

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Minute of meeting of the Planning and Development Management Committee held in the Council Chamber, Ground Floor, Council Building, 2 High Street, Perth on Wednesday 12 February 2020 at 10.00am.

Present: Councillors R McCall, B Brawn, C Ahern (substituting for C Reid), H Anderson, B Band, M Barnacle, E Drysdale, T Gray, D Illingworth, I James, W Robertson (substituting for C Purves), R Watters and W Wilson.

In Attendance: G Bissett, E McLaughlin, L Reid and D Salman (all Housing and Environment); K Smith, J Scott, G Fogg, D Williams and M Terava (all Corporate and Democratic Services).

Apologies: Councillors C Purves and C Reid.

Councillor R McCall, Convener, Presiding.

. WELCOME AND APOLOGIES

The Convener welcomed everyone present to the meeting.

. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

. MINUTES

The minute of meeting of the Planning and Development Management Committee of 15 January 2020 (Arts. 10-14) was submitted, approved as a correct record and authorised for signature.

. DEPUTATIONS

In terms of Standing Order 72, the Committee agreed to hear deputations in relation to the following planning applications:

Planning Application No.
19/00522/FLM

Art. No.
.....(1)(i)

APPLICATION FOR DETERMINATION

(1) Major Application

- (i) 19/00522/FLM - Erection of 59 dwellinghouses and 8 flats, formation of drainage infrastructure, landscaping and associated works, land at Pitdownies Farm, Manse Road, Milnathort – Report 20/44 – Springfield Properties PLC**

Councillor C Purves, followed by Mr K Heneghan, Milnathort and Orwell Community Council, both speaking in objection, addressed the Committee and, following their respective representations, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

Reasons

1. The Proposal is contrary to the Perth and Kinross Local Development Plan 2 (2019) Policy 1 – Placemaking, as the proposed scale of development would be an overdevelopment of the site and would result in an unacceptable impact on the proposed residential amenity available to occupants of Plots 38, A9, A10, A11, A12, A13, A14, A15 and A16. Further, no information has been provided to justify a scale of development that does not provide the required residential amenity standards.
2. The proposal is contrary to the Perth and Kinross Local Development Plan 2 (2019) Policy 41 – Biodiversity in failing to provide a suitably up to date Habitat Survey and associated Biodiversity Action Plan.

Justification

The proposal fails to fully accord with the Development Plan and there are no material considerations to justify a departure from the Development Plan.