

TCP/11/16(493) – 17/00972/FLL – Change of use and alterations to industrial unit (class 5) to form 2 flats at 32 Main Street, Almondbank, Perth, PH1 3NJ

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TCP/11/16(493) – 17/00972/FLL – Change of use and alterations to industrial unit (class 5) to form 2 flats at 32 Main Street, Almondbank, Perth, PH1 3NJ

**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 100053655-003

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

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="East Parkhill"/>
First Name: *	<input type="text" value="Martin"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Congalton"/>	Address 1 (Street): *	<input type="text" value="Springhill Avenue"/>
Company/Organisation	<input type="text" value="Seele Properties Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07515328858"/>	Town/City: *	<input type="text" value="Airdrie"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Vereinigtes Königreich"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="ML6 6DY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="seeledevelopment@gmail.com"/>		

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

32 Main Street

Address 2:

Almondbank

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Perth

Post Code:

PH1 3NJ

Please identify/describe the location of the site or sites

Northing

726041

Easting

306490

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)

Conversion of former manufacturing unit (current use storage unit). Taking down timber structures at rear of property. Taking down existing roof. Add additional courses (approx 950mm) to external walls. New blockwork internal party wall. Partitioning of flats areas. New Flooring and insulation.. New windows to rear and shop front elevations & reinstate exist blocked-up windows. New communal entrance and bin storage. Creating new first floor. creating 2 new garden areas. Flat entrances and doors.

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? * <input checked="" type="checkbox"/> Refusal Notice. <input type="checkbox"/> Grant of permission with Conditions imposed. <input type="checkbox"/> No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.							
<h3>Statement of reasons for seeking review</h3> <p>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)</p> <p>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.</p> <p>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.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> We wish to appeal the non approval of our application 17/00972. The application was refused stating rear elevation dormer window over-looks. We feel the dormer windows are integral to the upper floor layout and fire escape option at 1st floor. We believe the dormers may accommodated privacy by obscuring glass fitted to the lower panes, alleviate overlooking. Overlooked gardens are communal currently overlooked. We would split the large box dormer into 2 separate Dormers to alleviate massing. </div>							
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) <div style="border: 1px solid black; height: 60px; margin-top: 10px;"></div>							
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) <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> Appeal Statement, 201 PROPOSED GROUND FLOOR PLAN, 202 PROPOSED FIRST FLOOR PLAN, 203 PROPOSED ROOF PLAN, 204 PROPOSED EAST/WEST ELEVATIONS, 205 PROPOSED EAST/WEST ELEVATIONS, 206 PROPOSED SECTIONS, 213 PROPOSED SITE & BLOCK PLAN, 101 EXIST GROUND FLOOR PLAN, 102 EXIST ROOF PLAN, 103 EXIST EAST/WEST ELEVATIONS, 104 EXIST NORTH/SOUTH ELEVATIONS, 105 EXIST SECTIONS, 106 EXIST SITE & BLOCK PLANS. DESIGN & ACCESS STATEMENT. LOCATION PLAN. original application form. decision notice. decision handling. </div>							
<h3>Application Details</h3> <p>Please provide details of the application and decision.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">What is the application reference number? *</td> <td style="border: 1px solid black; padding: 5px;">17/00972/FLL</td> </tr> <tr> <td>What date was the application submitted to the planning authority? *</td> <td style="border: 1px solid black; padding: 5px;">02/06/2017</td> </tr> <tr> <td>What date was the decision issued by the planning authority? *</td> <td style="border: 1px solid black; padding: 5px;">27/09/2017</td> </tr> </table>		What is the application reference number? *	17/00972/FLL	What date was the application submitted to the planning authority? *	02/06/2017	What date was the decision issued by the planning authority? *	27/09/2017
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What date was the application submitted to the planning authority? *	02/06/2017						
What date was the decision issued by the planning authority? *	27/09/2017						

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 Martin Congalton

Declaration Date: 12/10/2017

Appeal Statement, 10th Oct 2017

Planning Application - 32 Main Street, Almonbank, Perth. Online Reference: 100053655-002 / Council ref – 7/00972/FLL - Change of use and alterations to industrial unit (class 5) to form 2no. flats at 32 Main Street, Almondbank, Perth, PH1 3NJ

The development proposes the conversion of the existing dilapidated, former factory/manufacturing unit (current use – storage facility), to two number, attractive, residential flats. The proposed flats and layouts were designed with the aim of creating quality, attractive, well-lit living spaces, with ample room areas. We feel that our proposal achieves this in the current form. Whereas, optionally, we could have added additional rooms to the development, we felt that provision of rooms of good dimension to be the best option and in keeping with the recommended directive of today's modern residential builds. Thus having factored this into our layout designs, we have optimised where possible to create attractive, roomy living spaces. To achieve this, the addition of the rear dormer window is integral, and required more-so due to the shallow roof pitch. The dormer performs a relatively mild level of intervention to the existing fabric of the building and creates an attractive room space, affording necessary light, and importantly providing the required first floor fire-escape option. These points we expand on further in our appeal statement.

Our development proposals for 32 Main Street began back in January 2017, in discussion with Perth and Kinross Council, who gave their requested and valued feedback to the projects development. At early proposal development stages, drawings were sent to Perth & Kinross Council Planning Dept (for discussion only), outlining the preferred development options. We were grateful for the input and the advices of Mr John Russell at Perth and Kinross Council, who provided excellent feedback to our early proposals. We readily accept Mr Russell's knowledgeable advice and input, and also the input provided by Perth and Kinross Council Roads Department.

The main issues highlighted in early development discussions were chiefly two items: an objection to our preferred main entrance, located on Scroggiehill Road, and secondly a request that we split the dormers at the front elevation into two box dormers. We accepted these recommendations and revised from our preferred 'Scroggiehill Road main entrance', to the now 'Main Street main entrance', and duly we revised the dormer windows to the preferred at the front elevation. Having adapted our proposal and layouts considerably, we have arrived at our current set of drawings submitted for planning. We are content that Perth and Kinross Planning Department is supportive of all other aspects of the development proposal, outside that of our one remaining sticking point:- that of the proposed 'garden elevation' dormer windows being unapproved, on grounds that they overlook. Thus we are informed the proposal is rejected. We therefore wish to outline, that the rear dormer window is both integral and required for the master bedroom to work.

In discussions with Perth and Kinross Planning, we understand that they are in favour of high-level velux windows at the rear elevation, as opposed to the dormer windows. However, to incorporate the recommended 'high level velux windows', would also negate the necessary aspect of an emergency escape window, (as afforded by the dormer window option). We surmise that, if the velux windows were installed at lower level (as they will have to be to accommodate fire escape purposes), these velux windows would then also overlook, assuming that they are installed at the required building regulation height of less than 1.2m from the finished floor level, to comply with fire escape requirements, as outlined in building regulations. As it is essential for building regulation compliance to have an escape windows at all bedrooms on the first floor. The proposed dormer window would best achieve this. Given that the proposed roof pitch is shallow (as we keep with the original roof pitch) the dormers being more-so essential to maintain adequate headroom and circulation space within the master bedroom.

We wish also to highlight that the windows do not directly overlook other property's windows, and are at a 90 degree angle. All neighbouring windows being on a plane of 90 degrees to the proposed dormer windows. There has been only one objection raised by a neighbour to the submitted planning proposal; this neighbour's concern was with one issue only, namely parking. We can assuredly state that there has been no other issue of concern raised regarding overlooking windows on the submitted elevations from any neighbours. We can and would obscure the lower panes of the proposed dormer windows, if this were necessary, to negate the over-looking aspect. We would also split, if preferred, the dormer window at the rear to two dormers, as opposed to one larger box dormer, if massing is considered an issue. However, we do feel that the proposed dormer window mirrors those existing on the surrounding buildings, and that it is of appropriate scale, improving upon what is currently there in architectural terms. We would also wish to point out that the gardens area over-looked are communal tenement rear gardens and that being so, they are currently over-looked by various neighbours windows, over-looking onto what we perceive to be shared dying greens.

We feel the proposal put forward will transform an unsightly, poorly performing, partly-dilapidated building - to an appropriately proportioned and fitting, overhauled building within the existing footprint. That it will act to uplift the location, both in architectural form, and in providing quality residential accommodation.

PERTH AND KINROSS COUNCIL

Seele Properties Ltd
Mr Martin Congalton
East Parkhill
Springhill Avenue
Airdrie
MI6 6DY

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 27th September 2017

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/00972/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 27th June 2017 for permission for **Change of use and alterations to industrial unit (class 5) to form 2no. flats 32 Main Street Almondbank Perth PH1 3NJ** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. The proposal is contrary to Policy RD1: Residential Areas of the Perth and Kinross Local Development Plan 2014 which seeks to ensure that development is compatible with the character and amenity of the area are retained, as it has not been demonstrated that a dwellinghouse can be accommodated on the site, tacking account of the design massing and overlooking from the rear box dormer window located on the north elevation.
2. The proposal is contrary to Policy PM1A: Placemaking of the Perth and Kinross Local Development Plan 2014 as the conversion of the building to flatted premises would not contribute positively to the quality of the surrounding built environment and would not respect the character and amenity of the place due to the scale and massing of the box dormer window on the north elevation of the building.

Justification

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

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

17/00972/1

17/00972/2

17/00972/3

17/00972/4

17/00972/5

17/00972/6

17/00972/7

17/00972/8

17/00972/9

17/00972/10

17/00972/11

17/00972/12

17/00972/13

17/00972/14

17/00972/15

REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/00972/FLL	
Ward No	P5- Strathtay	
Due Determination Date	26.08.2017	
Case Officer	John Russell	
Report Issued by		Date
Countersigned by		Date

Change of use and alterations to industrial unit (class 5) to
form 2no. flats

LOCATION: 32 Main Street Almondbank Perth PH1 3NJ

SUMMARY:

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

DATE OF SITE VISIT: 24 July 2017

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Almondbank lies approximately 4.5 miles to the west of Perth. With the establishment and expansion of the Royal Navy workshop and stores, Almondbank grew significantly during and after the Second World War and now has a population of 1,400. This application is for the conversion of a former commercial building occupying the lower floors of 32 Main Street in Almondbank into two flatted properties.

To accommodate the two flats the existing roof of the building located at the side of the Scroggiehill Road will be utilised and raised in height by 900mm. Dormer windows will be incorporated into the south elevation of the roof plane and a large box dormer will be located on the north rear elevation. The structures located on the rear amenity ground are proposed to be removed.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: 17/00115/PREAPP

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning

Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM2 - Design Statements

Design Statements should normally accompany a planning application if the development comprises 5 or more dwellings, is a non-residential use which exceeds 0.5 ha or if the development affects the character or appearance of a Conservation Area, Historic Garden, Designed Landscape or the setting of a Listed Building or Scheduled Monument.

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy PM4 - Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

OTHER POLICIES

Developer Contributions (2014)

This document sets out the Council's policy towards obtaining developer contributions in relation to Primary Education and Transport Infrastructure. This Supplementary Guidance should be read in conjunction with Local Development Plan Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance.

CONSULTATION RESPONSES

Contributions Officer – No objection to application subject to Developer Contributions associated with Transport Infrastructure being secured.

Transport Planning - No objection.

Environmental Health – No response within consultation period.

Scottish Water - No response within consultation period.

REPRESENTATIONS

The following points were raised in the 1 representation(s) received:

- Concerns that no car parking has been provided on the site. The scheme could accommodate garaging from Scroggiehill Road.
- While there is provision for cycle parking the cycle path will take much longer and it is not lit.

The aforementioned points will be addressed in the officer appraisal section.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	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 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

The site is located within the Almondbank settlement boundary where Policy RD1 of the adopted Local Development Plan 2014 applies. This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land, but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs and c) proposals which will improve the character and environment of the area. In addition the policy seeks to retain areas of private and public open space where they are of recreational or amenity value.

Policies PM1A and PM1B are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

For reasons set out elsewhere in this report it is considered that this proposal fails to comply with the adopted Perth and Kinross Local Development Plan 2014.

Design and Layout

During pre-application discussions on 17/00115/PREAPP the following advice was provided:-

The principle of residential development on this site is acceptable.

However, you will be aware from our telephone conversation earlier in the week that the development as currently proposed cannot be supported. This is because of the proposed access and egress from the flats going directly onto Scroggiehill Road. I note that you are going to look at alternative access arrangements.

The proposed large box dormers would also conflict with the placemaking policies of the local plan. You could reduce this impact by deleting the two middle windows to create two dormers on each elevation. This would likely reduce the visual impact of the scheme. I would need to assess the acceptability of the rear dormers and how this relates to neighbouring private rear amenity space during my site inspection for the formal application process.

I note that some of the advice has been adhered to with access and egress from the flats being altered on to Main Street. The dormer window to the south elevation has also been broken up to diminish the mass and bulk of this feature. This has not been achieved to the dormer on the rear elevation. While the dormer will be screened from the streetscene the mass and dominance of the dormer extension will be evident from rear amenity areas associated with properties to the North on Main Street. From my inspection this impact could be mitigated by removing the dormer window extension and incorporating high level velux windows on the rear roof plane.

Residential Amenity

The formation of residential development in the urban core has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwellings, those that live in the existing house and those that live in adjoining dwellings. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Overlooking

From my site inspection I consider the proposed rear box dormer window will result in overlooking to neighbouring rear amenity space of the Main Street Buildings as the window is located 8.0m from this boundary. The existing fencing or any replacement fencing would not alleviate this impact. There would also be an overlooking issue from the box dormer and the windows on the closest part of the rear elevation of the Main Street Building.

Once again I consider that the instillation of high level velux windows on the plane of the rear roof instead of the box dormer would likely alleviate this issue.

Overshadowing

Although Overshadowing is not a matter specifically referred to in ministerial guidance, the protection of neighbouring developments from unreasonable loss of light is a well-established proper planning consideration. Having had the opportunity to assess the plans an increase in overshadowing will occur with the increase in the roof height. However I still consider a reasonable level of daylight and sunlight is maintained to neighbouring properties and the extent of overshadowing is not excessive and would not warrant refusal of the application.

Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. In this case the proposed change from commercial to flats within the settlement boundary is not considered to erode local distinctiveness, diversity and quality of the landscape.

Roads and Access

I note that concerns have been raised in the letter of representation regarding car parking as well as the cycling and public transport links referend in the applicant's supporting statement.

I consider that the proposed cycle parking incorporated into the scheme is of benefit and has the potential to promote sustainable transport and the use of the cycle network.

It is worth noting that the existing commercial premise has been vacant for a number of years. However, this commercial use could re-start and there would be traffic generation and parking associated with that use. Taking this into account I am of the view that the proposed change from commercial to the proposed residential flatted scheme is not going to have a significant adverse impact on parking provision and traffic generation. I also place weight on the Transport Planning consultation response that offers no objection.

In this case the change of use application complies with Policy TA1B .

Drainage and Flooding

There is no drainage of flooding concerns.

Developer Contributions

Education:-

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Pitcairn Primary School and Education & Children's Services have no capacity concerns in this catchment area at this time. No education contribution is required at this time.

Transport:-

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth. The proposal is for a change of use and will create less than 5 new residential units so would not normally attract a transport contribution but it is noted from the design Statement that the building has been unoccupied for 6+ years. In line with paragraph 3.5 of the Developer Contributions and Affordable Housing Guidance 'Non-residential buildings are considered to be 'in use' if part of it has been used for a continuous period of at least 6 out of the 12 months prior to the submission of a planning application.' From the information available the building has not been occupied in the past 12 months therefore a contribution towards transport infrastructure will be required. Transport Infrastructure: £7,098 (2 x £3,549)

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to Policy RD1: Residential Areas of the Perth and Kinross Local Development Plan 2014 which seeks to ensure that development is compatible with the character and amenity of the area are retained, as it has not been demonstrated that a dwellinghouse can be accommodated on the site, tacking account of the design massing and overlooking from the rear box dormer window located on the north elevation.
- 2 The proposal is contrary to Policy PM1A: Placemaking of the Perth and Kinross Local Development Plan 2014 as the conversion of the building to flatted premises would not contribute positively to the quality of the surrounding built environment and would not respect the character and amenity of the place due to the scale and massing of the box dormer window on the north elevation of the building.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

17/00972/1

17/00972/2

17/00972/3

17/00972/4

17/00972/5

17/00972/6

17/00972/7

17/00972/8

17/00972/9

17/00972/10

17/00972/11

17/00972/12

17/00972/13

17/00972/14

17/00972/15

Date of Report 26.09.2017



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 100053655-001

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.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Conversion of former Manufacturing unit to 2 residential flats. Was formerly residential pre factory unit. Taking down existing dilapidated timber structures at the rear at garden. Striping property back to stone/blockwork & insulating and re lining walls. Communal entrance & bin storage. Re-roofing & creation of new 1st floor. Erecting new blockwork division walls and creation of new entrances & internal layouts throughout. Re-instating blocked up windows.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

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

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="East Parkhill"/>
First Name: *	<input type="text" value="Martin"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Congalton"/>	Address 1 (Street): * <input type="text" value="Springhill Avenue"/>
Company/Organisation	<input type="text" value="Seele Properties Ltd"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: * <input type="text" value="Airdrie"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Vereinigtes Königreich"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="ML6 6DY"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

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="32 Main Street"/>
Address 2:	<input type="text" value="Almondbank"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Perth"/>
Post Code:	<input type="text" value="PH1 3NJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="726041"/>	Easting	<input type="text" value="306490"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☒ Telephone ☒ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Conversations email and Drawings were submitted for discussion in February 2017. We received Pre-app response letter and good feedback & guidance, which we have subsequently followed.

Title:

Other title:

Mr

First Name:

John

Last Name:

Russel

Correspondence Reference Number:

17/00115/PREAPP

Date (dd/mm/yyyy):

02/03/2017

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

363.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

The property has been unused/vacant, and was formerly factory/manufacturing unit. Vacant and unused for period of 5 plus years. Prior to being used as factory unit the property was at one point in it's history residential.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	<input style="width: 80%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 80%;" type="text" value="0"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? * ☐ Yes ☒ No
 (e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☐ Yes
☐ No, using a private water supply
☒ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

We propose to create well ventilated bin enclosures, for storage of bins in a communal area within the building. This will provide storage for 2 number 240 litre bins and 1 number 140 litre bin for each flat (as outlined on plans).

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☒ Yes ☐ No

How many units do you propose in total? *	<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">2</div>	Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.
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All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☐ No ☒ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mr Martin Congalton

On behalf of:

Date: 02/06/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☐ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Martin Congalton

Declaration Date: 02/06/2017

Payment Details

Online payment: XXXXXXXXXX

Payment date: XXXXXXXXXX

Created: 02/06/2017 14:12



LOCATION PLAN 1:1250

Applicant
Martin Congaion

Job
Proposed Refurbishment & Upward Extension
32 Main Street, Almondbank, Perth PH1 3NJ

Drawing Title
Existing Ground Floor Plan

Scale
1:100 @ A3

Date
Feb '17

Drawn by

Drawing Number
MC - Loc 1 (P)

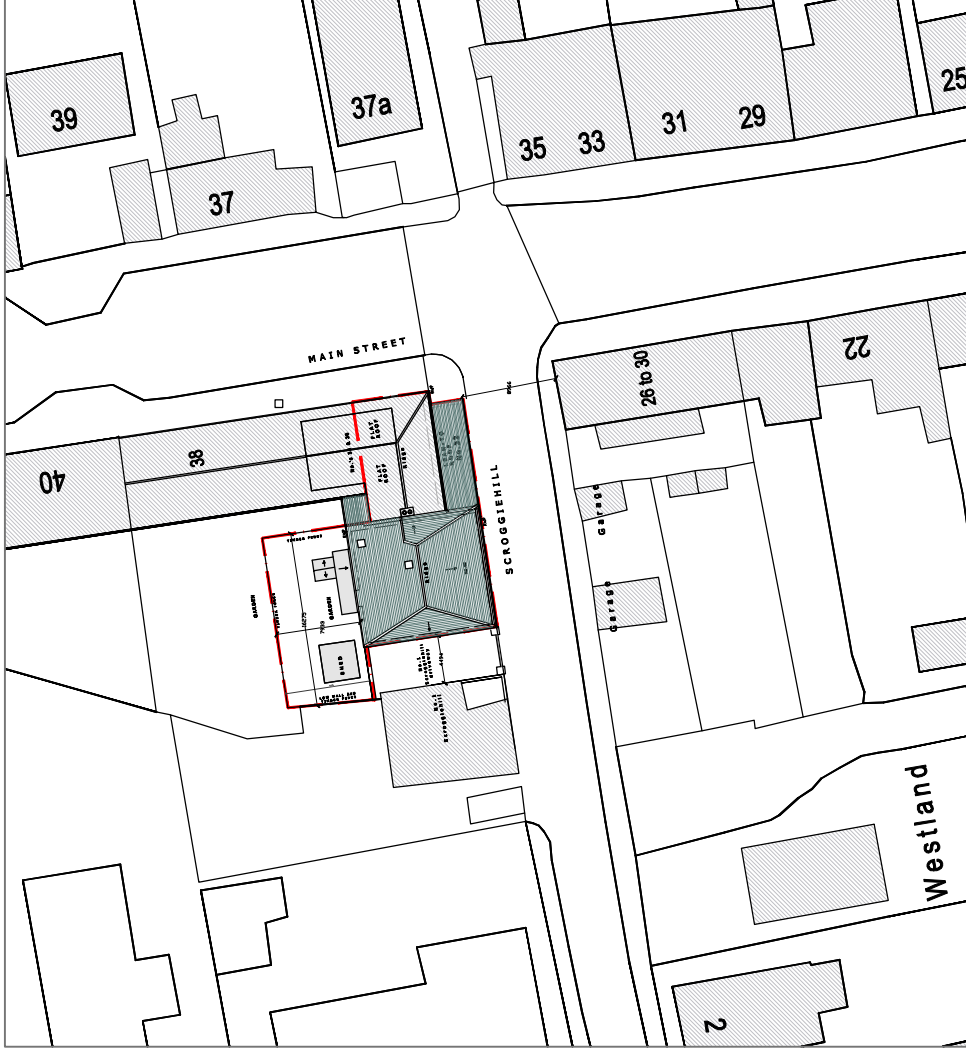
Revision

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

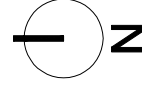


Existing Site Plan
Scale 1:200

Scale bar
Scale 1:500 at A3



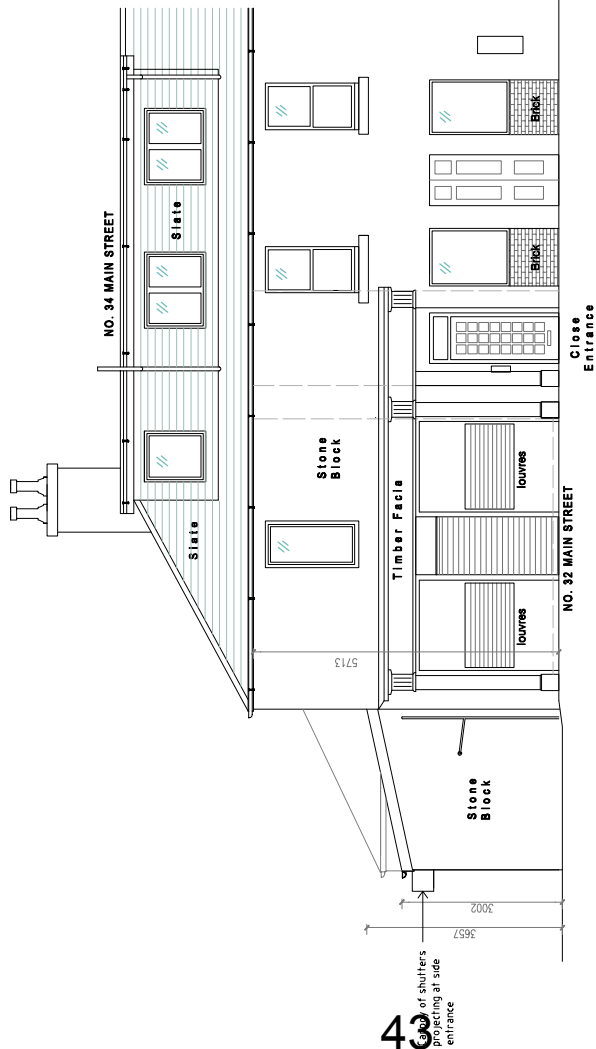
Existing Block Plan
Scale 1:500



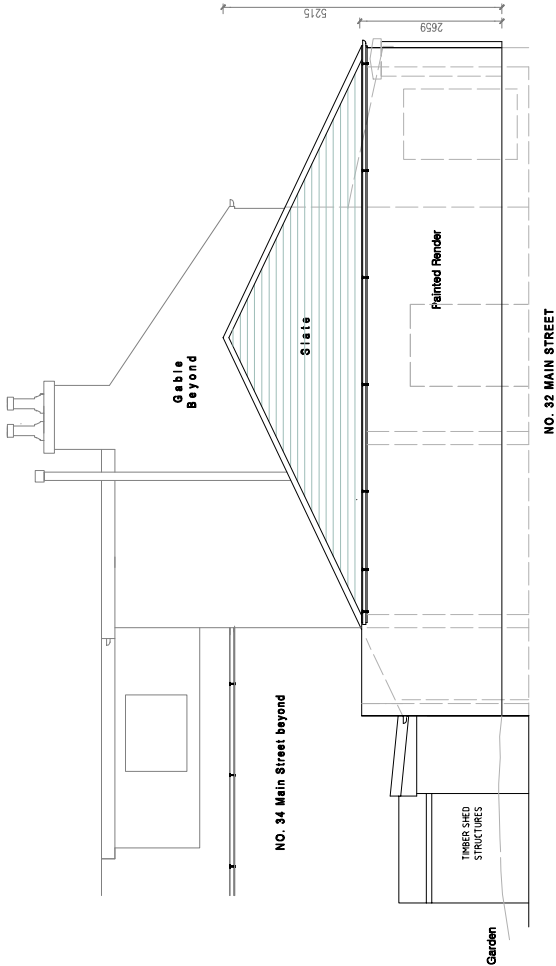
Applicant Scales Properties Ltd	
Job Proposed Conversion 23 Main Street, Almondhush, North PH1 3AJ	
Drawing Title Existing Site & Block Plan	
Scale 1:500 & 1:250 @ A3	Drawn by June 17
Drawing Number 108 (P)	Revision A

This drawing is for the purpose of PLANNING / BUILDING CONTROL
APPROVAL ONLY. Any construction carried out directly from these
drawings without the necessary planning or building control authority
contravenes the relevant legislation and is to be reported immediately.

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
Do not scale from this drawing for construction purposes.



EAST FACING ELEVATION



WEST FACING ELEVATION



Applicant Saskia Properties Ltd	Job Proposed Refurbishment & Upward Extension 32 Main Street, Almondsbury, North PWT 36LJ
Drawing Title Existing Elevations 1 - East & West	Scale 1:100 @ A3
Drawn by J	Date June '17
Revisions B	Drawing Number MC - 105 (P)
The drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction shall be carried out in accordance with the approved plans and specifications. Any discrepancy contained within these drawings is to be reported immediately.	

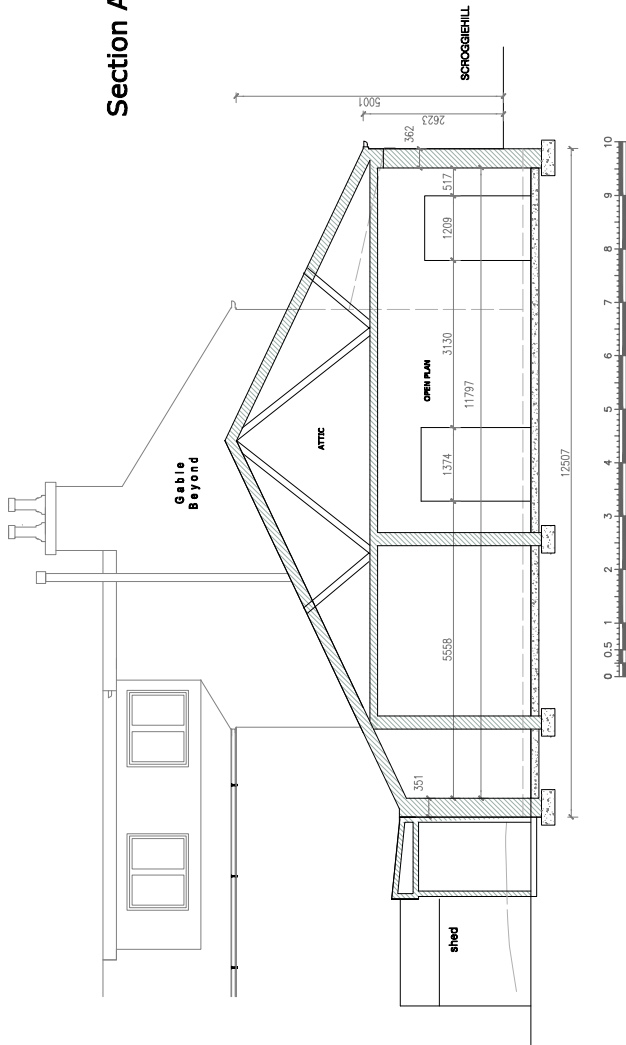
Do not scale from this drawing for construction purposes.



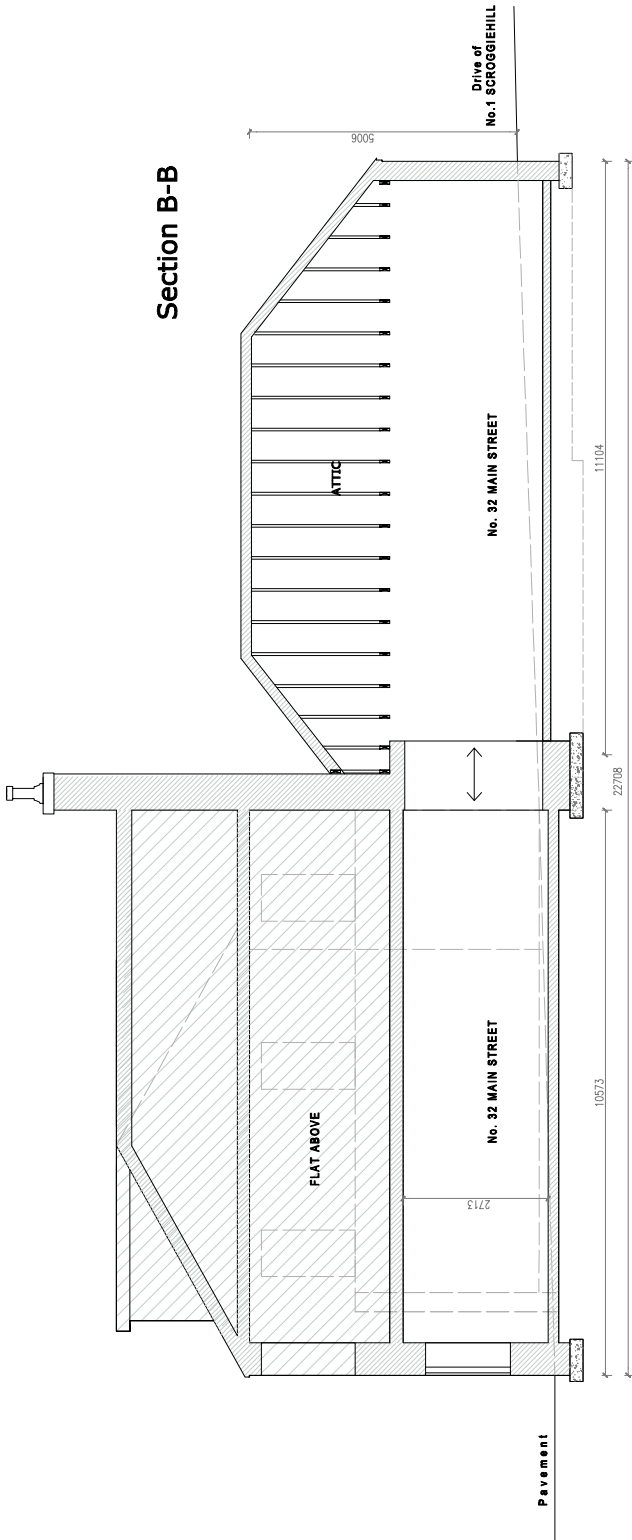
Applicant Seeds Properties Ltd	Job Proposed Refurbishment & Upward Extension 25 Main Street, Albertonville, Perth PWT 364J
Bidding Title Including Roof Plan	Bidding Number A
Scall 1105 @ A3	Drawn by Scall June 17
<p>The drawings is for the purpose of PLANNING (BUILDING CONTROL, APPROVAL ONLY). It is not intended to be used for any other purpose without the written consent of the author. Any discrepancy contained within these drawings is to be reported immediately.</p>	

Note:
The Contractor is to verify all buildings and site dimensions prior to commencement of works or preparation of shop drawings.
Do not scale from this drawing for construction purposes.

Section A-A



Section B-B



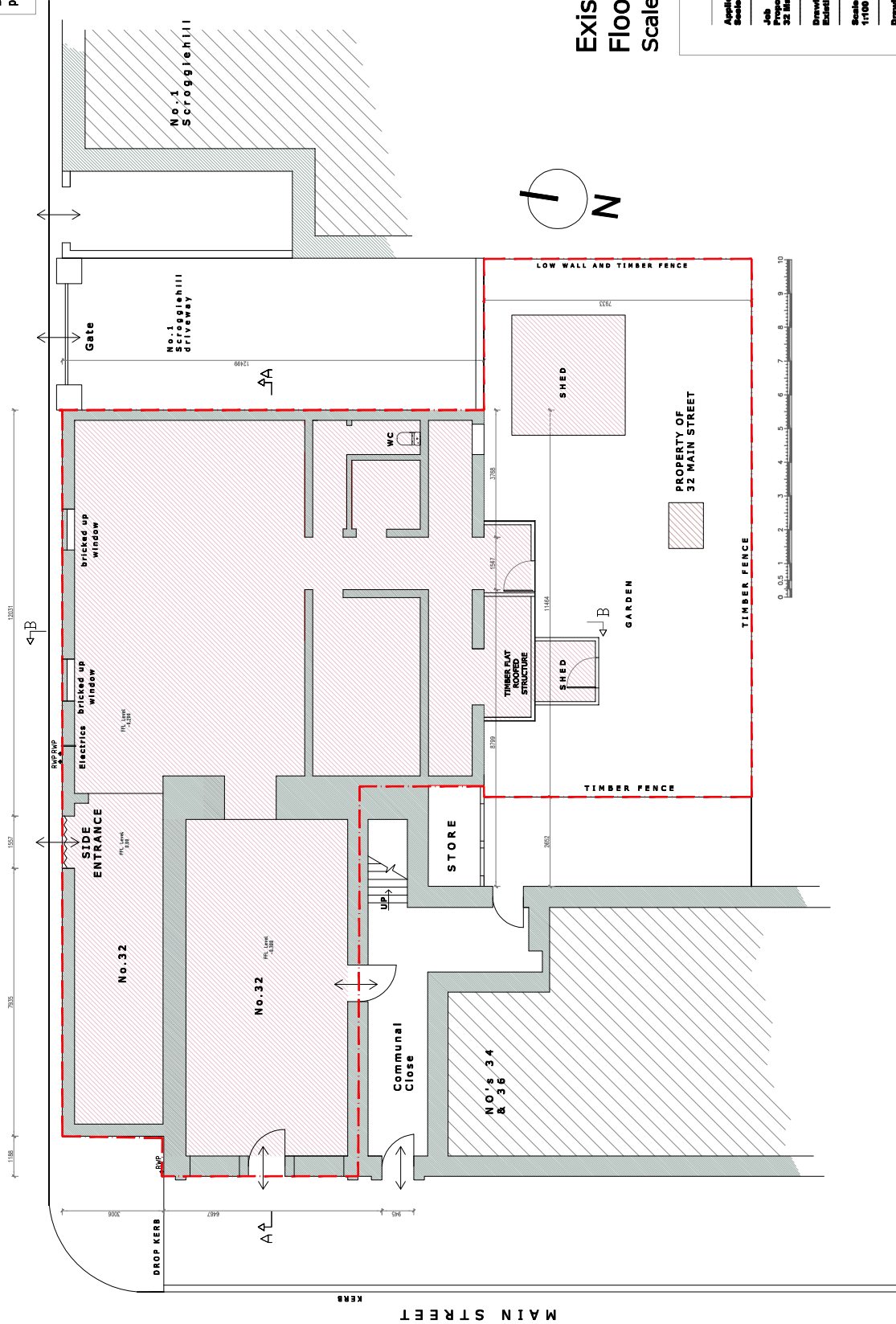
Existing Sections

Scale 1:100

Applicant Socle Properties Ltd	
Job Proposed Redevelopment & Upgraded Extension 32 Main Street, Altona, Perth WA 6101	
Drawing Title Existing Sections	
Scale 1:100 @ A3	Drawn by June 17
Drawing Number BIC-108 (P)	Revision A

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

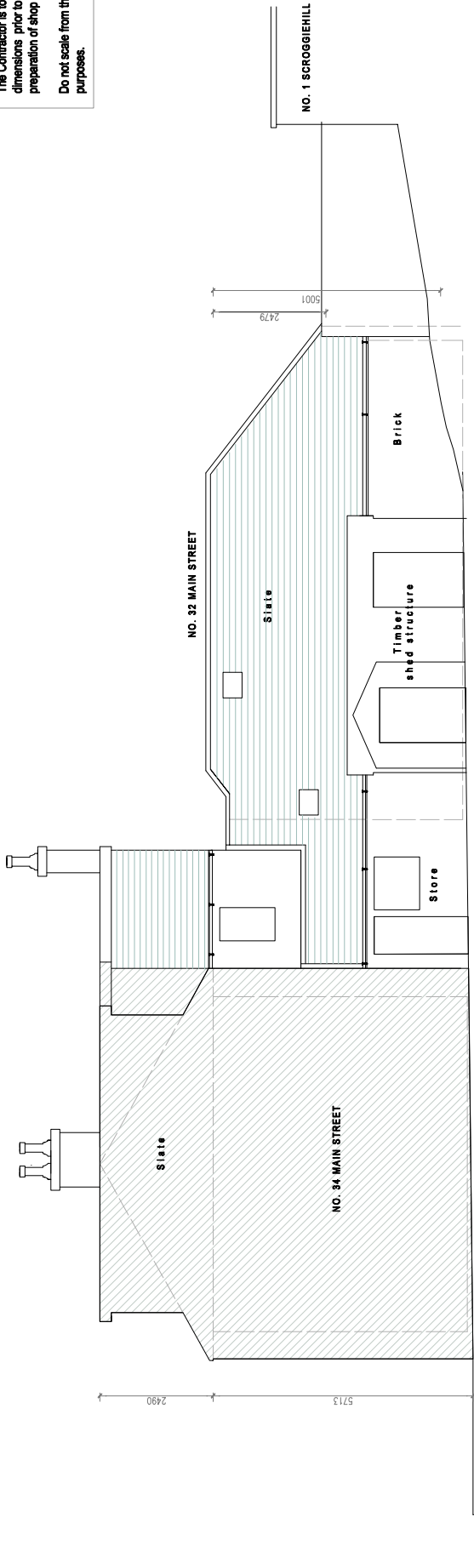
SCROGGIEHILL



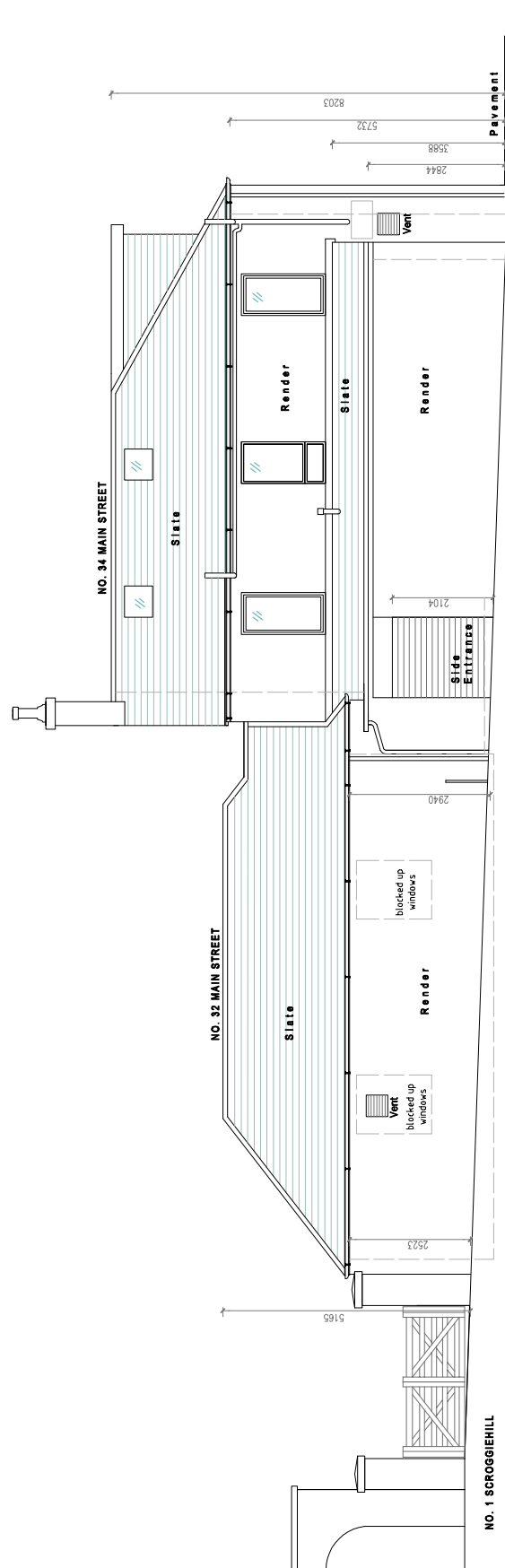
Existing Ground Floor Plan

Scale 1:100

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
Do not scale from this drawing for construction purposes.



NORTH FACING ELEVATION



SOUTH FACING ELEVATION

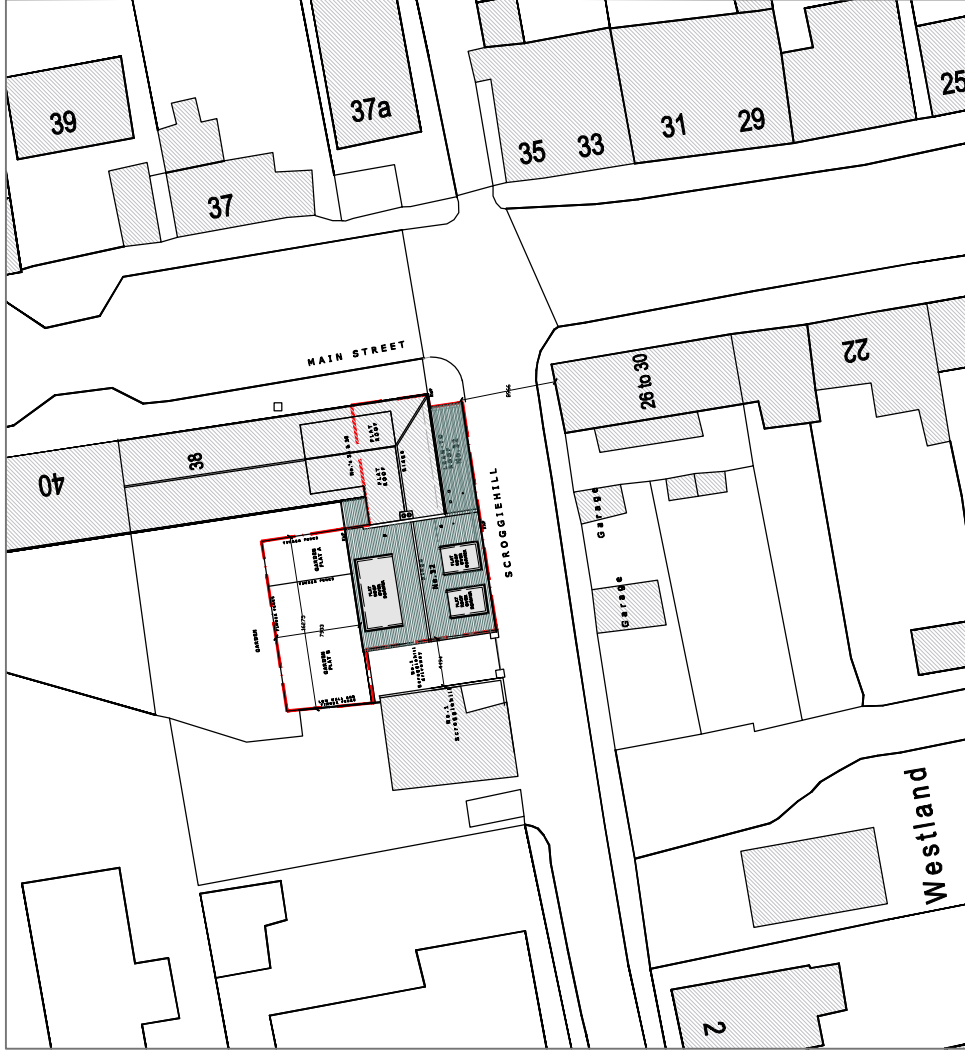


Applicant Sesle Properties Ltd	
Job Proposed Refurbishment & Upward Extension 32 Main Street, Allentown, Perth PWT 5167	
Drawing Title Existing Elevations 2 - North & South Elevations	
Scale 1:100 @ A3	Date June 17
Drawing Number MIC -104 (P)	
Revision 1	
This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.	

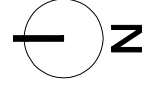


Proposed Site Plan
Scale 1:200

Scale bar
Scale 1:500 at A3



Proposed Block Plan
Scale 1:500



Applicant
Sask Properties Ltd

Job
Proposed Conversion
32 Main Street, Almondbank, Perth PH1 3BJ

Drawing Title
Proposed Site & Block Plan

Scale
1:500 & 1:200 @ A3

Drawing Number
213 (P)

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL only. It is not to be used for any other purpose without the written consent of the author. Any discrepancy between this drawing and the original shall be reported immediately.

Notes:
The Contractor is to verify all buildings and site dimensions prior to commencement of works or preparation of shop drawings.

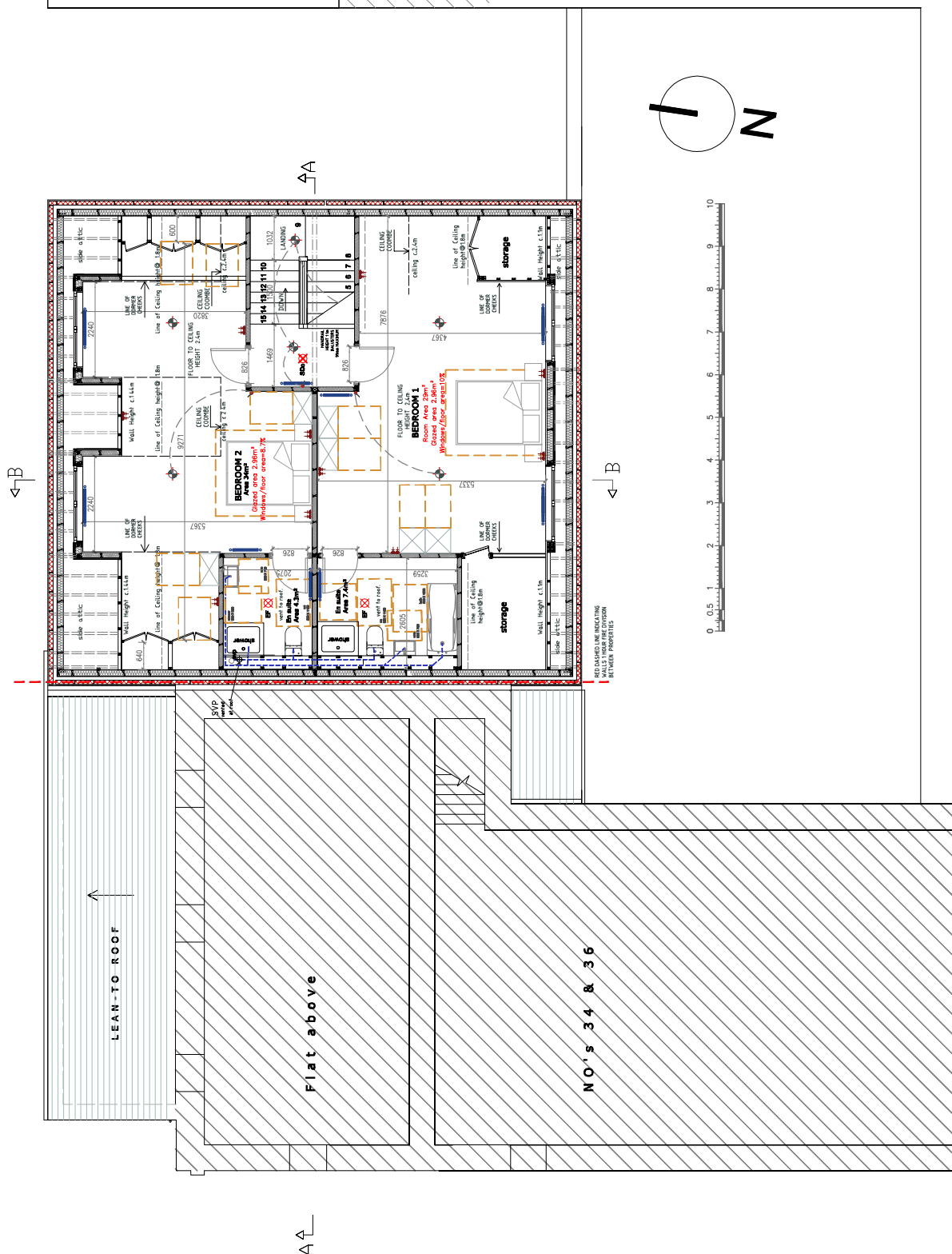
Do not scale from this drawing for construction purposes.

**No. 1
Scroggiehill**

**Proposed First
Floor Plan
Scale 1:100**

Applicant Acle Property Ltd	Job Proposed Conversion 12 Main Street, Almondsbury, Perth PH1 3NU
Drawing Title Proposed First Floor Plan	Scale 1/100 @ A3
Drawn by June '17	Revision A
Drawing Number 16-202 (P)	

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.



KERB

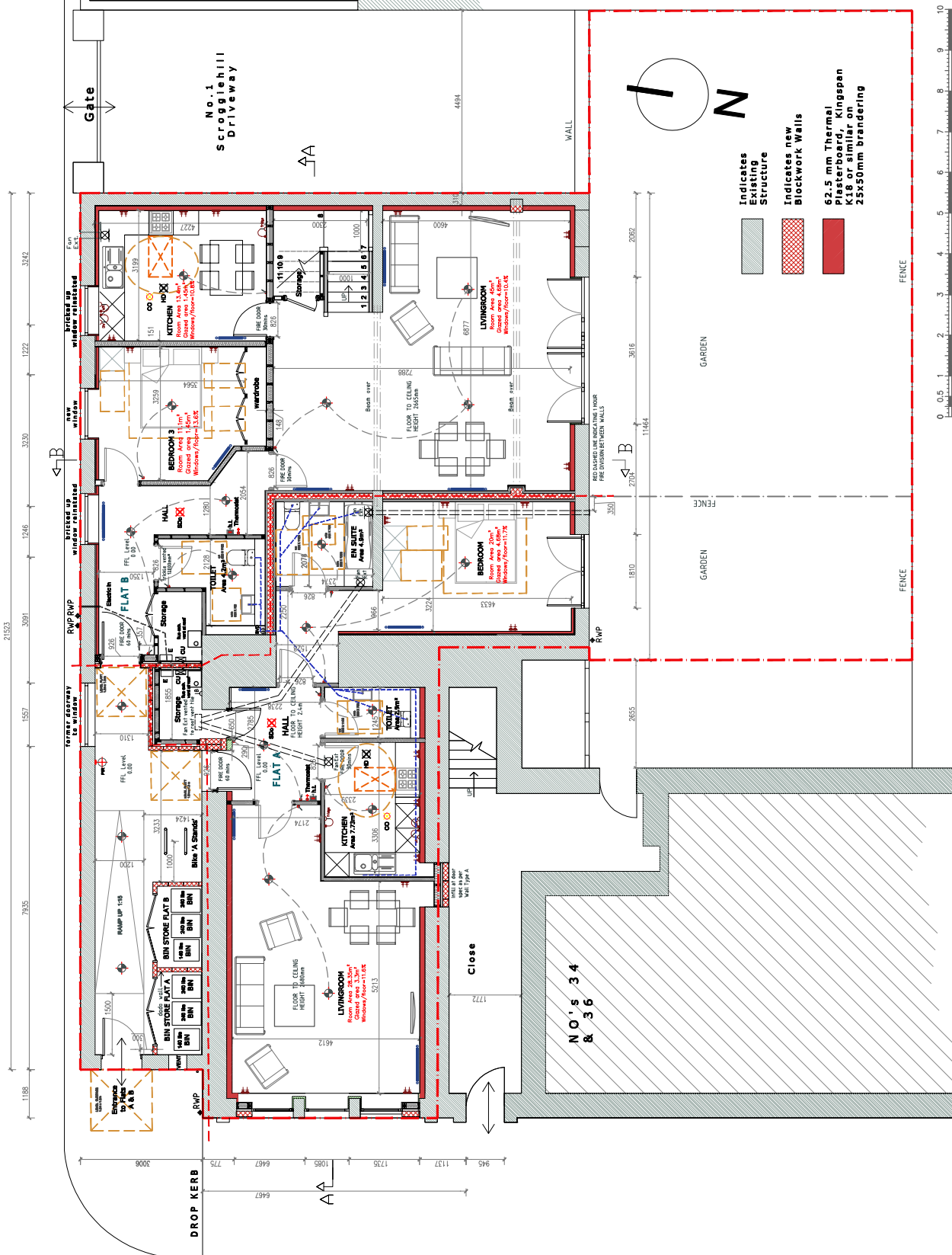
50⁴

MAIN STREET

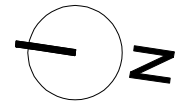
**Proposed Ground
Floor Plan
Scale 1:100**

Applicant Socis Properties Ltd	Job Proposed Conversion 32 Main Street, Almondhams, Perth PH1 3NU	Drawn by
	Drawing Title Proposed Ground Floor Plan	Date June '17
	Scale 1:100 @ A3	Drawing Number HC-501 (P)
		Revision A

This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY. Any construction carried out directly from these drawings is outside the responsibility of the authors. Any discrepancy contained within these drawings is to be reported immediately.

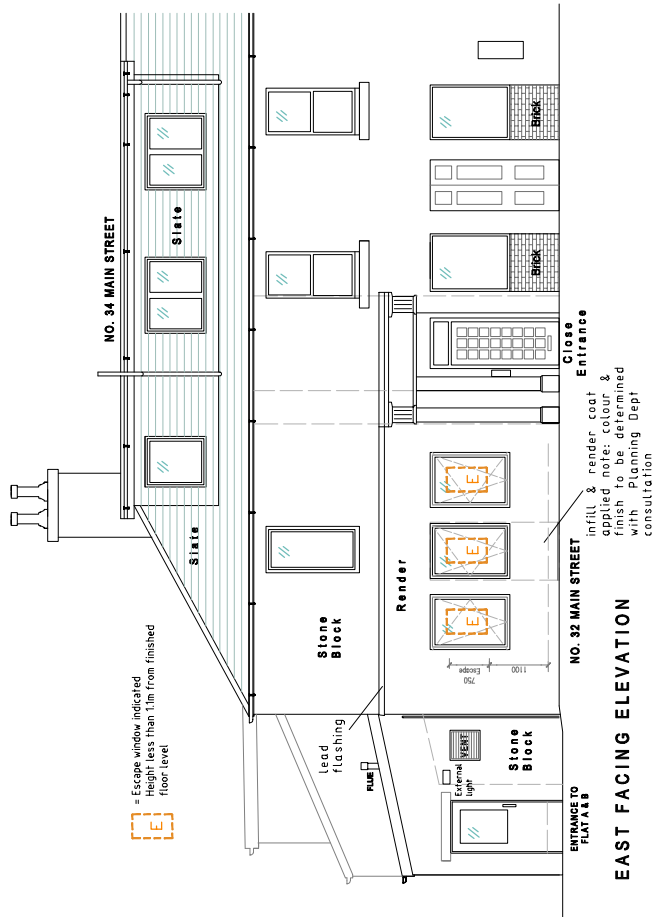


SCROGGIEHILL

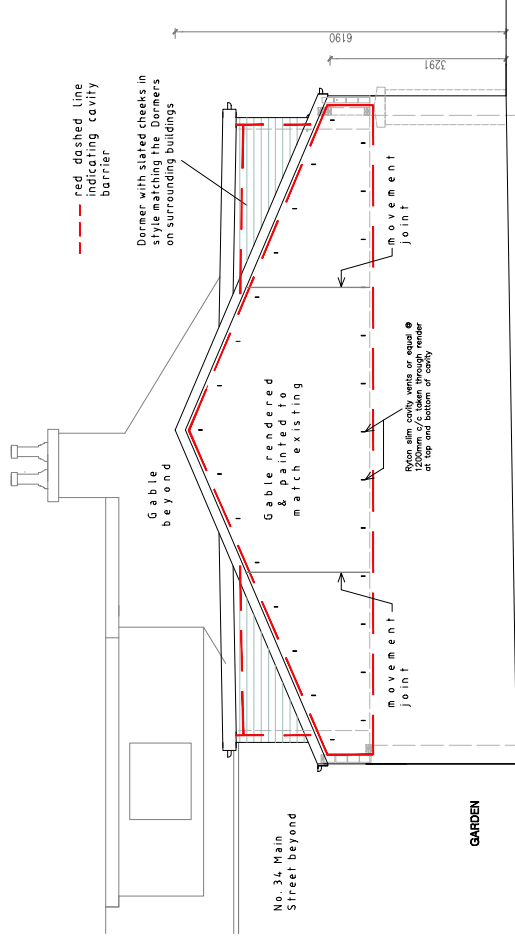


Applicant Grete Properties Ltd	Job Proposed Conversion 32 Hill Street, Almondsbury, Perth PH11 3NAJ
Drawing Title Proposed Roof Plan	Scale 1/100 @ A3
Drawn by June 17	Drawing Number INC 202 (P)
Revision A	This drawing is for the purpose of PLANNING / BUILDING CONTROL ONLY. It is not to be used for construction. The client is responsible for ensuring that the drawings are suitable for the purpose. Any discrepancy between these drawings is to be reported immediately.

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
Do not scale from this drawing for construction purposes.



EAST FACING ELEVATION



WEST FACING ELEVATION



Applicant
Scale Properties

Job
Proposed Refurbishment & Upward Extension
32 Main Street, Almondsbury, North PMH 3NU

Drawing Title
Proposed Elevations 1 - East & West

Scale
1:100 @ A3

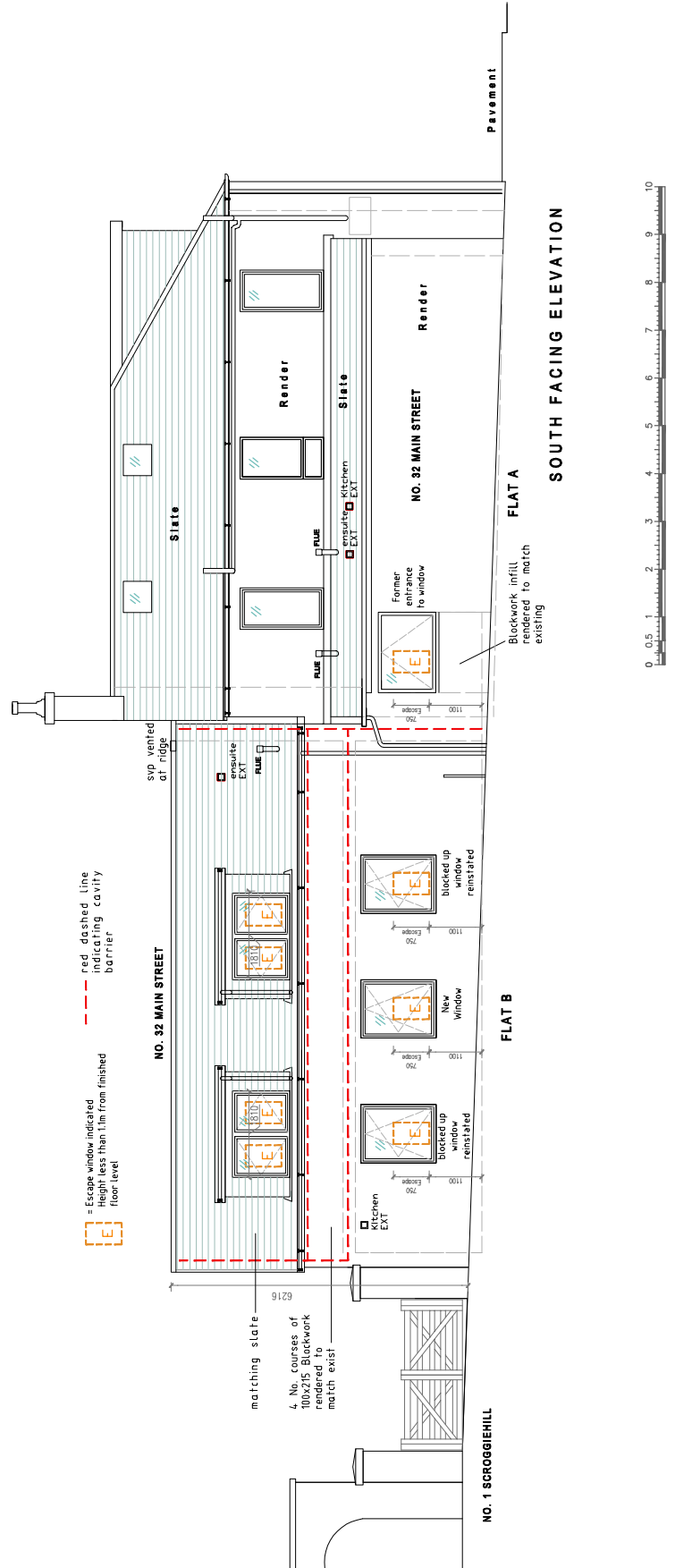
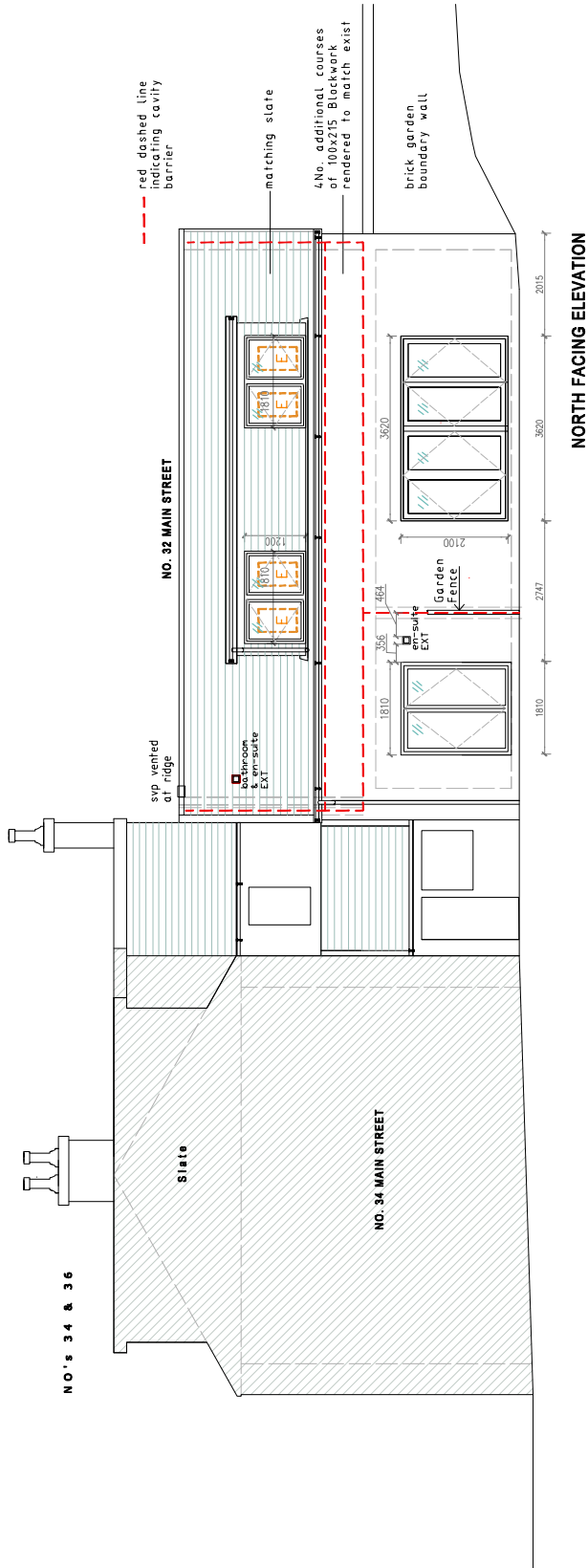
Drawn by
Date
June '17

Drawing Number
MC-204 (P)

Revision
B

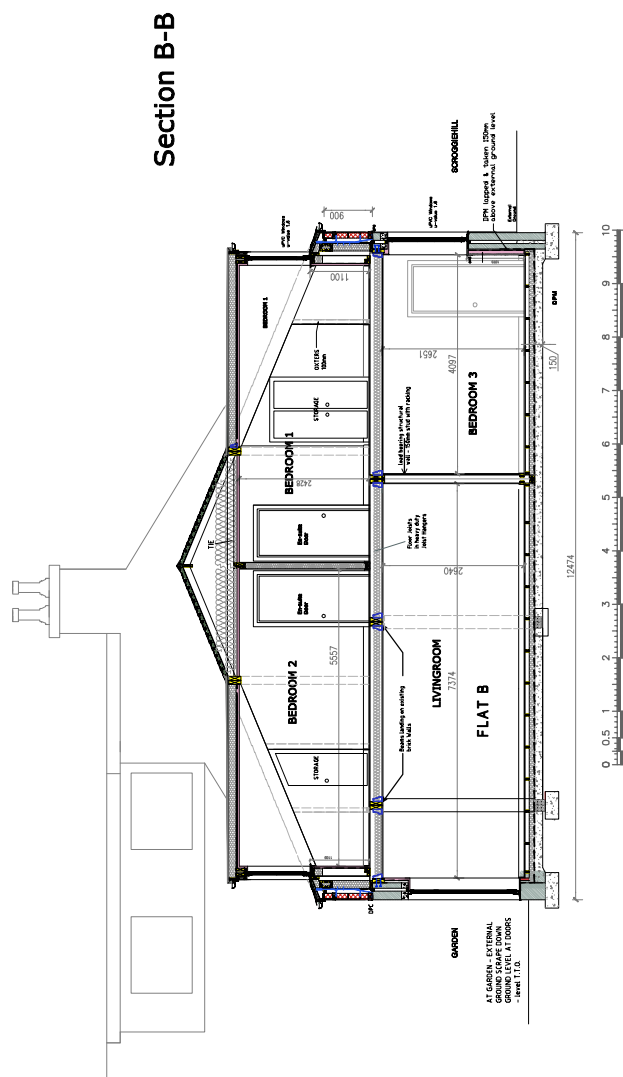
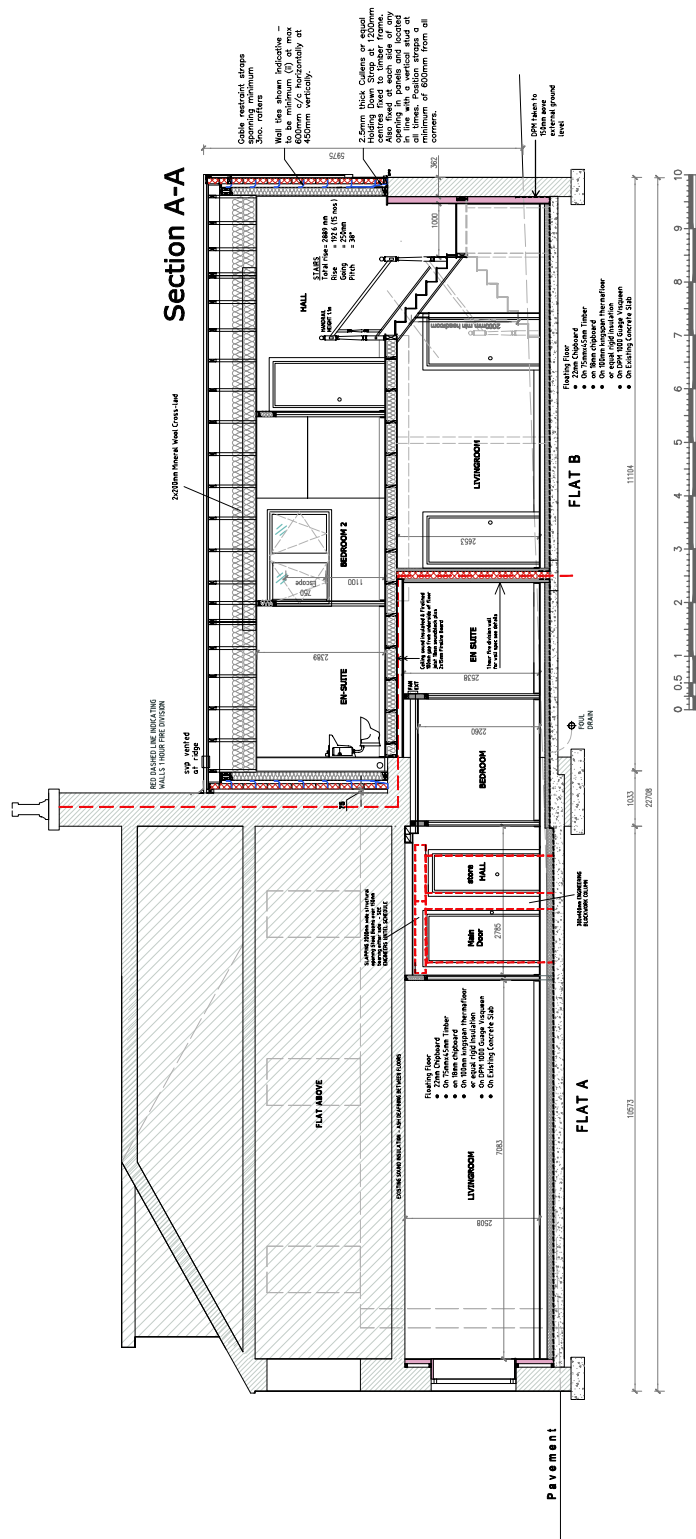
The drawing is for the purpose of PLANNING / BUILDING CONTROL
APPROVAL ONLY. Any construction shall only proceed once these
approvals have been obtained. Any changes to the drawing
contained within these drawings is to be reported immediately.

Do not scale from this drawing for construction purposes.



Applicant Seeks Properties				
Job	Proposed Conversions 352 Main Street, Allston/Brighton, North PHH 3MJJ			
Drawing Title	Proposed Elevations 2 - North & South			
Scale 1"=6' @ A3	Date June '17	Drawn by		
Drawing Number MC-2003 (P)	Revision B			
This drawing is for the purpose of PLANNING / BUILDING CONTROL APPROVAL ONLY . Any construction cannot start directly from these drawings. A final set of drawings must be submitted to the City of Cambridge and contained within these drawings is to be reported immediately.				

Notes:
The Contractor is to verify all buildings and Site dimensions prior to commencement of works or preparation of shop drawings.
Do not scale from this drawing for construction purposes.



Proposed Sections
Scale 1:100

Applicant Sole Properties Ltd	Job Proposed Conversion 32 Main Street, Almondbank, Perth PH1 3MJ
Drawing Title Proposed Sections	Scale 1:1000 @ A3
	Date June 17
	Drawn by JM
Drawing Number INC-308 (P)	Revisions A

The drawing is for the purpose of PLANNING / BUILDING CONTROL
 It is not to be used for any other purpose without the written consent of the author.
 The author accepts no responsibility for the use of the drawing. Any discrepancy
 between the drawing and the original design shall be the responsibility of the user.
 The drawing is to be reported immediately.

Design and Access statement

32 Main Street, Almonbank, Perth

Planning Application to Convert Factory Unit into 2 Residential Units

2nd July 2017

Proposal Overview

The development proposes the conversion of the existing, former Factory/Manufacturing unit - (current use storage facility in recent times), into 2 attractive and roomy, residential flats. The proposal creates high quality residential accommodation in the village, whilst performing a relatively mild level of intervention to the existing fabric of the building.

Current building condition: The former manufacturing unit has not been in use as a factory unit for some years and has recently been used only as a storage facility, and is in sound structural condition, wind and water-tight, albeit it's facade and external appearance are somewhat run down. There are no current quality features, and internally the building is stripped back by-and-large, to the existing structural walls and has bare concrete slab floors.

The proposals will greatly improve all elevations of the building, with the reinstatement of blocked-up/closed-off windows. The most noticeable external improvement perhaps will occur with the doughtings at the rear of the property. The removal of the timber structure at the garden elevation improves the elevation greatly, particularly so for the adjacent and on-looking properties as it improves the surroundings and garden areas. The current ramshackle, industrial structure at the rear of the property being transformed into attractive, residential, rear elevations and gardens.

The dilapidated Timber shop front and Facia on the Main Street elevations is to be taken down and new windows installed, matching in ratio the existing windows at ground floor of the adjoining properties. The existing window bays and lintels will be reused and the shop door will be infilled and render finishes applied. Notably the neighbouring property has had the shop front previously taken-down in the past and displays marks and scarring as such on the external walls. So as to avoid the patchy appearance of the neighbouring property, it is proposed that after down-takings of the shop front facia, that this wall area is to be rendered and a metal flashing detail will mark the transition from stone block wall above, to a newly rendered external wall below. The render texture, finish and colour is to be determined in consultation with Perth and Kinross Planning Dept.

The existing roof at the main portion of the building will be raised by approx 900mm, by an additional 4 courses of blockwork. The pitch of the existing roof will be matched and materials will matching the existing; re-roofing in matching slate, including dormer cheeks, in keeping with those dormers on the surrounding buildings. At the first floor dormer windows of an adequate size are being introduced to provide good light into the bedroom areas. The proposed dormer windows glazed areas are sized and calculated to be 10% of the 1st floor area created.

The newly proposed flats will introduced a new 'Main Communal Entrance'. This improves on the existing close entrance and affords better internal space and layout options, than layout options using the existing off-close entrance. The off-close entrance is to be blocked-off and will match the existing internal close wall finishes.

The layouts of the proposed flats have been designed to incorporate relatively large room sizes, particularly Livingrooms and Bedrooms. The design aim being; attractive, naturally lit, roomy living-spaces. We feel the proposal provides good light into the living spaces, featuring large patio doors as introduced at the rear elevation, affording good light to Flat B Livingroom area. Also the three windows introduced to the Front 'Main Street' Elevation (reusing the existing former windows and door openings and lintels), which ensure Flat A's living-space is attractive and daylight-filled. The existing large blocked-up windows on the 'Scroggiehill Elevation' are to be re-instated, the size and ratio of the former windows being re-introduced, provide good light into the kitchen and ground floor bedroom areas.

At the tenemental, front portion of the property, a slap-through is proposed to form a main flat entrance door; other than this proposed slap-through, there will be no other downtaking of walls within the tenemental portion of the property, and only dividing partitioning walls are to be erected here (Flat A).

The existing rear garden will be subdivided into two private garden areas divided by 1.8m high timber fencing. These gardens will be access via large patio doors and will provide drying areas.

Bin stores are located at the main entrance and will be well ventilated and accessible, providing space for 2 number 240 litre bins plus one 140 litre bin for each flat (6 bins total).

There will be accessible threshold levels at both flat entrances. Floor levels are to be raised, to be level throughout, with an accessible w.c. and bedroom on the ground floor of each flat.

Existing drainage and electricity supply will be utilised with new wc, baths and sinks running into the existing drainage.

Access/Parking

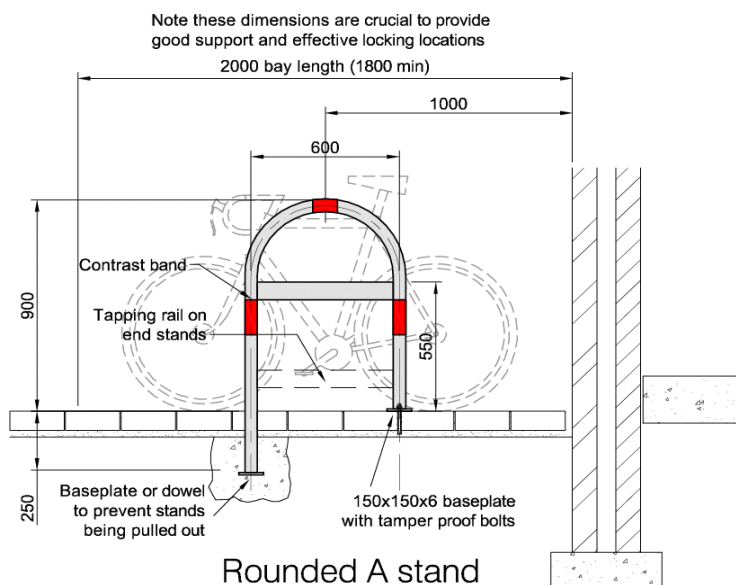
The property's Site being completely landlocked from road access, thus unfortunately unable to provide new private parking. As discussed in the pre-application process; the proposal includes bicycle storage areas and 2 rounded A stands within the communal area of the property which will provide lockable, safe stowing, for up to 4 bicycles, for the use of both flats.

These bike storage facilities offer and enable residents/owners to pursue the existing, nearby surrounding cycle path routes. It is assessed that Perth Town Centre is accessible from the site by a bicycle journey of approximately 25-30 minutes, on a choice of routes, but most favorably the route along the scenic River Almond and River Tay cycle tracks. On this cycle route, an estimated 95% of the journey, a cyclist can travel on a car/lorry free, purpose designed, cycle pathway.

Cycle Path - Almondbank to Perth Town Centre - 5.5 mile, largely traffic free, 30 Minute Bike journey



Proposed Bike Stands



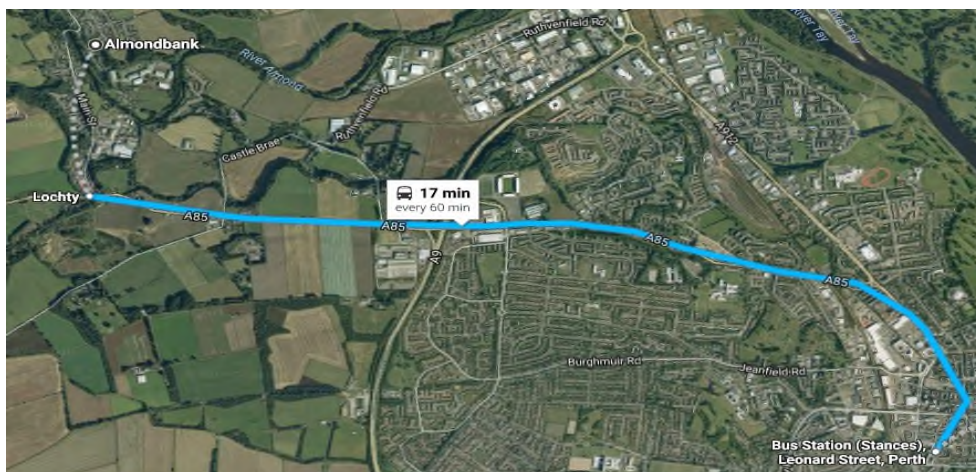
Rounded A stand
One of the most popular designs

Transport : The train station in nearby Perth provides regular train routes to the surrounding cities. The train station being a short journey from the property by bus, or bike for commuters.

Bus taken from Bus stop directly outside 32 Main Street



The bus services along Main Street are regular, with regular buses to Perth Town Centre. There is a bus stop located directly outside the Property on Main street. Also additional bus routes. There is additionally an alternative bus stop offering alternative quicker journey route along the A85. This is situated 400 meter (5 mins) walk to Lochty cross road. This route and stop has regular buses to Perth Town and train station and surrounding areas, duration 17 minutes.



TCP/11/16(493) – 17/00972/FLL – Change of use and alterations to industrial unit (class 5) to form 2 flats at 32 Main Street, Almondbank, Perth, PH1 3NJ

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 21-22)*

REPORT OF HANDLING *(included in applicant's submission, see pages 23-32)*

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 41-58)*

TCP/11/16(493) – 17/00972/FLL – Change of use and alterations to industrial unit (class 5) to form 2 flats at 32 Main Street, Almondbank, Perth, PH1 3NJ

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/00972/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Change of use and alterations to industrial unit (class 5) to form 2no. flats		
Address of site	32 Main Street, Almondbank, Perth		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Pitcairn Primary School.</p> <p>Education & Children's Services have no capacity concerns in this catchment area at this time.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The proposal is for a change of use and will create less the 5 new residential units so would not normally attract a transport contribution but it is noted from the design Statement that the building has been unoccupied for 6+ years. In line with paragraph 3.5 of the Developer Contributions and Affordable</p>		

	<p>Housing Guidance 'Non-residential buildings are considered to be 'in use' if part of it has been used for a continuous period of at least 6 out of the 12 months prior to the submission of a planning application.' From the information available the building has not been occupied in the past 12 months therefore a contribution towards transport infrastructure will be required.</p>
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0 Transport Infrastructure: £7,098 (2 x £3,549)</p> <p><u>Total: £7,098</u></p> <p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of 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.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If S.75 entered into the phasing of financial contributions will be based on occupation of open market units with payments made 10 days after occupation.</p> <p>Payment for each open market unit will be £3,549 (£7,098/ 2 = £3,549).</p>
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal</p>

fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.

Other methods of payment

Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.

Remittance by Cheque

The Planning Officer will be informed that payment has been made when a cheque is received. However this may require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.

Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH15GD

Bank Transfers

All Bank Transfers should use the following account details;

Sort Code: 834700

Account Number: 11571138

Transport Infrastructure

For Transport infrastructure contributions please quote the following ledger code:

1-30-0060-0003-859136

Direct Debit

The Council operate an electronic direct debit system whereby payments may be made over the phone.

To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:

- a) Your card details.
- b) Whether it is a Debit or Credit card.
- c) The full amount due.
- d) The planning application to which the payment relates.
- e) If you are the applicant or paying on behalf of the applicant.
- f) Your e-mail address so that a receipt may be issued directly.

Indexation

All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.

	Accounting Procedures Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.
Date comments returned	11 July 2017

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/00972/FLL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	██████
Description of Proposal	Change of use and alterations to industrial unit (class 5) to form 2no. flats		
Address of site	32 Main Street Almondbank Perth PH1 3NJ		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed change of use.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	14 July 2017		

ENTERED IN COMPUTER

09 JUL 2017

Claire Fletcher

From: margaret low [REDACTED]
Sent: 18 July 2017 20:57
To: Development Management - Generic Email Account
Subject: Planning Application Reference 17/00972/FLL ,32 Main Street Almondbank PH1 3NJ

We recently received notification that a planning application has been lodged for the change of use for the above location. We reside directly opposite this site at No. 37A Main Street.

My fiancé and I have looked over the plans and our main concern is with the lack of any parking being provided with these flats. The current use is commercial and this has had very little impact on residents parking in the past as any staff would park in Main Street during office hours while the street was quiet. The Almondbank Inn has been closed for a few months but has just been sold and is due to open again shortly and finding a parking space in the evening is extremely difficult with the number of residents here at present.

If I can address the content of the Design and Access Statement as the information contained within it is extremely flawed and very misleading. In the first sentence of the Access/Parking section it states "The property's Site being completely landlocked from road access, thus unfortunately is unable to provide new private parking" This is totally incorrect as the majority of the site is access from the road named Scroggiehill. A re-design of the plans could be carried out with either only one flat or smaller flats and allow for a garage or carport underneath the 1st floor accommodation accessed from scroggiehill or the flats could be set back to allow a drive. Surely the lack of parking facilities should be considered as a major factor on whether to allow the plans to proceed in their current form and we would hope this would have higher priority than the owners profit margins.

I can see that they have tried to side step this issue by installing bike racks and proposing this as a solution. They point out that there is a cycle path as well as the main road (A85) into Perth and stated the cycle path along the river is the favoured option. It failed to mention that the cycle path takes much longer than the road. It is shaded by trees and has no lighting whatsoever so in the winter when it gets dark around 4pm you are unable to use this route. Even if using the road there are sections between Almondbank and Dobbies where there is no street lighting and again in the winter cycling this route after about 4pm is very dangerous. I have lived in Almondbank for over 11 years and did attempt to cycle into work but it was not a feasible long term solution. I would doubt if any person would wish to cycle in the winter months even if there was adequate lighting so I would not see this option as a long term solution to getting round the lack of parking with this proposed development. The developer is also presuming that the people who buy these flats would wish to cycle to work. A 2 bedroom and 3 bedroom flat is likely to require at least 5 extra cars as most people drive nowadays. I am sure the flats will not be sold only to people who may wish to cycle.

The information they provide in the Transport section is highly misleading. It suggests that the train station in nearby Perth provides access to Dundee and Edinburgh and suggests that the train station can be reached by bus or bike. I have already stated the inadequacies of using a bike as a mode of transport and would like to point out the information they have based for using the bus is based on a temporary timetable which is due to end in around 3 weeks when the road in Main Street re-opens. It has been closed for flood prevention work since 30th March 2017. It states that there is a regular bus service and states there is an additional bus that runs along the A85 which is quicker. When the road re-opens all routes will be reverted back through main street and the 14/15 route are combined again. The buses to and from Perth in the evening are every 2 hours and finish at 11pm and are very infrequent on a Sunday. My 20 year old daughter moved to a flat in the centre of Perth and she could not stay in Almondbank as she could not get to and from work on the bus and she does not drive. More and more people work shifts and if you don't work 9am to 5pm there is very little choice with bus times. If you add in the option of attempting to commute by train to another city you are further limited. There is only a small convenience store in Almondbank with a few basic items and shopping after work would provide few options for returning home. We would certainly not have moved to this village 11 years ago if we could not drive. The transport issues have not improved since we moved here and have in fact become worse as one of the bus services provided received subsidy from Aviva which has now been withdrawn.

We believe the solutions provided in the Design and Access Statement are either totally naive or a smoke screen based on inaccurate information to mislead the planning department when reaching a decision. We hope that you will take our accurate comments on board when coming to a decision on the planning application in its current form.

Kind regards

Margaret Low & Scott Barlass

RECEIVED

26 JUL 2017

Mrs Jean Thompson Kennedy Gisbey
East Saucher House
Saucher
Kinrossie
Perthshire
PH2 6H

ENTERED IN COMPUTER

26 JUL 2017

Dear Sirs,

Objections to planning permission for a new build north of East Saucher House

Reference: 17/01130/1PI

I am compelled to object to the planning application for a new build north of East Saucher House for the following reasons:

1. Environmental – Surface Water

We already have severe issues with surface water during the winter and at other times during the year when the water table is high due to the village sitting lower than the surrounding countryside. All the homes in the village have septic systems since there is no mains drainage. Water from these systems is not able to drain when the water table is high and there is surface water which results in a backlog of water to my property. The consequences of this is to the extent that I cannot use the bath and even the toilet at times since it will not flush. I have to resort to using a chemical toilet or driving elsewhere to use a toilet. I am unable to use kitchen appliances such as the washing machine and have to take washing to a laundrette. This can last for a number of weeks. Having another property in the village will only add to this problem. The village frequently floods near to my property and the property proposing the new build has already had to build a small wall to stop surface water ingressing onto their property.

2. Environmental – Trees

We have already lost two substantial trees due to approved planning of an extension to another property close to mine and this new application will mean the removal of further trees close to my property. This will again affect the drainage around my property and equally the loss of more trees from the village.

3. Access and Privacy

Access to the property is via an unmade road through the village and having heavy vehicles coming to the property during the build will be detrimental to these roads. Also the application shows a shared access to the proposed property that borders to mine and this may lead to more disturbance to my property. This is in addition to the inconvenience of having a build occurring right next to my property for many months.

There are no plans showing the type of proposed dwelling but I am concerned that the new property would overlook mine and impact my privacy.

4. Precedence

If permission was granted for the proposed build this can set a precedence for other properties apply for additional dwellings on their land and this will compound the environmental and access problems the village already experiences.

Mrs JTK Gisbey

23/07/17

