

Perth and Kinross Council
Planning and Placemaking Committee – 19 April 2023
Report of Handling by Head of Planning & Development
(Report No. 23/108)

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land North of Eskbank, 55 George Street, Blairgowrie, PH10 6HP

Ref. No: [22/01981/FLL](#)

Ward No: P3 – Blairgowrie and Glens

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan. Prior to the release of planning permission, the applicant shall either require to settle the developer obligations in full, or alternatively, enter into a satisfactory agreement with the Planning Authority to secure the necessary provision.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The proposal relates to the construction of a 1.5 storey dwellinghouse with two bedrooms on a plot directly to the north of 'Eskbank', 55 George Street, Blairgowrie.
- 2 The plot is within the Blairgowrie Conservation Area, and opposite two Category C listed buildings which date from the 20th century at 'Wingate' and 'Northneuk'. Two further Category C listed buildings from the mid-19th century are located to the south of 'Eskbank' at 17 and 19 Newton Street. The application site is otherwise bounded by residences at 49 George Street and 'Langholm' on Keay Street to the north, and a commercial premise to the west which is also accessed from Keay Street.
- 3 The proposed house would have a pitched slated roof with two front wall-head dormer windows and a central roof window, in addition to two rear dormers and a roof window. The house would be clad in natural stone to the front, with stone quoins to the corners, and a rendered finish to the side and rear walls. The front wall of the house would be approximately 1.65 metres forward of the existing house at 'Eskbank' to the south and set back approximately 8.5 metres behind the existing house at 49 George Street to the north.
- 4 Initially, an existing dividing wall between the application plot and 'Eskbank' was proposed be removed, and the existing front wall to George Street were to be reduced in width and height to accommodate a widened vehicular access with two off-street parking spaces and a gate.

- 5 A recent planning application 22/00130/FLL was refused at this site for five reasons, including proposed design and appearance, unsuitable parking and access/egress arrangements including a proposal to accommodate off-street parking for both retained and proposed houses within the site, lack of clarity regarding the operation of proposed front gates, inability to demonstrate that sustainable urban drainage could be accommodated on site. This current application has been submitted with a view to address those reasons for refusal.

Pre-Application Consultation

- 6 Pre application Reference: 22/00031/PREAPL.
- 7 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, therefore the applicant was not required to undertake not any formal pre-application consultation with the local community.

DEVELOPMENT PLAN

- 8 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

- 9 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
- 10 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 11 The Council's assessment of this application has considered the following policies of NPF4:
- Policy 3: Biodiversity
 - Policy 7: Historic assets and places
 - Policy 14: Design, quality and place
 - Policy 15: Local living and 20 minute neighbourhoods
 - Policy 16: Quality homes
 - Policy 22: Flood risk and water management

Perth and Kinross Local Development Plan 2019

- 12 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

13 The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 17: Residential Areas
- Policy 27A: Listed Buildings
- Policy 28A: Conservation Areas: New Development
- Policy 32: Embedding Low and Zero Carbon Generating Technology in New 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 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Delivering Zero Waste](#) (adopted in 2020)
- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- Blairgowrie Conservation Area Appraisal

OTHER POLICIES

Non Statutory Guidance

- [Planning Guidance - Delivery of Development Sites](#)
- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Conservation areas](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)

NATIONAL GUIDANCE

14 The Scottish Government expresses its planning policies and guidance through The National Planning Framework 4, Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

15 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

- 16 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

National Roads Development Guide 2014

- 17 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Site History

- 18 [21/01303/FLL](#) Full Planning Permission was refused on 15 September 2021 for the erection of a dwellinghouse.
- 19 [21/01422/FLL](#) Full Planning Permission was approved on 8 October 2021 for alterations to dwellinghouse.
- 20 [22/00130/FLL](#) Full Planning Permission was refused on 5 April 2022 for the erection of a dwellinghouse.

CONSULTATIONS

- 21 As part of the planning application process the following bodies were consulted:

External

Scottish Water

- 22 No objection. No surface water drainage permitted to combined sewer unless in exceptional circumstances. Applicant is required to submit a Pre-Development Enquiry to Scottish Water regarding their proposals.

Internal

Conservation Team

- 23 The proposal improves on a previous application 22/00130/FLL in terms of both the design and materials of the principal elevation and the layout of the

front garden and driveway. No objection subject to a planning condition requiring further details of all proposed windows and doors.

Transportation And Development

- 24 The applicant is proposing to provide two car parking spaces for the property, which meets the requirements of the National Roads Development Guide. The applicant proposes to reduce the height of the boundary wall abutting the public road to a height of 1.0 metre above the public road where it abuts. This will provide an appropriate pedestrian visibility splay. The applicant is also providing storage for bikes, which is welcomed. It is noted that the applicant has marked three bays along the frontage of No. 55, these bays can be used by anyone and are not assigned to the property.
- 25 No objection subject to planning conditions controlling the geometry and construction of the proposed vehicular access, and an informative relating to the need to obtain a Vehicular Access Consent from the Council.

Environmental Health (Noise Odour)

- 26 No objection.

Development Contributions Officer

- 27 This proposal is within the catchment of Newhill Primary School. A Financial Contribution is required from the developer in respect of Primary Education. It is advised that payment of the contribution should be made up front on release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.

Representations

- 28 Eight representations were received. The issues raised within the representations are:
- Inappropriately designed and detailed development next to a prominent house in a conservation area, including unjustified removal of existing front wall and garage structure
 - Overdevelopment of site and loss of openness within the street scene
 - Proposed house would not respect the existing building line on George Street.
 - Overlooking of neighbouring properties
 - Loss of light and airflow to neighbouring properties, leading to damp
 - Noise nuisance from proposed use, and air source heat pump
 - Further strain will be put on electricity grid locally
 - Parking pressure, traffic and road safety would be exacerbated locally
 - Concerns regarding surface water drainage and water supply, as Scottish Water are unable to service the site
 - No need for a new house in this location

- Alleged factual inaccuracies in supporting documents and drawings, including reference to site as brownfield land.
- Building is not sustainably designed.

29 These issues are addressed in the Appraisal section of the report.

ADDITIONAL STATEMENTS

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Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations Appraisal AA Not Required
Design Statement or Design and Access Statement	Submitted on Drawing
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

- 31 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019 (LDP2). The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, as identified elsewhere in this report.
- 32 In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 33 Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

Principle

- 34 LDP2 Policy 1: Placemaking seeks to ensure that new developments do not have an adverse impact on the surrounding area. This is also promoted by NPF4 Policy 14: Design, quality and place. The proposal site is within the settlement of Blairgowrie, and whilst the need for a new house does not require to be demonstrated in this instance, LDP2 Policy 17: Residential

Areas is directly applicable. This policy seeks to protect existing residential areas from inappropriate uses.

- 35 The principle of a two storey house on this infill plot within an existing settlement is acceptable, subject to detailed consideration of Development Plan policies and matters including but not limited to design, conservation, residential amenity and parking.

Design, Layout and Conservation

- 36 The proposal represents a marked improvement on the previous gable-fronted “coach house” design which was refused in application reference 22/00130/FLL, with much more balanced fenestration than the previous design. In addition, the applicant now proposes natural stone to the front elevation, as opposed to precast stone in the previous application. In the event of approval, a planning condition shall ensure that the exact type and texture of natural stone is appropriate for this particular street scene, as officers consider that an overly smooth finish, whilst intended to complement the façade of ‘Eskbank’, could appear incongruous in the context of the textured and weathered appearance of both that property and surrounding dwellings on George Street (condition 3).
- 37 The proposed scale and massing would complement the surrounding dwellings and is more in keeping with the design of ‘Eskbank’ in particular than the previous application. It is acknowledged that the building would be 1.65 metres forward of ‘Eskbank’, however this is considered to be acceptable, as the building line has historically been rather inconsistent along the western side of George Street, with the existing neighbouring house to the north at 49 George Street protruding 10 metres forward of ‘Eskbank’. Whilst it would be inappropriate to match the building line of 49 George Street, the existing context does allow the proposed new house to project modestly beyond the front of ‘Eskbank’, whilst still being recessed 8.5 metres behind the front wall of 49 George Street. This in turn would not have an adverse impact on the openness of the street.
- 38 Concern has been raised in representations at the part removal of the front boundary wall, and the removal of the dividing wall between the application plot and the existing house at ‘Eskbank’. Following discussions between officers and the applicant, the dividing wall is to be retained, apart from a section of concrete block wall nearest the position of the proposed house. In terms of the front wall, this will be reduced in height but more of its footprint would be retained relative to the refused proposal in application 22/00130/FLL. It is also noted that the tall walls which front this stretch of George Street are predominantly those which enclose side/rear gardens of properties on intersecting streets at junctions, for example at 19 Newton Street (listed) and 26 John Street, rather than front gardens. Whilst the application site could be considered the side garden of ‘Eskbank’, it is to the front of the house’s primary elevation and makes a limited contribution to the street scene. Its concrete aggregate construction is not of a high heritage value, so the intervention to the front wall is considered to be appropriate in

this instance. A planning condition shall allow further scrutiny of the proposed boundary treatment, including the proposed front gate (condition 5).

- 39 The erection of the proposed house and associated demolition of a garage structure would not adversely impact the setting of nearby listed buildings opposite on George Street, or on the adjacent Newton Street. It would preserve the appearance and character of the Blairgowrie Conservation Area through the sensitive layout, siting and design of the proposal.
- 40 As such, the proposal accords with NPF4 Policies 7: Historic assets and places and 14: Design, quality and place, and LDP2 Policies 1A and 1B: Placemaking and 28A: Conservation Areas: New Development.

Residential Amenity

- 41 The proposed position and orientation of the dwellinghouse within the plot would not create any adverse impact on the living conditions of current and future neighbouring residents. The distances between dwellings, including windows and associated orientation, would be acceptable in terms of overlooking.
- 42 Shadow cast diagrams have been submitted which demonstrate that the extent of overshadowing to the north towards 49 George Street in particular, would be acceptable.
- 43 In addition, the ability of nearby houses to dry off after rainfall would not be impacted by this proposal, due to the position of the proposed house and the distance between it and nearby buildings.
- 44 The impact on neighbouring residences in terms of noise would be acceptable, as this is a proposed new residence in a residential area. There is no air source heat pump proposed as part of this application, and further assessment of this may be required if one is proposed in the future.
- 45 The proposed plot also provides sufficient amenity ground for future occupiers, and the occupiers of the retained house at 'Eskbank' to the south.
- 46 As such, this element of the proposal accords with NPF4 Policies 14: Design, quality and place and 16: Quality homes, and LDP2 Policy 17: Residential Areas.

Roads and Access

- 47 Transportation and Development officers have not objected to the proposed two off-street car parking spaces, and are satisfied with the reduced front wall height and resulting visibility for vehicle access/egress.
- 48 The previous application on this site was refused in part due to the dominance of four proposed off-street parking spaces in a conservation area, which were intended to serve both the existing and proposed houses. The current

proposal has reduced this to two which would solely be for the use of the proposed house.

- 49 Officers also consider that the proposed development would not itself exacerbate car parking provision in the area. As such, the current proposal is acceptable in terms of roads and access and accords with NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals.

Drainage and Flooding

- 50 Whilst concern has been raised in representations that Scottish Water are unable to service the property, this is not necessarily the case as Scottish Water generally do not reserve capacity until a formal connection application is made to them. The Scottish Water response clearly states that sufficient capacity exists at their water works in terms of fresh water and waste water, and they have not objected to the proposal.
- 51 Notwithstanding this, Scottish Water do have a standard requirement for surface water run-off not be directed to the public sewers, other than in exceptional circumstances. Whilst this requirement is not peculiar to this property, a refusal reason to a recent planning application on this site referred to the inability of the applicant to demonstrate that sustainable urban drainage could be accommodated on site.
- 52 The applicant has, during the course of this application, submitted documents to demonstrate how surface water would be managed. Specifically, it is proposed to utilise rainwater harvesting via water butts and attenuate within the porous paving sub-base prior to discharging to the combined sewer. Whilst officers acknowledge that there would be some discharge to the public sewer, the measures proposed considered sufficient to overcome the previous planning refusal reason. The Building Warrant process will further scrutinise the proposals, as will Scottish Water through the applicant's recently submitted Pre-Development Enquiry to Scottish Water.
- 53 As such, officers consider that the proposal accords with the intent of NPF4 Policy 22: Flood risk and water management and LDP2 Water Environment and Drainage Policies 53B: Foul Drainage, 53C: Surface Water Drainage, and 53E: Water Supply.

Waste Collection

- 54 The proposed plans show bin stores at the rear of the house, and officers consider there is sufficient width along the southern side of the plot for these to be wheeled to the street for collection. As such, this element of the proposal would be acceptable.

Natural Heritage and Biodiversity

- 55 The site and its relatively constrained nature currently offers little biodiversity potential. The inclusion of nesting bricks on the proposed building would

therefore enhance biodiversity on this site. A planning condition shall therefore secure the provision of two nesting bricks, one for swifts and one for bats, to ensure compliance with NPF4 Policy 3: Biodiversity and LDP2 Policy 41 – Biodiversity (condition 8).

Developer Contributions

- 56 The Developer Contributions Guidance is applicable to this application. As such, a developer contribution in respect of Primary Education is required to be secured before the formal planning decision notice can be issued. Subject to this, the proposal would accord with NPF4 Policy 18: Infrastructure First and LDP2 Policy 5: Infrastructure Contributions. In addition, the site is located out with the areas where transportation contributions are required.

Additional Matters Raised in Representations

- 57 In respect of other matters raised in representations which have not already been raised elsewhere in this report, there is no evidence to suggest that strain would be put on the local electricity grid within this established residential area.
- 58 Concern has been also raised in the representations regarding the applicant's use of the term "brownfield land". NPF4 defines Brownfield as "Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable." In this instance, the site has been previously developed by virtue of its existing structures and hard surface, and is considered suitable for further intensification by virtue of the wider than usual nature of the existing residential plot at 'Eskbank', subject to consideration of a range of matters outlined in this report. A site does not need to be formally registered as brownfield to be considered brownfield, however there are instances where a register of larger such sites can assist the Council in identifying opportunities for regeneration.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

- 60 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 changes to the proposed boundary and drainage arrangements.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 61 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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

- 62 This proposal is within the catchment of Newhill Primary School, and a contribution has been considered necessary by the Developer Contributions Officer. No legal agreement is expected to be required in this instance, as the contribution is to be paid prior to the release of planning permission, as discussed in Paragraph 27 above

DIRECTION BY SCOTTISH MINISTERS

- 63 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 64 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken of the relevant material considerations and nothing has been found that would justify overriding the Development Plan.
- 65 Accordingly the proposal is recommended for approval subject to the settlement of the financial contribution towards education, and the following conditions.

RECOMMENDATION

Approve the application.

Conditions and Reasons for Recommendation

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been lawfully started within that period.

Reason - This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

3. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

4. Prior to the commencement of the development hereby approved, 1:10 scaled elevations and sections of all proposed windows and doors shall be submitted to and approved in writing by the Council as Planning Authority. The approved details shall thereafter be implemented in full.

Reason - In order to protect the character and appearance of the Conservation Area

5. Prior to the commencement of the development hereby approved, details of the proposed boundary treatments for the site shall be submitted for the written agreement of the Council as Planning Authority. The scheme as subsequently agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In order to protect the character and appearance of the Conservation Area

6. Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type A Road construction detail.

Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

7. Prior to the development hereby approved being completed or brought into use, the access shall be constructed so that no surface water or surfacing aggregate is discharged onto the public road.

Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

8. Prior to the completion or bringing into use of the dwellinghouse hereby approved, whichever is the earlier, one swift brick shall be provided on the North elevation gable end of the building and one bat brick shall be provided on the South elevation gable end of the building, to the satisfaction of the Council as Planning Authority. Thereafter, the bricks shall be retained in a reasonable condition for the life of the development.

Reason - In the interests of protecting environmental quality and of biodiversity.

9. Prior to the development hereby approved being completed or brought into use, all works shall be carried out in accordance with the agreed Drainage Options Report by McGregor McMahon Consulting Engineers dated 10 March 2023 (document reference 08).

Reason - To ensure the provision of effective drainage for the site.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

The planning permission decision notice shall not be issued until such time as the required Developer Contributions have been secured or paid in full.

In the event the applicant does not either make the required payment within 28 days from the date the agent/applicant is advised of the need for the contributions, or complete a legal agreement for delayed payment within a 4 month period from the date the agent/applicant is advised of the need for the contributions the application may be refused under delegated powers without any further discussion with the applicant.

D INFORMATIVES

1. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. The applicant should take note of the information and advice contained within the consultation response from Scottish Water.
5. The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access

consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.

6. Application for a new postal address should be made via the Street Naming and Numbering page on the Perth & Kinross Council website at www.pkc.gov.uk/snn. Please note there is a charge for this service and submission cannot be made until the relevant Building Warrant has been approved.
7. 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 changes to the proposed boundary and drainage arrangements.
8. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website www.pkc.gov.uk.

The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.

Background Papers: 8 letters of representation
Contact Officer: John Cooney
Date: 6 April 2023

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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