

LRB-2023-12
22/01722/FLL - Erection of a holiday accommodation unit and sauna building (in part retrospect), land 170 metres north west of Barnhill Farm, Powmill

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LRB-2023-12

22/01722/FLL - Erection of a holiday accommodation unit and sauna building (in part retrospect), land 170 metres north west of Barnhill Farm, Powmill

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100560647-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Nicholas Lindsay Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	NL	Building Name:	Suite 110, Castle House
Last Name: *	Architects	Building Number:	1
Telephone Number: *	01786 611 260	Address 1 (Street): *	Baker Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Stirling
Fax Number:		Country: *	UK
		Postcode: *	FK8 1AL
Email Address: *	studio@nlarchitects.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Barnhill Farm"/>
First Name: *	<input type="text" value="D"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): * <input type="text" value="Powmill"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Perth and Kinross"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="FK14 7NS"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="1 BARNHILL FARM"/>
Address 2:	<input type="text" value="POWMILL"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="DOLLAR"/>
Post Code:	<input type="text" value="FK14 7NS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="696204"/>	Easting	<input type="text" value="301178"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of a holiday accommodation unit and sauna building (in part retrospect)

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see enclosed document titled: 22-017A Appeal Supporting Information

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

22-017A Appeal Supporting Information 22-017A Supporting Statement 22-017A Business Plan for Holiday Accommodation 22-017A PL-01A 22-017A PL-02A 22-017A PL-03A 22-017A PL-04 22-017A PL-05

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/01722/FLL

What date was the application submitted to the planning authority? *

29/09/2022

What date was the decision issued by the planning authority? *

07/12/2022

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr NL Architects

Declaration Date: 06/03/2023

1. The proposals are contrary to Placemaking Policies 1A and 1B -

1A Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

The cabin has been designed to sit unobtrusively on an elevated site screened by a row of mature beech trees. It is clad in local wood milled in Perthshire. All materials used on the exterior are local wood and the paintwork is in a dark blue/green to echo the shades and textures of the surrounding landscape. There is a plan in place to plant 4 acres of trees in conjunction with the Woodland Trust, some of these will be planted sympathetically to attract wildlife and provide shelter as trees and hedgerows for the cabin. The cabin's siting and natural design also means it operates as a bird hide.

The cabin is powered by low level solar panels and heated by a Defra approved UK designed and made wood burning stove (with a small oven). All efforts have been made to develop a cabin that ensures sustainability with a view to minimising the effects of climate change in line with the Scottish Government's expressed overarching aim to deliver and enable a planning process which facilitates economic growth through sustainable development.

B All proposals should meet all the following placemaking criteria:

1. (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
2. (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
3. (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
4. (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
5. (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
6. (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.
7. (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.
8. Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.
9. (i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).
10. (j) Sustainable design and construction.

We believe that the cabin does meet these 10 criteria; the following being particularly relevant 2.b, 3.c, 6.f, 9.i and 10.j.

2. The proposals are contrary to Policy 8: Rural Business and Diversification

The siting of the off grid sauna at the cabin would provide an additional sustainable amenity that is not available anywhere in the locality (closest off grid sauna is in Fife, about 1 hour journey). This cabin would showcase possibilities for off grid tourism and off grid living. The siting of the sauna would have the potential to develop an existing business by increasing customer exposure to this particular sauna from Glass & Grain (Ross Brown's business North Bound Campervans, NBC) the health benefits of saunas in general and could encourage sales for the existing business (p8 of our original business plan).

We maintain that these proposals would deliver sustainable development, in a way that plays a part in meeting the aspirations of Scottish Planning Policy and the Local Development Plan; and would meet Industry and government aspirations to grow the Tourist economy in a manner that is both educative and recognises the changes necessary to mitigate further climate change.



Nicholas Lindsay Architects



**Supporting Statement
(To accompany Full Planning Permission)**

Erection of Timber Cabin and Timber Sauna Holiday Accommodation

Land Adjacent to Barnhill Farm,

Powmill

FK14 7NS

November 2022

Nicholas Lindsay Architects

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1.0 Introduction

This report has been prepared to support an application for the development of a new holiday accommodation at Barnhill Farm. The application site includes an unused agricultural field of approximately 285m². The land is currently laid to lawn but will soon be part of a natural rewilding including planting of trees and meadows. Please refer to business plan for details.

The applicants seek to create a tourism business and bring new life to an unused field. This will be a new business creation in a rural area, that will have a significant benefit on the local community and wider economy.

The aim of the development is to provide a truly 'off grid' experience. It is hoped the introduction of a cabin and sauna will help reinforce the local tourism industry and bring additional revenue to local business.

2.0 Design & Layout

The design and layout of the site is compatible with the surrounding land uses and will not detrimentally impact the amenity of residential properties within or adjacent to the site. The proposal can be satisfactorily accommodated within the landscape capacity of the site.

The simple design and appearance of the cabin & sauna are not out of character with the existing buildings and are in keeping with the local vernacular. This will ensure they have little impact on the landscape character of the area or on the visual amenity of the area.

The cabin and sauna will be finished in locally sourced natural timber cladding, the windows will be high performance timber (black).

3.0 Site & Topography

The strong natural boundaries along with the sloping nature of the land ensure any development will have little to no impact on the visual amenity of the site. The tree line to the rear of the cabin will provide a natural backdrop to the development ensuring they fit seamlessly into the environment.

The views are exceptional which the applicants want to share with others to enjoy and experience within the community and tourism industry. The luxury of Barnhill farm is that while it has a beautiful vantage point, it is not overlooked or in clear line of sight

4.0 Access & Parking

The single proposed holiday accommodation will be a low volume business venture. The new facility will be served via the existing site access from a private track off the A977. A generous parking facility will be formed.

The road entrance will remain as existing ensuring visibility splays are maintained. The A977 and private road leading to the site are able to accommodate the low volume of additional traffic to the application site.

5.0 Residential Amenity

The cabin and sauna are located near to the existing farmhouse, however the separation distances involved means that there will be no direct impact on existing private residential amenity in terms of window to window interaction or overlooking. The holiday accommodation has been afforded significant leisure ground

6.0 Drainage

The proposed holiday accommodation will be serviced via a new septic tank with outflow to a land soakway within the applicant's ownership. Full design of this system will be carried out by the project engineer once appointed.

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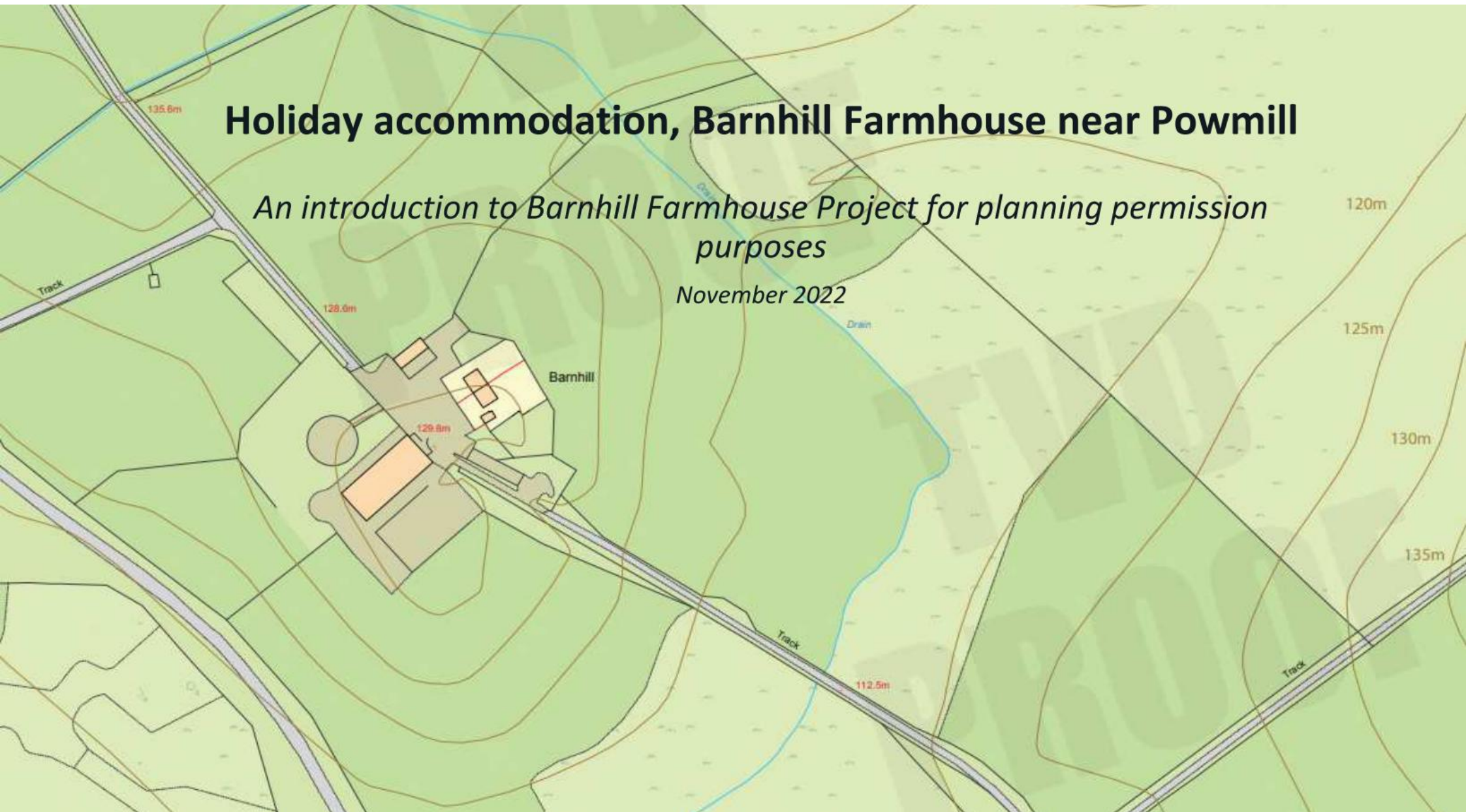
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Holiday accommodation, Barnhill Farmhouse near Powmill

An introduction to Barnhill Farmhouse Project for planning permission purposes

November 2022



CONTENTS

1. Introduction 2. Opportunity 3. Sustainability 4. The Market & the area 5. Operating Barnhill



INTRODUCTION

The Barnhill farmhouse project is a family affair, a multi-generational approach. Mairi & Derek Brown, having returned from overseas assignments to be closer to family, will extend the existing farmhouse recently purchased by their oldest son Ross and daughter-in-law Linsey. Ross and Linsey have an impressive record as entrepreneurs managing their own businesses in Perth & Glasgow.

Whilst the 21 acres of previously farmed land at Barnhill requires some care and attention, this fits well with the purpose of the family project which is to regenerate it for their children and grandchildren to appreciate, to produce some of their own food and to develop the land to encourage biodiversity.

To support the regeneration of the land project objectives, a commercial opportunity to re-site an off-grid cabin from Ross' business is proposed. The location has outstanding views, beautiful walking routes and the cabin will be finished to a very high standard as holiday accommodation for family and to generate some income. The converted caravan will have little impact on the local environment, is mobile and will be fully off grid.

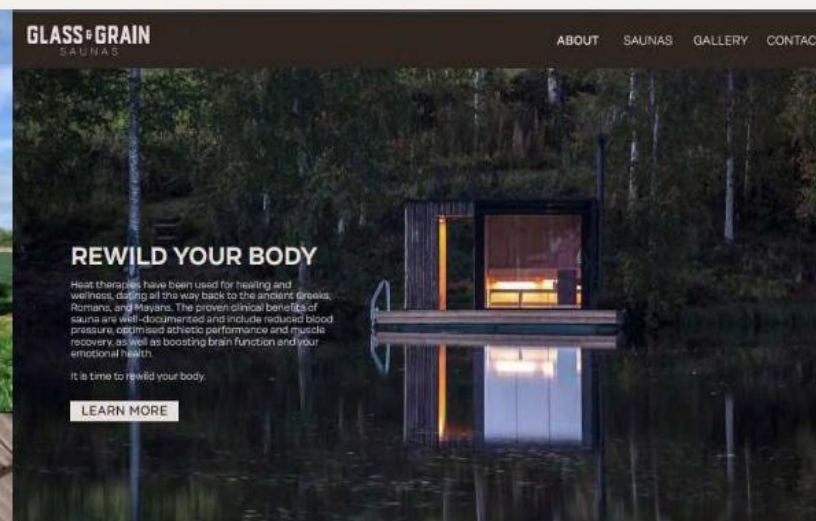
We are aware of the P&K tourism policy which this development will respect and will be sustainable under 3 tenets: no adverse impact on the environment, is sympathetic to the locality and contributes to the bio-diversity through the considered siting of the accommodation and associated planting of native shrubs and trees.



OPPORTUNITY

A beautiful small house on wheels, clad with Douglas Fir milled at Murthly sawmill... a commercial opportunity to re-site an off-grid cabin which is mobile is proposed. Finished to a very high standard this holiday accommodation will be for family use and to generate some income. The location has outstanding views and the siting will have little impact on the local environment. Off-grid features include: wood burning stove with oven (using only wood from windfall trees at Barnhill), 1000 watt solar, extensive wool insulation and beautifully designed 'small living' space.

Adjacent to the cabin will be a prototype off-grid sauna (also using solar & naturally dried fallen wood from Barnhill) which is nearing completion, hand built in Ross's Perthshire workshop, craftsmanship of this standard is unique. Potential customers can experience a 'Glass & Grain' sauna...



SUSTAINABILITY

1.

BUSINESS OPPORTUNITY TO
REINVEST IN OUR LAND



One cabin with sauna- wood clad, very sympathetic to setting. Outstanding views of the Ochil Hills and Cult Hill.

2.

NURTURING OUR
LAND



We have agreed a plan with the Woodland Trust to plant 4 acres of native trees & shrubs.

3.

OFF GRID
NO ADVERSE IMPACT



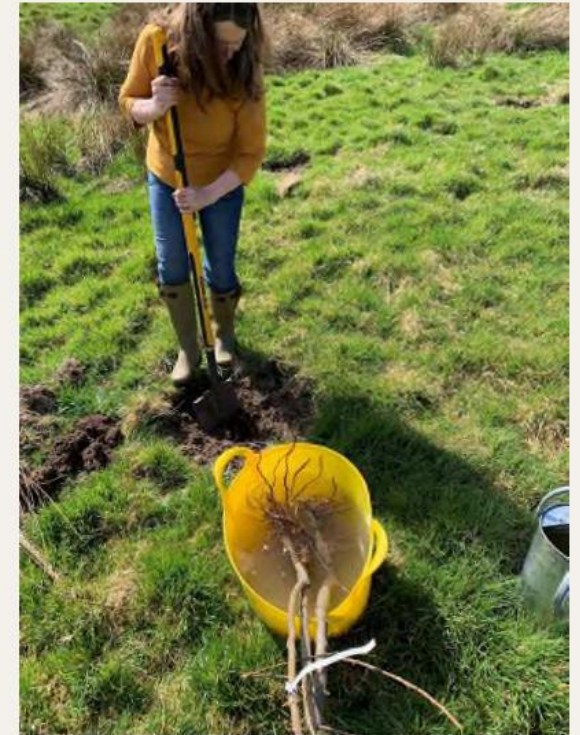
Solar powered, off grid. A cabin wheeled into place, minimal impact on the landscape and natural camouflage.

NURTURING OUR LAND

Having secured a generous grant of 75% for 4 acres of native trees from The Woodland Trust we have already started to restore this 21 acres of farmland. The first delivery of trees from them will be this winter. We have watched one cycle of seasons already and found orchids, butterflies, grasses and wild flowers amongst the thistles and docks. A small orchard of Scottish fruit trees has been planted in a sheltered site along with Scots Pine, birch and willow and we plan to extend the orchard early in 2023.

This land is already home to reed buntings and a pair of kestrels. We watched swallows nest and bats flutter at sundown throughout the summer and welcomed back whooper swans and fieldfares in November. Every day we look to the sky as arrows of geese make their way overhead. Further development of the waterway and the marshland will encourage more wildlife to come to Barnhill.

As the land at Barnhill is open and elevated we are at the mercy of south westerly winds so we plan to reinstate the hedgerows with hawthorn, blackthorn, crab apple, dog rose, hazel, wild cherry and rowan. This will provide shelter for growing vegetables outside and for our newly erected polytunnel.



THE MARKET & THE AREA

The Market

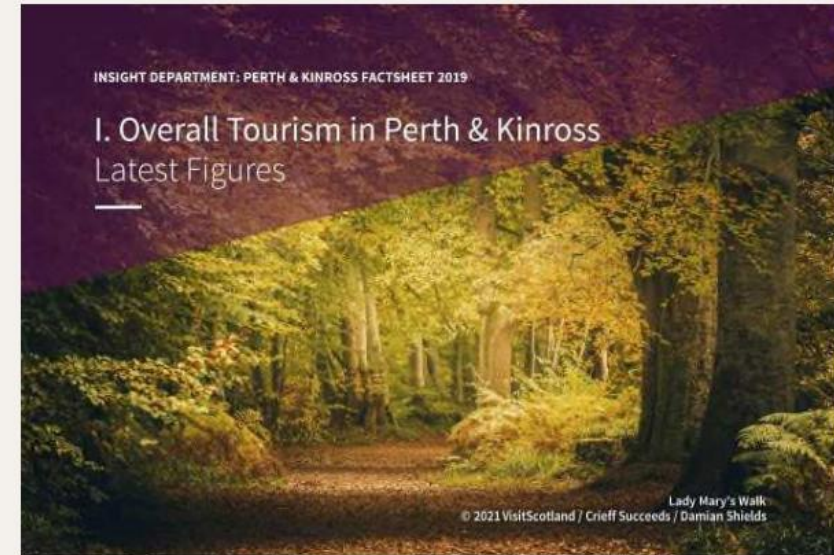
Pre pandemic tourism statistics were impressive, the staycation market in the last 2 years has further established domestic consumers looking for authentic experiences near to home and as the international market opens up again Barnhill is well positioned, 45 minutes from Edinburgh & Glasgow yet feeling like an escape to Scottish wilderness, to benefit and add value to Perthshire tourism.

Benefiting the Local Economy

- Local labour will be required to help develop the cabin & land
- The local restaurants and farm shops will benefit from the cabin guests.
- Enhancement of a naturally beautiful rural location sympathetically returned where possible to its natural state, attracting local fauna & flora

Local Collaborations will be achieved by commitment to the following:

- Attendance at the Community Council Meetings and participate as necessary
- Volunteer & support local events within the community where appropriate to do so
- Preferential rates for local customers wanting to experience off-grid living



Overall Tourism Summary:
Visits, Nights and Spend in Perth & Kinross, 2017-2019 Annual Average Figures

VISITS BREAKDOWN	Visits		Nights		Spend	
	2017-19 Average (000s)	% Change 2016-18/ 2017-19	2017-19 Average (000s)	% Change 2016-18/ 2017-19	2017-19 Average (£m)	% Change 2016-18/ 2017-19
Europe	75	+4%	228	+15%	29	+14%
North America	30	-14%	96	-8%	12	-13%
Rest of World	31	+41%	264	+159%	18	+132%
Total International Overnight	136	+5%	588	+45%	59	+25%
Scotland	429	-2%	1,076	-1%	79	+10%
Rest of Great Britain	265	+16%	1,040	+14%	79	+18%
Total Domestic Overnight	694	+4%	2,116	+6%	158	+14%
Total Overnight Tourism	830	+4%	2,704	+12%	217	+17%
Total Day Tourism	5,530	-6%	N/A	N/A	177	-4%
Grand Total	6,360	-5%	2,704	+12%	394	+7%

Sources: IPS/GBTS/GBDYS, 2017-19. Figures may not sum up due to rounding.
National figures are available in the Key Facts on Tourism in Scotland 2019 report published on [visitscotland.org](https://www.visitScotland.org).

OPERATING BARNHILL FARMHOUSE CABIN

The modest development

This plan is to support one cabin which will be let on a long weekend or week-long basis.

Development Budget

The overall budget for the Barnhill Farmhouse project and land is £770,000.

Annual Revenue from the Cabin

Annual revenue is expected to be around £20,000. This is based on a 32-week tourism season and limited winter business. All revenue will be reinvested in the project.

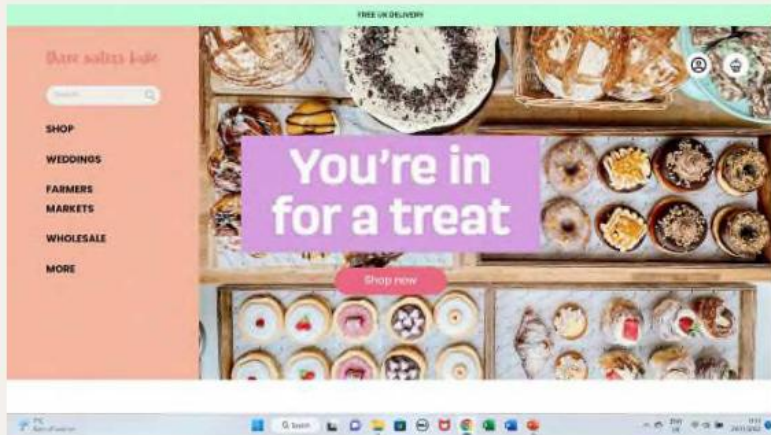
Project Phasing

The cabin is already on site with internal facilities in place. It will provide temporary accommodation for Mairi & Derek while the house is extended to provide an extension for multi generational living. The final siting will take place as soon as planning is approved. Occupancy on a commercial basis will commence in late summer of 2023.



AN ENTREPRENEURIAL APPROACH

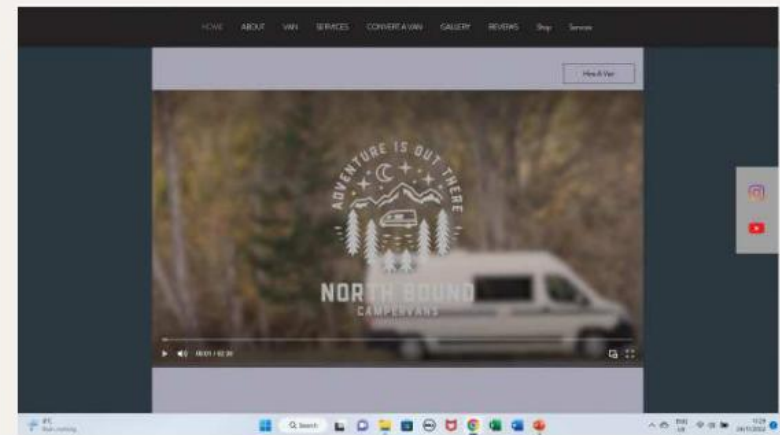
Linsey



<https://www.threesistersbake.co.uk>

Linsey is the youngest of the three sisters, obsessed with beautiful things, far flung places, cakes, colorful stationery and campervans. Most of all, though, we LOVE food! Whether it be talking about it, creating it, reading about it or tasting it, we never tire of the stuff. Having started our careers in 'grown up' office jobs, we have gradually all escaped the shackles of our soulless desk jobs and found our way into the helter skelter world of the hospitality industry. Nichola working as a pastry chef, Linsey cooking in chalets in the alps, and Gillian, front of house, waiting tables and assisting in the running one of Glasgow's best brunch spots. Along the way, we found time to pursue our passion for food all over the world, experiencing mouth watering pastries in France, the velvety of lattes in Melbourne, unbeatable French toast in New York and intoxicating wines in New Zealand. Our favourite though was the best and sweetest tablet in the world homemade by our Granny and sold in her sweet shop in Kirriemuir (obviously, we stole the recipe when she wasn't looking). When we decided to open our very own food business, we made it our mission to channel our favourite flavours, ideas and dishes from around the world into whatever we did.

Ross



<https://www.northboundcampervans.co.uk>

Ross founder partner of Lovsushi/Lovevents, a catering business well known at events throughout Perthshire and Scotland- Ryder Cup, Scone Game Fair...

Now running a well-established campervan conversion business in Perth 'Northbound Campervans' creating memorable adventures always involved heading North, seeking out some of the most stunning scenery Scotland has to offer.

The build of North Bound vans is influenced by modern, clean and comfortable interior design and takes consideration of stylish but functional spaces making the experience of travel and new adventures one to relish.

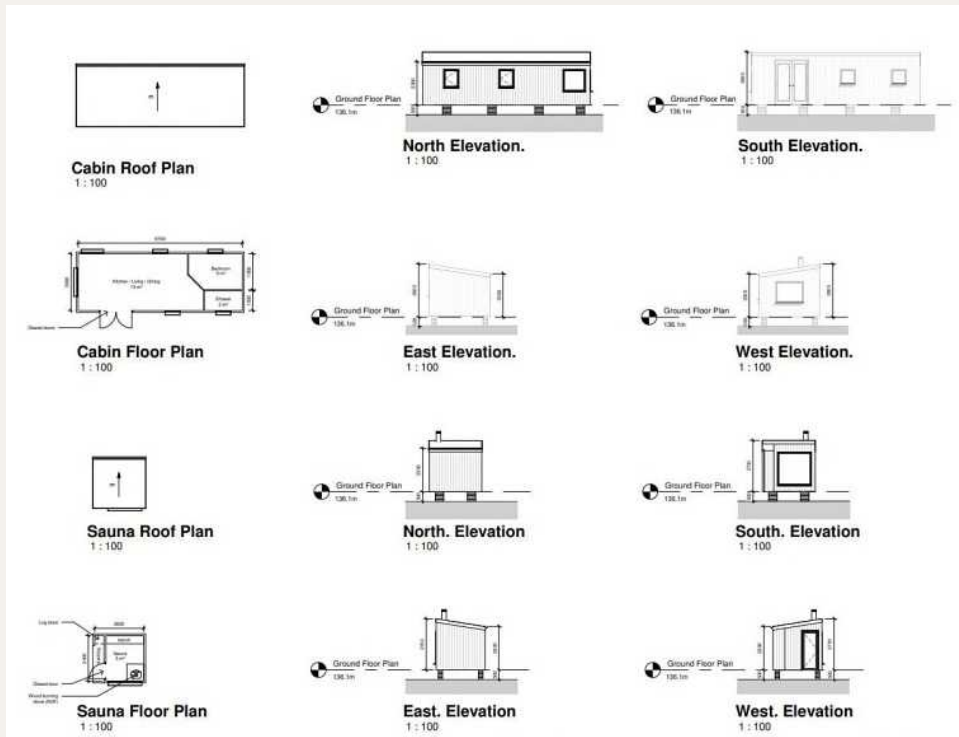
Our aim is to create a bright and airy space that even on a dark day feels warm and homely inside, tapping into the Gaelic word, cosagach, a feeling of being snug and sheltered.

A new opportunity in the shape of 'saunas for health & wellbeing' has caught the attention of Ross who has developed a further business 'Glass & Grain'.

APPENDIX



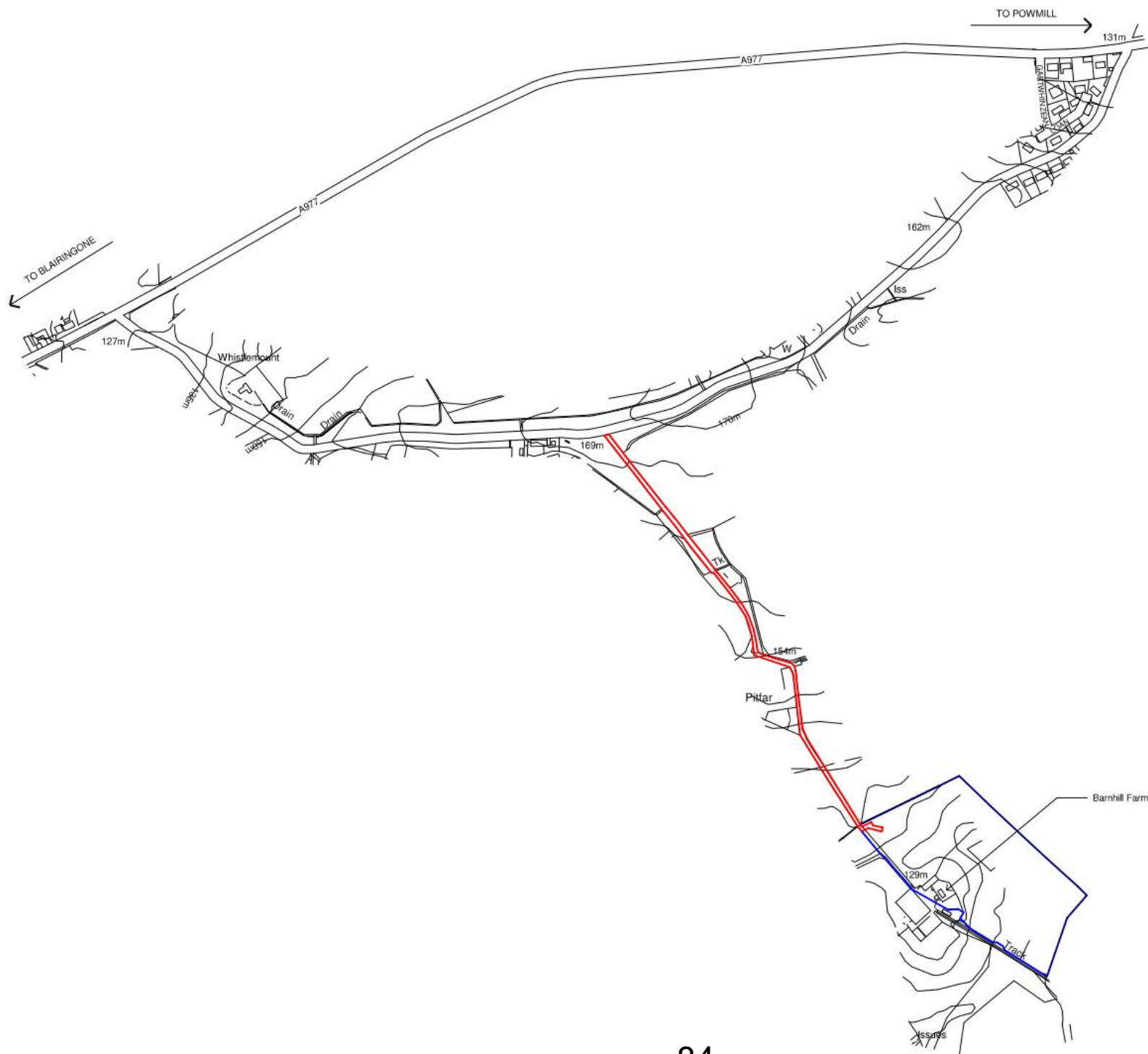
CABIN & SAUNA



HOUSE & EXTENSION



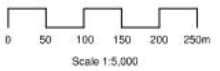




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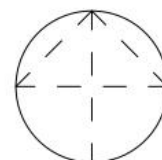
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e: studio@nicholasarchitects.co.uk | t: 01706 621 545
www.nicholasarchitects.co.uk

Project number	22-017A
Client	Mr. & Mrs. Brown
Date	August 2022
Project:	Erection of Timber Cable & Timber Saunas Holiday Accommodation (Part in Retrospect)
Barnhill Farm, Powmill, FK14 7NS	
Drawing	LOCATION PLAN 1-5,000
Scale @ A2	1 : 5000

PL-01


0 10 20 50 75 100 125m

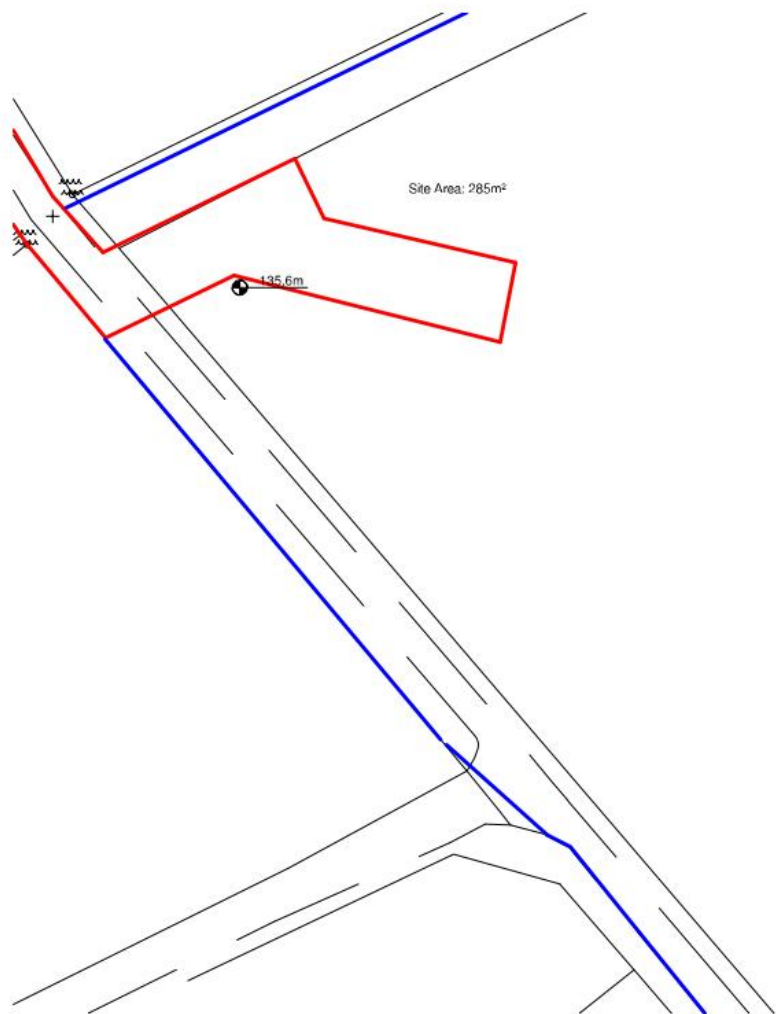
Scale 1:2500



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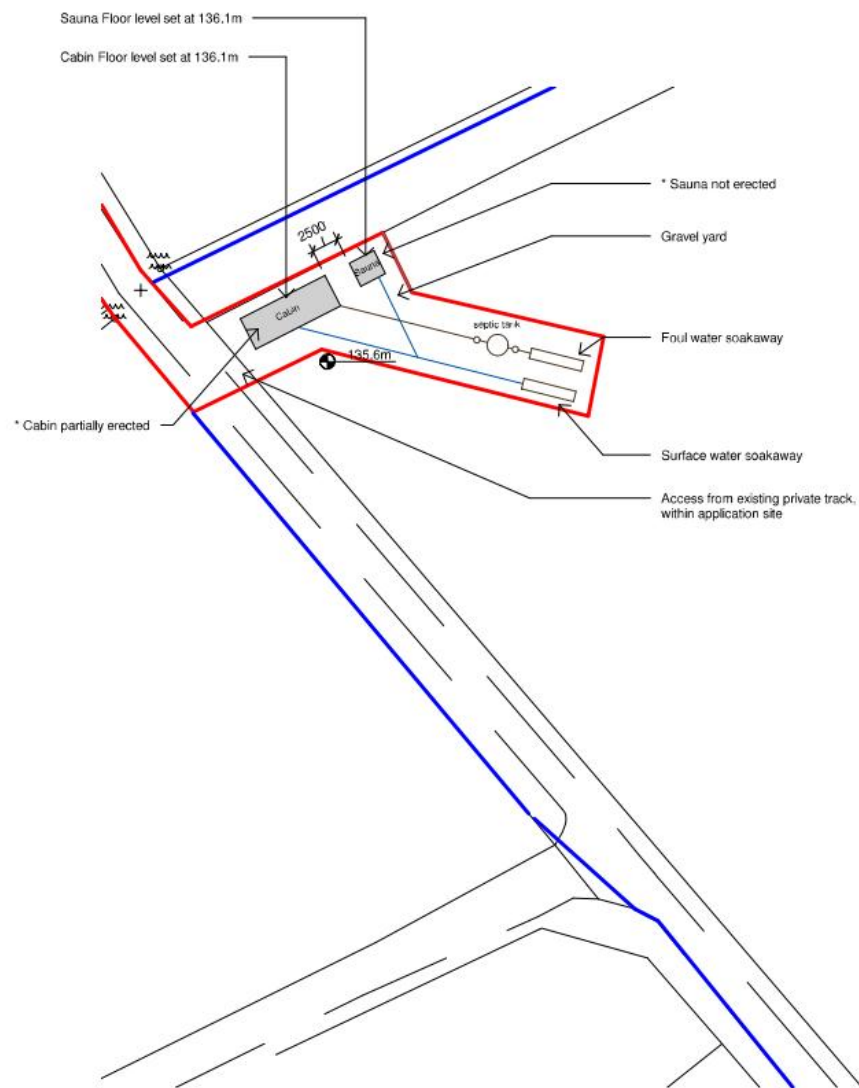
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Project:				<div>Nicholas Lindsay Architects Ltd. Suite 110, Castle House 1 Baker Street, Stirling FK8 1AL e: studio@nlarchitects.co.uk www.nlarchitects.co.uk</div> <div></div>
Erection of Timber Cabin & Timber Sauna Holiday Accommodation (Part in Retrospect)				
Drawing Title:	LOCATION PLAN 1-2,500	Project Address:	Barnhill Farm, Powmill, FK14 7NS	<div>PL-02</div>
Drawing Number:	PL-02	Project Number:	22-017A	
Client:	Mr. & Mrs. Brown	Date:	August 2022	
Scale (@ A4)	1 : 2500	Purpose:	85Planning	



Existing Block Plan

1 : 500



Proposed Block Plan

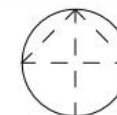
1 : 500

NOTES

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provided by others and used in the preparation of
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Scale 1:500

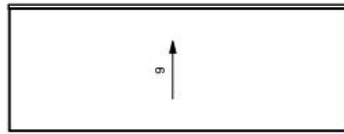
A	Red Line Boundary Updated	2022.09.15
No.	Description	Date



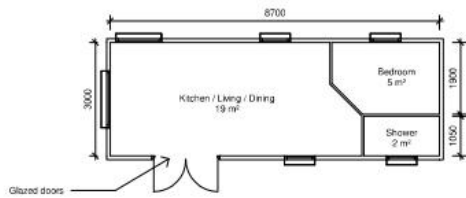
Nicholas Lindsay Architects Ltd.
Suite 110, Castle House, 1 Baker Street,
Stirling, FK8 1AL
e: studio@nlarchitects.co.uk
www.nlarchitects.co.uk

Project number	22-017A
Client	Mr. & Mrs. Brown
Date	August 2022
Project:	Erection of Timber Cabin & Timber Sauna Holiday Accommodation (Part in Retrospect)
	Barnhill Farm, Powmill, FK14 7NS
Drawing	BLOCK PLANS
Scale @ A3	1 : 500

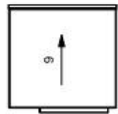
PL-03



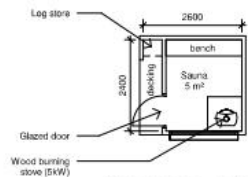
Cabin Roof Plan
1 : 100



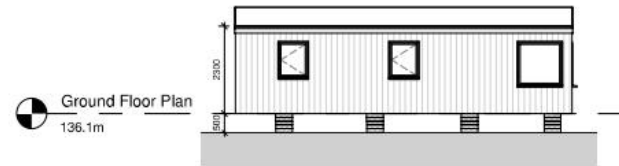
Cabin Floor Plan
1 : 100



Sauna Roof Plan
1 : 100



Sauna Floor Plan
1 : 100



North Elevation.
1 : 100



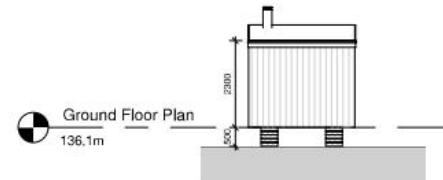
South Elevation.
1 : 100



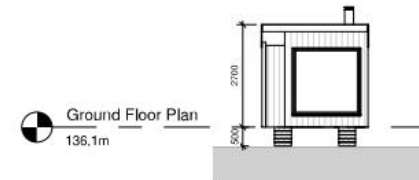
East Elevation.
1 : 100



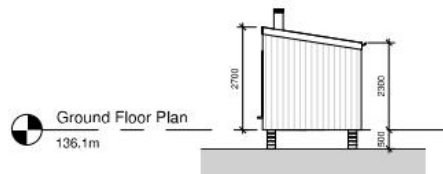
West Elevation.
1 : 100



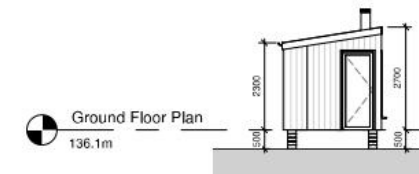
North. Elevation
1 : 100



South. Elevation
1 : 100



East. Elevation
1 : 100

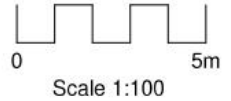


West. Elevation
1 : 100

NOTES

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verified on site.



Materials

- Roofs: Corrugated metal (black)
- Fascia: Timber (painted black)
- Walls: Weathered timber
cladding (board on board)
- Glazing: Timber (Black)
- Rainwater Goods: uPVC (Black)
- Underbuilding: Concrete blocks
(stacked)

No.	Description	Date
-----	-------------	------



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e: studio@nicholasarchitects.co.uk | t: 01708 521 545
www.nicholasarchitects.co.uk

Project number	22-017A
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Client	Mr. & Mrs. Brown
--------	------------------

Date	August 2022
------	-------------

Project:	Erection of Timber Cabin & Timber Sauna Holiday Accommodation (Part in Retrospect)
	Barnhill Farm, Powmill, FK14 7NS

Drawing	PROPOSED DRAWINGS
---------	-------------------

Scale @ A2	1 : 100
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PL-04



Photograph of timber cabin arriving on lorry



Photograph (looking North East) of timber cabin in situ



Photograph (looking North) of timber cabin in situ



Photograph (looking East) of timber cabin in situ

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Project:

Erection of Timber Cabin & Timber Sauna Holiday Accommodation (Part in Retrospect)

Drawing Title: SITE PHOTOGRAPHS

Project Address: Barnhill Farm, Powmill, FK14 7NS

Drawing Number: PL-05

Project Number: 22-017A

Client: Mr. & Mrs. Brown

Date: August 2022

Scale (@ A4)

Purpose: Planning

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PL-05

LRB-2023-12

22/01722/FLL - Erection of a holiday accommodation unit and sauna building (in part retrospect), land 170 metres north west of Barnhill Farm, Powmill

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, pages 67-88)*



Mr D Brown
c/o Nicholas Lindsay Architects
NL Architects
Suite 110
Castle House
1 Baker Street
Stirling
FK8 1AL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **7th December 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/01722/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 4th October 2022 for Planning Permission for **Erection of a holiday accommodation unit and sauna building (in part retrospect) Land 170 Metres North West Of Barnhill Farm Powmill**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposals are contrary to Placemaking Policies 1A & 1B (parts b & c) of the Perth & Kinross Council Local Development Plan 2 (2019) as the development does not respect the character or amenity of the place in which located. The development relates poorly in terms of form, design or layout to the existing buildings and surrounding rural environment, and would as a result, appear visually incongruous and out of keeping within the wider countryside setting.
2. The proposals are contrary to Policy 8: Rural Business and Diversification of the Perth and Kinross Council Local Development Plan 2 (2019) as the proposal does not relate to the expansion of an existing business and it fails to demonstrate that the site presents a site-specific site resource or opportunity and how the proposal would improve the quality of new or existing tourism facilities, allow a new market to be exploited or extend the tourism season.

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 and documents 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

01

02

03

04

05

06

07

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/01722/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	3rd December 2022	
Draft Report Date	6th December 2022	
Report Issued by	John Cooney	Date 6th December 2022

PROPOSAL: Erection of a holiday accommodation unit and sauna building (in part retrospect)

LOCATION: Land 170 Metres North West Of Barnhill Farm
Powmill

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.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site is located in agricultural land to the north-west of Barnhill Farm, in a rural location accessed via a farm track from the U223 road approximately halfway between Blairingone and Powmill, which also serves the Pitfar Steadings site some 275 metres to the north-west. The site is within the Inner Consultation Zone of a high-pressure gas pipeline.

The proposal seeks permission for a retrospective holiday cabin, in addition to a free-standing sauna structure which is yet unbuilt. Associated works including provision of services and parking area are also proposed.

SITE HISTORY

22/00823/FLL Alterations and extension to dwellinghouse
20 July 2022 Application Approved

22/01467/FLL Siting of holiday accommodation unit and sauna (in part
retrospect)
28 September 2022 Withdrawn

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 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area 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, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 6: Settlement Boundaries

Policy 8: Rural Business and Diversification

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53E: Water Environment and Drainage: Water Supply

Policy 54: Health and Safety Consultation Zones

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

National Roads Development Guide

Placemaking Supplementary Guidance 2020

CONSULTATION RESPONSES

Internal Consultees

Environmental Health (Private Water) - No objection subject to condition and informatics regarding water supply.

Transport Planning – No objection.

Environmental Health (Noise Odour) – No objection subject to informatives the proposed stove system, and the need for a caravan site licence.

Commercial Waste Team – No comments received.

Development Contributions Officer – No comments to make

External Consultees

Scotland Gas Networks PLC – Objection withdrawn, subject to further consultation if any additional works proposed within 35 metres of nearby high pressure gas pipeline.

REPRESENTATIONS

One representation was received from Fossway Community Council which neither supported nor objected to the proposal. Attention was drawn to the lack of business plan submitted at the time the representation was made.

Officer Note: Whilst a document named “Business Plan” was submitted after the Fossway Community Council representation was received, the case officer did not consider it necessary to re-notify interested parties, as the new document did not alter the officer’s view that refusal should be recommended.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
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 and the adopted LDP2.

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, Design and Layout

Policy 8: Rural Business and Diversification is of relevance in the determination of any tourism-related development. This states that *“The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to an existing site-specific resource or opportunity”*. It goes on to state that *“Proposals for new tourism-related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism-related developments must be justified through a business plan.”*

This site is outwith a settlement boundary within agricultural land with the Cleish Hills to the south-east and the Ochil Hills to the north.

The proposal has been accompanied by a so-called “Business Plan” which was submitted at a late stage in the assessment process. However, this document identifies no site-specific resource or opportunity to justify this tourism development in the countryside beyond reference to the applicant’s re-wilding ambitions for the farm, which would in part be funded by the revenues from the proposed accommodation. In general, the document fails to provide the level of detail required of a business plan, nor does it contain convincing justification for the introduction of holiday accommodation in this particular location.

Policy 8 also requires new countryside business proposals to meet several criteria. The applicable criteria to this proposal is listed in italics with the consideration of the criteria thereafter:

a) that the proposal will contribute to the local economy through the provision of visitor accommodation - the proposal will provide visitor accommodation.

b) the proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns – Whilst the proposal is small in scale, it will result in development of the open countryside where travel to this site would predominantly be car-dependent. The nearest bus stop is 2.3 kilometres away at Gartwhinzean Loan near Powmill, and the proposal would result in unsustainable travel patterns in the area. It is acknowledged that the access track to the site is part of the Core Path network, but the likelihood is that visitors will predominantly by car, with a lack of local facilities and services close by.

c) the proposed use is compatible with surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site - there are some dwellings, including that of the applicant, 170 metres to the south-east at Barnhill, and 275 metres to the north-west at Pitfar Steadings. There is sufficient distance for these residences not to be adversely affected by the proposed development, as discussed further in the Residential Amenity section of this report.

d) the proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site - the site is located within the open countryside, with an existing tree-line sheltering the application site along its northern boundary, flanked by the access track to the west, but lacking natural enclosure on its southern and eastern sides. It is acknowledged that the timber-cladding of the cabin makes its appearance less striking in the landscape than other materials. However, the existing cabin and proposed sauna sit on a raised soil and gravel surface on a south-facing slope which was originally six metres higher in elevation than the existing farm buildings prior to being raised with soil and gravel, and is separated from the farm buildings by a dip in the land. This prominence in the landscape, combined with the remoteness of the proposed structures and parking area from the farm buildings, makes them visible in wider views from the south along the U213 road, from the Core Path network adjacent, and from higher ground to the east. As such, the proposal does not sit comfortably within the surrounding landscape.

e) the proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities - The site is not considered to meet this criterion. Whilst the applicant's ambition to undertake re-wilding work at Barnhill Farm is to be commended, there are no site-specific qualities which would set the site apart from others. The supporting information fails to identify local businesses or facilities, vaguely refers to the site's proximity to Glasgow and Edinburgh, and claims that the proposal would "benefit and add value to Perthshire Tourism".

f) where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings – Timber-clad cabins can often be sited to minimise their impact on the rural nature of a site. In this instance, however, and following on from the discussion under criterion (d) of Policy 8 earlier in this report, the isolated siting of the proposal relative to the established buildings results in a visual impact which fails to complement or reflect the rural nature of the site and wider area.

Therefore, the proposal is considered to conflict with the aims of Policy 8 - Rural Business and Diversification.

In addition, Policy 1A Placemaking states that "*the design, density and siting of development should respect the character and amenity of the place*", whereas Policy 1B(b) and (c) expects proposals to "*consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area*", and "*the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours*". In this instance, the siting of the proposed development fails to respect the character and amenity of the place, and has not considered the wider landscape character of the area. It does not complement its surroundings due to its isolation from established built form and the absence of natural enclosing features to integrate it into the landscape. Therefore, the proposal is also considered to conflict with Policies 1A and 1B – Placemaking.

Residential Amenity

The closest residential property to the site is Barnhill Farm which is approximately 170 metres to the south-east, with Pitfar Steadings located approximately 275 metres to the north-west. The Council's Environmental Health Team notes that the main potential amenity issue would be noise from patrons using the holiday accommodation units, and odour and smoke from a stove system serving the proposed sauna. However, this can be controlled through good management of the site. Given the distance attenuation to the site the residential amenity of any residential properties should not be adversely affected. A caravan site licence would be required for the site.

Roads and Access

Vehicle access to the public road network for the unit will be via the existing private vehicle track running north to south past the farm and leading to the U223 public road to the north, and the A977 north of that. Whilst the applicant has claimed in the application form that they are the sole owner of the land within the application site, it is unclear if they also mean the access track to the U223 which also falls within the red line boundary and serves a separate development site at Pitfar Steadings.

Plans indicate the vehicle access for the unit would be directly onto the existing private track, and that the single proposed parking space would be in line with the requirements of the National Roads Development Guide.

However, as stated elsewhere in this report, the proposal would encourage unsustainable travel patterns, albeit not to a significant enough extent to conflict with Policy 60B.

Drainage and Flooding

The Environmental Health Team have not objected to the proposal but have advised that conditional control and informatives are required to ensure the new development has an adequate and consistently wholesome supply of water and maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance.

The Environmental Health Team also note that once the development is operational the Service will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality.

The proposal would accord with Policy 53B, 53C and 53E subject to the planning condition and informatives requested by Environmental Health Team.

Major Accident Hazards

Whilst the proposed cabin is within the Inner consultation zone of a high-pressure gas pipeline, the Health and Safety Executive PADHI+ service has returned the

advice “Do Not Advise Against Development”. Scotland Gas Networks (SGN) have withdrawn their earlier objection, and had the application been recommended for approval, an informative would have advised the applicant to contact SGN in the event that any further works were proposed within 35 metres of the pipeline.

Natural Heritage and Biodiversity

Limited information has been submitted with regard to natural heritage and biodiversity. In the event of approval, officers would have requested that biodiversity measures such as hedging be introduced, to introduce some positive biodiversity impact. Any further site works would need to consider the impact on any wildlife.

Whilst the proposal does not appear to result in the loss of any trees, no information has been provided as to the impact of the proposal on the root protection zones of the belt of trees to the north. The nature of the proposal, not having invasive foundations, is such that this does not form grounds for refusal of this application.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be limited to the construction phase of the development, revenues from the proposed accommodation, and guests' expenditure in the local economy.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate additional supporting documents.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, 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 be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons

1 The proposals are contrary to Placemaking Policies 1A & 1B (parts b & c) of the Perth & Kinross Council Local Development Plan 2 (2019) as the development does not respect the character or amenity of the place in which located. The development relates poorly in terms of form, design or layout to the existing buildings and surrounding rural environment, and would as a result, appear visually incongruous and out of keeping within the wider countryside setting.

2 The proposals are contrary to Policy 8: Rural Business and Diversification of the Perth and Kinross Council Local Development Plan 2 (2019) as the proposal does not relate to the expansion of an existing business and it fails to demonstrate that the site presents a site-specific site resource or opportunity and how the proposal would improve the quality of new or existing tourism facilities, allow a new market to be exploited or extend the tourism season.

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

There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05
06
07

LRB-2023-12

22/01722/FLL - Erection of a holiday accommodation unit and sauna building (in part retrospect), land 170 metres north west of Barnhill Farm, Powmill

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01722/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of a holiday accommodation unit and sauna building (in part retrospect)		
Address of site	Land 170 Metres North West Of Barnhill Farm, Powmill		
Comments on the proposal	<p>The applicant is proposing to erect a prefabricated holiday accommodation unit and sauna unit on a garden ground site.</p> <p>Vehicle access to the public road network for the unit will be via the existing private vehicle track running north to south past the farm and leading to the U223 public road to the north, and the A977 north of that.</p> <p>Plans indicate the vehicle access for the unit is to come off the existing private track.</p> <p>Parking provision is indicated to be for one space, which is in line with the requirements of the National Roads Development Guide.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	11 November 2022		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/01722/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of a holiday accommodation unit and sauna building (in part retrospect)		
Address of site	Land 170 Metres North West Of Barnhill Farm Powmill		
Comments on the proposal	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	17 November 2022		

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 22/01722/FLL

Our ref MA

Date 17/11/2022

Tel No

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

Erection of a holiday accommodation unit and sauna building (in part retrospect) Site Land 170 Metres North West Of Barnhill Farm Barnhill

I refer to your letter dated 2/11/2022 in connection with the above application and have the following comments to make.

Water (assessment date – 17/11/2022)

Recommendation

I have no objections to the application but recommend the undernoted condition and informatives be included in any given consent.

Comments

The development is for holiday accommodation and sauna in a rural area village To ensure the new development has an adequate and consistently wholesome supply of water and to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following condition and informatives. It should be noted that once the development is operational this Service will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. No public objections relating to the water supply were noted at the date above.

WS00 Condition

Prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The subsequently agreed protective or replacement measures shall be put in place prior to the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

WAYL - Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

PWS - Informative 2

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.

Development Management

From: Kevin Borthwick
Sent: 22 November 2022 16:14
To: Development Management
Cc: Councillor Dave Cuthbert; Councillor William Robertson; Councillor Richard Watters; Councillor Neil Freshwater
Subject: Planning Application 22/01467/FLL now 22/01722/FLL - Neutral Comment

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

We previously submitted a neutral comment to planning application 22/01467/FLL which appears to have disappeared from the online planning application portal and has been replaced by an identical application:-

22/01722/FLL | Siting of holiday accommodation unit and sauna (in part retrospect) | 1 Barnhill Farm
Powmill Dollar FK14 7NS

For clarification, the Fossoway and District Community Council would like to submit a neutral response to planning application 22/01722/FLL.

In principle we support the development of tourism and associated accommodation on our community providing it the development is sustainable, has no adverse impact on the environment, is sympathetic to the locality and contributes to biodiversity through considered siting of the accommodation and associated planting of native shrubs and trees as per the PKC policies (Policy 9, 19 and 41).

We recognise that this application is in part retrospective but are concerned that the application has no business case and hence it is not clear whether the application will meet these criteria. We would therefore suggest that PKC seeks a more business case from the applicant before making a decision on this application.

Kind regards

Nicola Marchant

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/01722/FLL

Our ref LRE

Date 23 November 2022

Tel No

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

22/01722/FLL RE: Erection of a holiday accommodation unit and sauna building (in part retrospect), Site Land 170 Metres Northwest of Barnhill Farm, Powmill for Mr D Brown

I refer to your letter dated 2 November 2022 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objection to the application but recommend that the undernoted informative be included on any given consent.

Comments

This application is for the erection of a pre fabricate timber cabin, sauana for holiday accommodation use, part in retrospect.

Stove

Plans indicate that the sauna is to be heated with a 5kW wood burning stove and the flue terminates at the roof height of the sauna building.

Air Quality

The Environment Act 1995 places a duty on local authorities to review and assess air quality within their area. Technical Guidance LAQM.TG (16) which accompanies this act advises that biomass boilers within the range of 50kW to 20MW should be assessed in terms of nitrogen dioxide and particulate matter. The pollution emissions of concern from biomass are particulate matter (PM₁₀/PM_{2.5}) and nitrogen oxides (NO_x).

The stove to be installed, is out with the range to be assessed so I have no adverse comments to make with regards to air quality.

Nuisance

This Service has seen an increase in nuisance complaints with regards to smoke and smoke odour due to the installation of biomass appliances. Nuisance conditions can come about due to poor installation and maintenance of the appliance and inadequate dispersion of emissions due to the inappropriate location and height of flue with regards to surrounding buildings.

I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Noise

The main source of noise would be from patrons using the one bedroom holiday accommodation unit however this can be controlled through good management of the site, the applicant lives within close proximity to the site.

Given the distance attenuation to the site and residential properties outwith the applicants ownership the residential amenity of these properties should not be adversely affected by noise from the site.

Site Licence

Given the type of development and proposed unit, I would remind the applicant that this falls under the definition of a caravan and therefore a site licence will be required.

Therefore, whilst I have no objections to the application, I would recommend the following informative be attached to any given consent.

Informative

- **CARAV**
Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be made to Environmental Health. Application forms are available at <https://www.pkc.gov.uk/article/15600/Licence-caravan-site>
- The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.

