-182***)

TCP/11/16(354)
Planning Application 15/00005/IPL – Erection of a
dwellinghouse (in principle), land 15 metres south east of
Helfran Cottage, Balgowan

**PAPERS SUBMITTED
BY THE
APPLICANT**

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

MRS HELEN P. FOULCE

Address

HELFRAH COTTAGE
BALGOWAN
TIBBERMORE - PERTH
PH11 0LW

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: ☐

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

Yes ☒ No ☐

Planning authority

PERTH AND KINROSS

Planning authority's application reference number

15/0005/1PL

Site address

5. BALGOWAN FARMHILL COTTAGES - BALGOWAN

Description of proposed
development

ERECTION OF DWELLINGHOUSE
(IN PRINCIPLE)

Date of application

25-02-15

Date of decision (if any)

27-3-15

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) ☐
2. Application for planning permission in principle ☒
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) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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 ☐
2. One or more hearing sessions ☐
3. Site inspection ☐
4. Assessment of review documents only, with no further procedure ☒

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:

Site Inspection

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

1. Can the site be viewed entirely from public land? ☒ Yes ☐ No
2. Is it possible for the site to be accessed safely, and without barriers to entry? ☒ Yes ☐ No

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

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.

PRIOR TO 1997 A DWELLINGHOUSE (SINGLE STOREY, 2 BEDS. LOUNGE, KITCHEN, BATHROOM + SINGLE DETACHED GARAGE) HAD BEEN ON THIS SITE FROM THE INCEPTION OF THE SAWHILL WORKERS DWELLINGS. THE SITE HAS FULL SERVICES INSTALLED, WATER, DRAINAGE AND ELECTRICITY AND EXISTING ACCESS. ANY NEW BUILDING WOULD BE OF THE SAME ORDER AS PREVIOUSLY.
I AM REQUESTING A REVIEW SOLELY ON THE GROUNDS OF PRECEDENT/ REINSTATEMENT.

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.

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.

PHOTOCOPIES OF
 1. LAND REGISTRY PLAN
 2. DEMOLITION ORDER PK/97/1753 AND
 PLAN OF SITE

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:

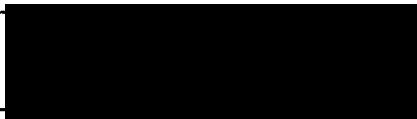
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

10-04-15

PERTH AND KINROSS COUNCIL

H FOULCER
HELFRAN COTTAGE
BALGOWAN
TIBBERMORE
PH1 1QW

P.O.Box 77
2 High Street
PERTH
PH1 5PH

Date 23 January 1998

Town & Country Planning (Scotland) Acts.

Application No. PK/97/1753

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 22/12/97 for permission for DEMOLITION OF EXISTING STRUCTURE AND RE-STATEMENT TO GARDEN GROUND AT 5 BALGOWAN SAWMILL COTTAGES, BALGOWAN, TIBBERMORE subject to the undernoted conditions. One set of the relative plans, duly docketed with reference to this approval, is returned herewith.



Director of Planning and Development.

Conditions referred to above

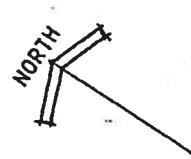
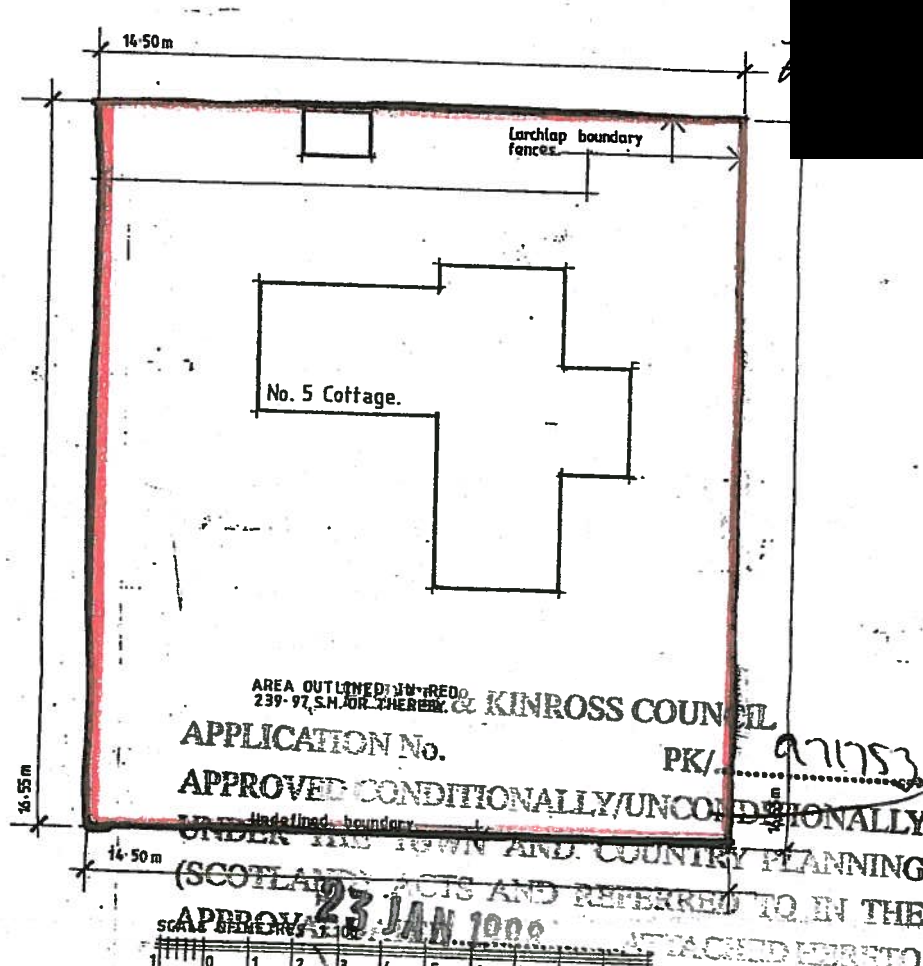
1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.

Reasons for Conditions

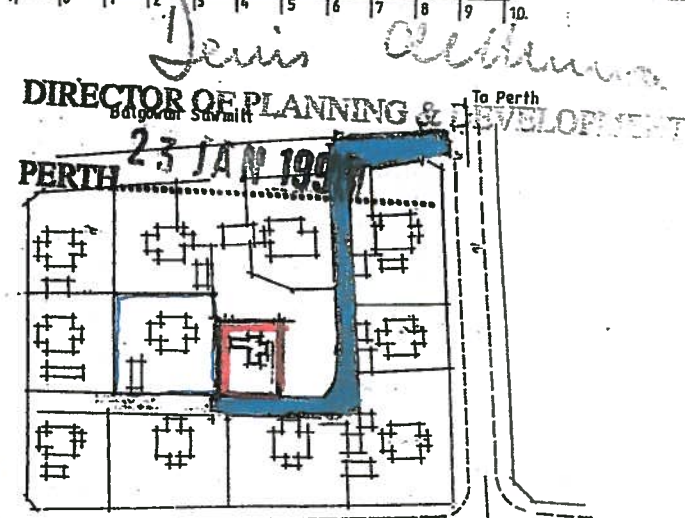
1. In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure that the development is carried out in accordance with the plans approved.

Notes

1. An application for Building Warrant may be required. Please contact the Director of Public and Environmental Protection Department, Perth & Kinross Council, 7 Whitefriars Crescent, Perth, PH2 0XA in this respect.



Banded in red
(No 5)
Banded in blue
(Halfan Cottage)



LOCATION PLAN 1:1000

PERTH

AUGUST 1992

Px/97/1753
22-05-1997

PH 94 490



LAND REGISTER OF SCOTLAND

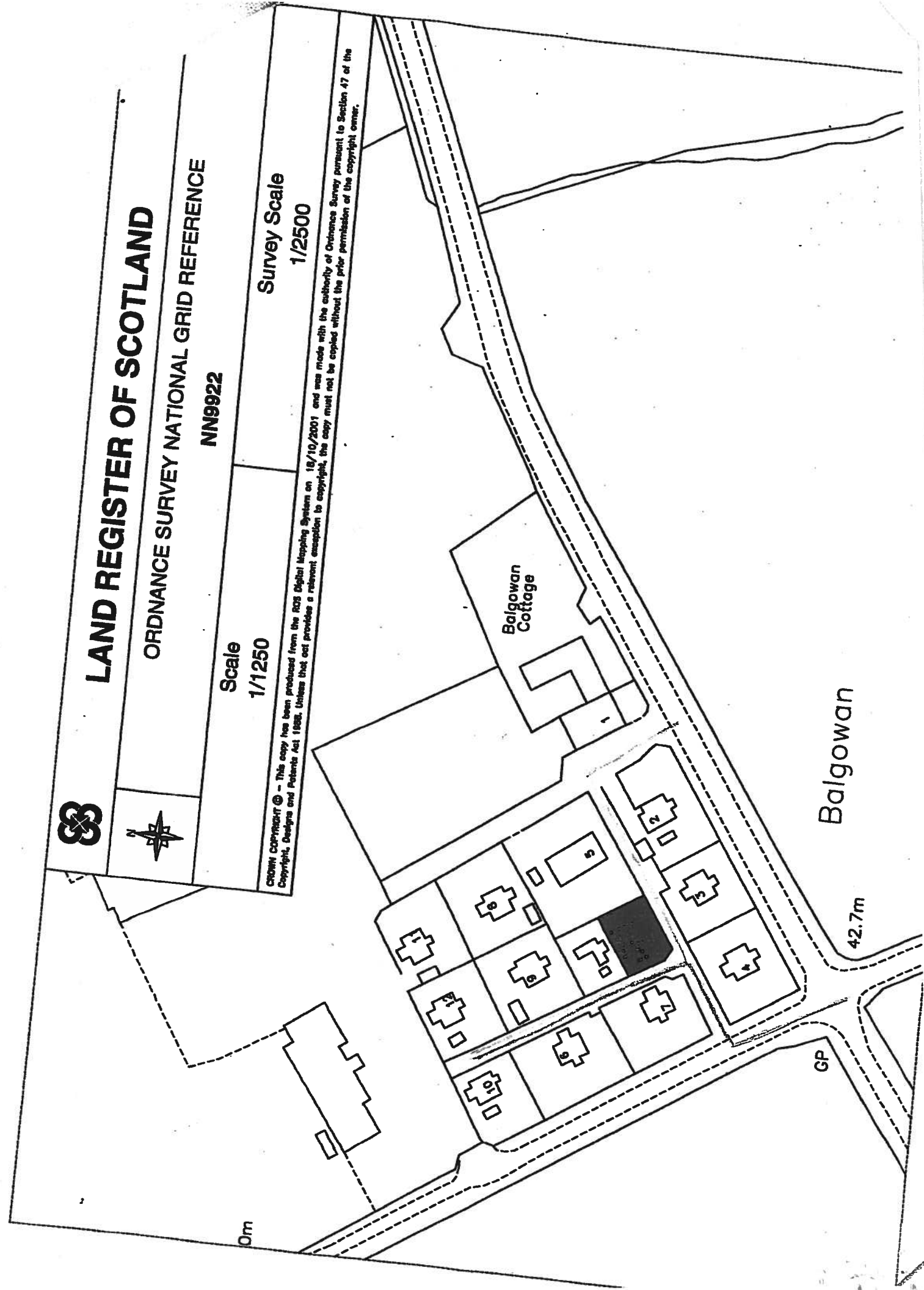
ORDNANCE SURVEY NATIONAL GRID REFERENCE
NN9922



Scale
1/1250

Survey Scale
1/2500

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TCP/11/16(354)
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PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mrs Helen Foulcer
Helfran Cottage
9 Balgowan Sawmill
Balgowan
Perth
PH1 1QW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 27th March 2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/00005/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 25th February 2015 for permission for **Erection of a dwellinghouse (in principle) Land 15 Metres South East Of Helfran Cottage Balgowan** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy RD3, housing in the countryside, of the adopted Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012. The proposal fails to satisfactorily comply with category (1) Building Groups. A dwelling on this site would not respect the character or layout of the group.
2. The proposal is contrary to Policy PM1: Placemaking of the adopted Perth and Kinross Local Development Plan 2014 as an additional dwelling in this location would not contribute positively to the quality of the surrounding area. The site is of such a restricted size at 250 square metres that it would be incapable of containing a dwellinghouse with adequate private amenity space and car parking to meet the standards required by the Planning Authority.

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

15/00005/1

15/00005/2

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/00005/IPL	
Ward No	N9- Almond And Earn	
Due Determination Date	24.04.2015	
Case Officer	Craig Swankie	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 15 Metres South East Of Helfran Cottage Balgowan

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 23 March 2015

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This application seeks permission in principle to erect a dwellinghouse on garden ground at Helfran Cottage, Balgowan. At present, the site is used as garden ground and is bound on three sides by a mix of fencing and hedging. An access track runs along the west of the site. To the north of the site is Helfran Cottage.

The application site has an area of 250 sq metres and is situated in the centre of a small residential area at Balgowan. The dwellings around the site are single storey, detached properties with gardens.

The applicant has not submitted any site plans or elevations with the proposals.

SITE HISTORY

97/00447/FIL Erection of a 2 replacement houses on 14 July 1997 Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

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

Policy 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. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

OTHER POLICIES

PKC Developer Contributions Supplementary Planning Guidance 2014
PKC Housing in the Countryside Guide 2012

CONSULTATION RESPONSES

Transport Planning – No objections

Scottish Water – No response

Education And Children's Services - No contribution required for in principle permission. Any contribution will be calculated upon submission of a detailed planning application.

Contributions Officer – Any education contribution will be calculated upon submission of a detailed planning application. The application falls within the reduced contributions area identified by the Transport Infrastructure Supplementary Guidance.

Local Flood Prevention Authority – No objections

National Grid Plant Protection Team – No objections

Environmental Health - Balgowan sawmill was formerly located close to the proposed development site. A watching brief during redevelopment would be required to identify any contamination.

James England – No response

REPRESENTATIONS

No representations were received.

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 eg Flood Risk Assessment	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.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site at Balgowen is not located within a settlement boundary, as defined by the Local Development Plan 2014. Therefore RD3, Housing in the Countryside applies. Policy PM1A – Placemaking and Policy PM3 - Infrastructure Contributions are applicable.

The housing in the countryside policy aims to safeguard the character of the countryside and supports development subject to satisfying a number of criteria.

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.

(f) Development on rural brownfield land.

Following assessment of the application, the proposals could meet the requirements of category (a) building groups as the development would be seen as part of the wider Balgowen residential area. Supplementary guidance 'Housing in the Countryside Guide 2012' outlines the full requirements of development within 'Building Groups'. Proposals can only be supported provided they do not detract from both the residential and visual amenity of the group. Any proposals must 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. On assessment of the site, I have concerns that a new dwelling could not meet these requirements. The site is small, measuring around 250 sq metres in area. To protect the character and amenity of the area the site will need to accommodate a dwelling, garden ground and parking space. I do not believe this could be achieved without creating a 'squashed' development which is not in keeping with the surrounding areas character. Neighbouring properties are relatively large in size with front and rear garden ground. Therefore, I do not consider that the proposed able to meets with the criteria of Policy RD3.

Design and Layout

The proposed house plot is roughly square in shape. The size and location of the site is considered unsuitable for a dwelling. Such a development would have a significant impact on the streetscape at Balgowen. Policy PM1A requires development to contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. A dwelling in this location would not provide a positive contribution to the surrounding area or landscape. Present open garden ground with small sheds, a small number of trees/hedges and space for grass/growing plants is in keeping with the area. A dwelling on this site would negatively impact both Helfran Cottage and the surrounding areas character.

Landscape

The level site is bordered by dwellings and garden ground, with an access track running along the sites west boundary.

I have concerns that the development of a house on this site would be detrimental to the established landscape setting, would result in the unnecessary loss of greenspace and be detrimental to the landscape character of the area. Whilst no site layout is proposed, only a small dwelling with very limited garden ground could be achieved on the site. This is not in keeping with the established character of the area and would not be in keeping with the established density of development, contrary to Policy PM1A.

In addition Policy RD3 states that a proposal should demonstrate how it will make a positive contribution to the biodiversity of the site. At present, there are no proposals to support biodiversity within the site.

Residential Amenity

The site is in a rural location, with only a small number of neighbouring properties. No concerns have been raised in terms of the proposals impacts on the areas residential amenity, beyond those that currently exist from residential properties.

Visual Amenity

The site is relatively enclosed, with high fencing along the south and east boundaries. Helfran Cottage would sit immediately north of any new dwelling, with the boundary between Helfran Cottage and the application site yet to be defined new fencing or hedging will be required. The site does not raise any overlooking concerns at present, but any windows facing north would be within a few meters of Helfran Cottage. Further to this the sites small area would create a dwelling which would need to fill much of the site in order to provide a suitable living space. I do not believe it would be possible to design a suitable dwelling, in keeping with the areas character on the site given the restrictions in site area and positioning of surrounding fencing/properties.

Roads and Access

The site is to be accessed from an existing track to Helfran Cottage, following consultation with the Transportation Officer no concerns have been raised.

Drainage and Flooding

There are no known flood risks to the site.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application, for permission in principle. Therefore no contributions are required in this instance. Upon submission of a detailed application, any contribution requirements would be calculated.

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 adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1. The proposal is contrary to policy RD3, housing in the countryside, of the adopted Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012. The proposal fails to satisfactorily comply with category (1) Building Groups. A dwelling on this site would not respect the character or layout of the group.
2. The proposal is contrary to Policy PM1: Placemaking of the adopted Perth and Kinross Local Development Plan 2014 as an additional dwelling in this location would not contribute positively to the quality of the surrounding area. The site is of such a restricted size at 250 square metres that it would be incapable of containing a dwelling house with adequate private amenity space and car parking to meet the standards required by the Planning Authority.

Justification

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

Procedural Notes

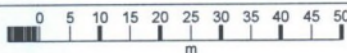
Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/00005/1

Date of Report 24.03.2015

DRAWING REF: 15/00005/1



OS MasterMap 1250/2500/10000 scale
19 December 2014, ID: MNOW-00387729
mapsnow.co.uk

1:1250 scale print at A4, Centre: 299160 E, 722500 N

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100017780



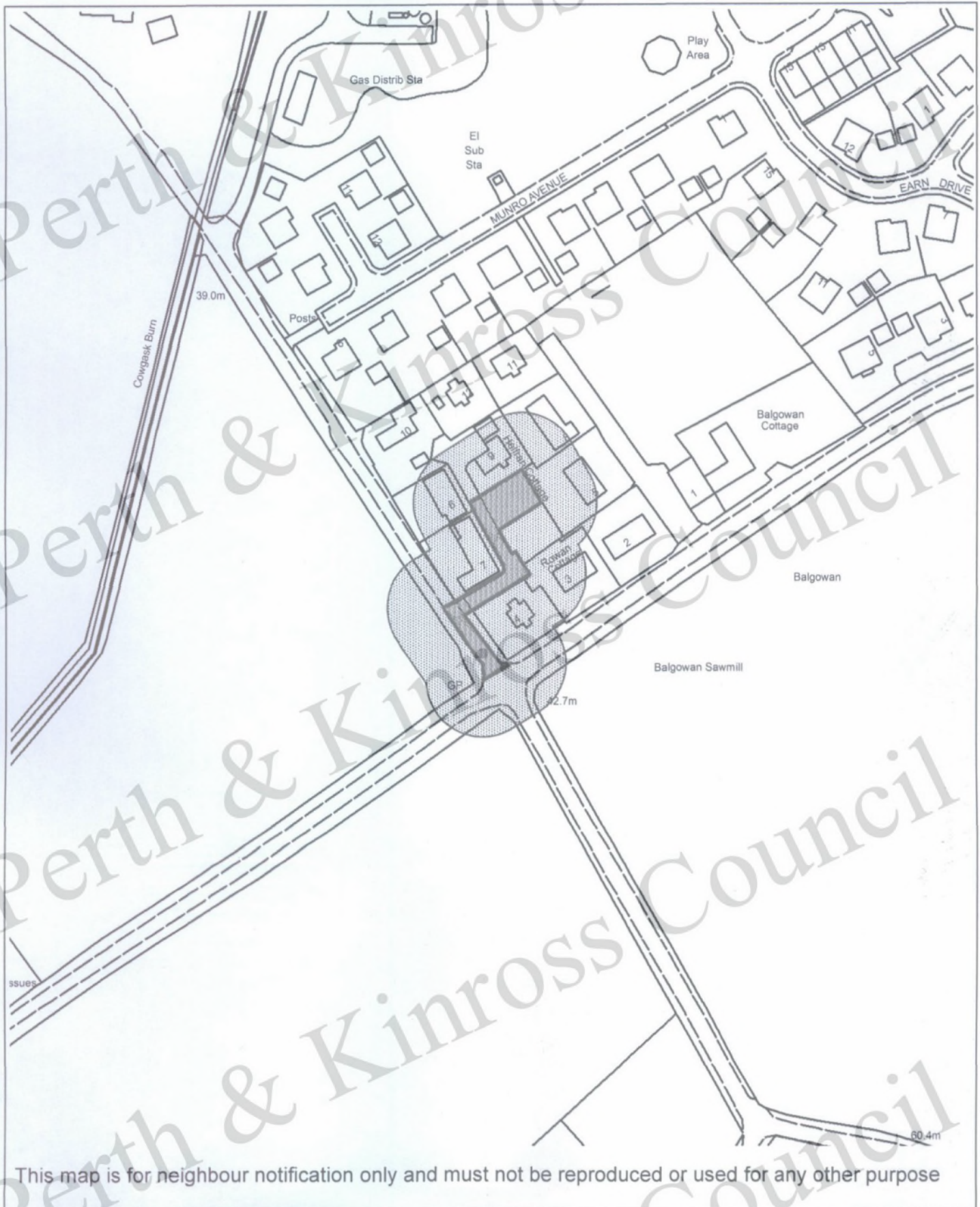
Perth & Kinross Council NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



PERTH &
KINROSS
COUNCIL

The Environment
Service



This map is for neighbour notification only and must not be reproduced or used for any other purpose

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TCP/11/16(354)
Planning Application 15/00005/IPL – Erection of a
dwellinghouse (in principle), land 15 metres south east of
Helfran Cottage, Balgowan

REPRESENTATIONS

- Representation from Flooding Section, dated 6 March 2015
- Representation from Development Negotiations Officer, dated 11 March 2015
- Representation from Regulatory Services Manager, dated 19 March 2015
- Representation from Transport Planning, dated 24 March 2015
- Representation from Education and Children's Services

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00005/IPL	Comments provided by	Emily McMillan
Service/Section	TES - Flooding	Contact Details	76452 emcmillan@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 15 Metres South East Of Helfran Cottage Balgowan for Mrs Helen Foulcer		
Comments on the proposal	The proposed site is out with the SEPA medium probability flood map for the area therefore we have no objection to this application		
Recommended planning condition (s)	The applicant states that they are making SUDS arrangements therefore full details will be required in order to approve any future application for full planning permission.		
Recommended informative(s) for applicant	The Perth & Kinross Council 'Developers Guidance Note on Flooding & Drainage' (June 2014)		
Date comments returned	6/3/2015		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00005/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 15 Metres South East Of Helfran Cottage Balgowan for Mrs Helen Foulcer		
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 Madderty Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>This site is within the reduced contributions area.</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> <p>Transport Infrastructure</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended informative(s) for	N/A		

applicant	
Date comments returned	11 March 2015

Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	PK15/00005/IPL	Our ref	LJA
Date	19 March 2015	Tel No	(4)75248

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK15/00005/IPL RE: Erection of a dwellinghouse (in principle) Land 15 Metres South East Of Helfran Cottage Balgowan for Mrs Helen Foulcer

I refer to your letter dated 2 March 2015 in connection with the above application and have the following comments to make.

Contaminated Land (assessment date – 19/03/2015)

Informative

An inspection of the proposed development site did not raise any real concerns, although Balgowan sawmill was formerly located close to the proposed development site. Remedial work has been carried out on the site of the former sawmill however there is the possibility for there to have been off-site migration of the contamination. A watching brief during redevelopment is required.

The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00005/IPL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	75329 amaric@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 15 Metres South East Of Helfran Cottage Balgowan		
Comments on the proposal	Insofar as the roads matters are concerned, I have no objections to this proposal.		
Recommended planning condition (s)			
Recommended informative(s) for applicant			
Date comments returned	24 March 2015		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00005/IPL	Comments provided by	ECS
Service/Section		Contact Details	Maureen Watt ext 76308
Description of Proposal			
Address of site			
Comments on the proposal	<p>This development falls within the Madderty Primary School catchment area.</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 planning condition(s)			
Recommended informative(s) for			

applicant	
Date comments returned	