

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 6 November 2012 at 10.00am.

Present: Councillors M Lyle, I Campbell and J Giacobazzi.

In Attendance: Councillor T Gray; D Harrison (Planning Adviser), C Elliott (Legal Adviser) and Y Oliver (all Chief Executive's Service).

Also Attending: H Hoey and K Brown, representatives from Renfrewshire Council; members of the public, including agents and applicants.

Councillor M Lyle, Convener, Presiding.

541. DECLARATIONS OF INTEREST

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

542. MINUTE OF LAST MEETING

The minute of meeting of the Local Review Body of 9 October 2012 was submitted and noted.

543. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(205)
Planning Application 12/00401/FLL – Erection of a wind turbine and an anemometer mast on land 550 metres south west of Drumick Farm, Glenalmond – Clearwinds Ltd**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of a wind turbine and an anemometer mast on land 550 metres south west of Drumick Farm, Glenalmond.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) there was insufficient information before the Local Review Body to determine the matter without further procedure;
- (ii) an unaccompanied site visit be arranged;
- (iii) following the unaccompanied site visit, the application be brought back to a future meeting of the Local Review Body.

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(ii) TCP/11/16(210)
Planning Application 12/00862/IPL – Erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond – Mrs J Gibson

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Agreed by unanimous decision that, having regard to the material before the Local Review Body sufficient information was before the Local Review Body to determine the matter without further procedure.

Resolved by majority decision that:
the Appointed Officer's decision be upheld, and the application for the erection of 2 dwellinghouses (in principle) on land to the east of Wester Campsie Farm Cottage, Glenalmond, be refused, for the following reasons, namely:

1. As the proposal involves the 'manufacturing' of a site, by virtue of the significant amount of tree felling being proposed, the proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1, Housing Land 2000), which seeks to ensure that all sites are large enough to accommodate the development proposed.
2. As the proposal will extend an existing building group into a manufactured site, there will be an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; the proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1, Housing Land 2000) as the proposal does not accord with any of the acceptable categories of development i.e. (a) development zones (b) building groups (c) renovation of abandoned houses (d) replacement houses (e) conversion of non-domestic buildings (f) operational need.
3. As the proposal will extend an existing building group into a manufactured site, this will have an adverse visual impact on the amenity of the existing group by virtue of significant tree felling and will set an undesirable precedent for ribbon development to occur; the proposal is contrary to the Council's Policy on Housing in the Countryside (2009) as the proposal does not accord with any of the acceptable categories of development i.e. (1) Building Groups (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversion or

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Replacement of Redundant Non-Domestic buildings or (6) Rural Brownfield Land.

Note: Councillor M Lyle disagreed with the inclusion of Reason for Refusal No 1 as he considered the proposal was not contrary to Policy 1 of the Perth Area Local Plan 1995 (Incorporating Alteration No 1, Housing Land 2000).

(iii) **TCP/11/16(212)**
Planning Application 12/00842/FLL – Change of use of existing clubhouse to dwellinghouse at Whitemoss Golf Club, Dunning, PH2 0QX – Mr G V Westwood

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the change of use of existing clubhouse to dwellinghouse at Whitemoss Golf Club, Dunning, PH2 0QX.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Agreed by unanimous decision that, having regard to the material before the Local Review Body sufficient information was before the Local Review Body to determine the matter without further procedure.

Resolved by majority decision that:
the Appointed Officer's decision be overturned, and the application for the change of use of existing clubhouse to dwellinghouse at Whitemoss Golf Club, Dunning, PH2 0QX be approved, subject to the imposition of appropriate conditions, including the provision of a Section 75 Agreement in connection with an education contribution, should the relevant sum not be paid prior to the Decision Notice being issued.

Justification

The proposal is not contrary to the Housing in the Countryside Policy 2009 as the applicant has provided sufficient information to demonstrate that there is no viable alternative use for the premises other than housing.

Note: Councillor I Campbell considered that the proposal was contrary to the Housing in the Countryside Policy 2009 as the applicant has not provided sufficient information to clearly demonstrate that there is no viable alternative use for the premises other than housing.

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