

# PLANNING AND PLACEMAKING COMMITTEE

Minute of hybrid meeting of the Planning and Placemaking Committee held in the Council Chambers, 2 High Street, Perth, on Wednesday 15 November 2023 at 9:30am.

Present: Councillors I Massie and G Stewart, K Allan, B Brawn, D Cuthbert, K Harvey, D Illingworth, I James, B Leishman, Bailie C McLaren and Bailie M Williamson, R Watters.

In Attendance: C Hall, L MacLean, S Panton, L Reid, K Smith and P Williamson (all Communities); A Brown, C Elliott, J Guild and M Pasternak (all Corporate and Democratic Services).

Apologies: Councillor C Reid.

Councillor I Massie, Convener, Presiding.

## 1. WELCOME AND APOLOGIES

The Convener welcomed everyone present to the meeting. Apologies were noted as above.

## 2. DECLARATIONS OF INTEREST

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

## 3. MINUTES

The minute of meeting of the Planning and Placemaking Committee of 11 October 2023, be approved.

## 4. DEPUTATIONS

In terms of Standing Order 13, the Committee agreed to hear deputations in relation to the following planning applications:

<b>Planning Application No.</b>	<b>Item No.</b>
23/00276/FLL	5(2)(i)
22/01191/FLL	5(2)(ii)

## 5. APPLICATIONS FOR DETERMINATION

### (1) Major Applications

#### (i) 22/01359/FLM - Erection of replacement polytunnels (in part retrospect), Colbeggie Farm, Kettins, Blairgowrie

**Resolved:**

**Grant**, subject to the following terms, conditions and informatives:

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.  
Reason: To ensure that the development is carried out in accordance with the plans approved.
2. All trees on site, other than those marked for felling on the approved plans, shall be retained.  
Reason: In the interests of protecting environmental quality and of biodiversity.
3. Within 2 months of the date of this decision notice, a plan shall be submitted to, and for the written approval of, the Planning Authority showing the locations and details of bird boxes for swallow, house martin and tree sparrow. Thereafter, the agreed scheme shall be installed within 1 month of the date of the acceptance of the scheme, and maintained for the life of the development, to the satisfaction of the Council as Planning Authority.  
Reason: In the interests of protecting environmental quality and of biodiversity.
4. Within 2 months of the date of this decision notice, a landscaping plan shall be submitted to, and for the written approval of, the Planning Authority, showing areas of proposed planting of native trees, and the expansion of existing hedgerows, and including planting around the irrigation pond. Thereafter, the agreed scheme shall be implemented to the satisfaction of the Council as Planning Authority in the first available planting season. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size, species and number to the satisfaction of the Council as Planning Authority.  
Reason: In the interests of protecting environmental quality and of biodiversity.
5. Should the polytunnels become redundant or unused, within 6 months of them becoming redundant or unused, the polytunnels shall be removed and the site reinstated to a condition agreed in writing by the Planning Authority.  
Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

## Justification

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

## Informatives

1. 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. Please use the form attached herewith.
2. An application for Building Warrant may be required.
3. The applicant is advised to refer to Perth & Kinross Council's Supplementary Guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.  
<https://www.pkc.gov.uk/ldp2floodrisk>
4. The applicant is advised that any proposed signage will require a further application to be submitted for advertisement consent unless it benefits from express consent as per the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.
5. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:
  - Displayed in a prominent place at or in the vicinity of the site of the development
  - Readily visible to the public
  - Printed on durable material
6. 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 layout to account for the existing pipeline.
7. The applicant should be aware of the gas pipeline which passes through the site and should consult with the National Grid prior to any further works being undertaken.
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](mailto: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](http://www.pkc.gov.uk).

## (2) Local Applications

### (i) **23/00276/FLL - Erection of dwellinghouse, formation of parking and associated works, land 40 metres north east of Birchwood Cottage, St Mary's Road, Birnam**

Mr Wylie and Mr Herbertson, both objectors to the application, followed by Ms Nisbet, agent, via telephone on behalf of the applicant, addressed the Committee and answered Members' questions.

#### Motion (Councillors D Illingworth and K Allan)

Grant, subject to the terms, conditions and informatives included in Report 23/308.

#### Amendment (Baillie M Williamson and Councillor R Watters)

**Grant**, subject to the following amended terms, conditions and informatives:

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 any works on site, an independent and fully qualified Arboricultural Clerk of Works (ArbCoW) shall be appointed at the developers' expense. Details of this appointment shall be subject to the prior written agreement of the Council as Planning Authority. The appointed person will remain in post for the duration of the construction and shall have the

responsibility of ensuring tree protection measures are implemented in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction, and tree protection measures are maintained secure at all times, and until completion of the development. In addition the following is required:

- (a) The developer's appointed ArbCoW to contact the local Planning Authority tree officer to arrange a prestart meeting for inspection of all tree & ground protection measures before commencement of development.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

5. Prior to the commencement of the development hereby approved, an updated Invasive Non-Native Species Control Plan shall be submitted to and approved by the Council as Planning Authority. The plan shall contain measures to eradicate and control invasive non-native species. Thereafter, the agreed scheme shall be implemented in full accordance during the construction phase.

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

6. Prior to the commencement of development hereby approved, a scheme shall be submitted to, and approved in writing by, the Council as Planning Authority that demonstrates how at least 10% of the current carbon emissions reduction set by the Scottish Buildings Standards will be met through the installation and operation of low and zero-carbon technologies. This scheme shall detail the following:

- a) the technology types;
- b) illustrate, through technical calculations, that these will meet at least the 10% reduction;
- c) their siting and location; and
- d) ongoing operation and maintenance.

Once approved, the development shall be completed in accordance with the approved scheme.

Reason: To ensure the proposal complies with LDP2 Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development.

7. 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 with 3 metre radii kerbing of Type A Road construction detail. The Type A Road construction detail shall continue to the entrance for a minimum distance of 3 metres.

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

8. All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: In order to safeguard the neighbouring residential amenity in the area.

9. Prior to the commencement of the development hereby approved, a revised detailed landscaping and planting scheme for the site shall be submitted for the written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. In particular, the revisions should incorporate amended native species so as to ensure greater screening can be achieved, particularly to neighbouring properties along the southern boundary.

The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season with others of a size and species as previously approved.

Reason: To ensure a satisfactory standard of development and environmental quality and to protect adjoining residential amenity and privacy.

10. The conclusions and recommended action points within the supporting biodiversity survey submitted and hereby approved (document(s) 29 relates) shall be fully adhered to, respected and undertaken as part of the construction phase of development, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

11. Prior to the completion or occupation of the building(s) hereby approved, whichever is the earlier, three bird nesting boxes shall be provided on the completed building or nearby trees. Thereafter, the agreed scheme shall be maintained in a reasonable condition for the life of the development, to the satisfaction of the Council as Planning Authority.  
Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

### **Justification**

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

### **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. Please use the form attached herewith.
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. Please use the form attached herewith.
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 approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.
6. The applicant is advised that, in terms of Sections 109 of the New Roads and Street Works Act 1991, he/she/they must obtain from the Council, to place, maintain or adjust apparatus in, or under a Road or remove apparatus from a road. Application forms are available at

<https://www.pkc.gov.uk/article/14916/Road-and-footway-permits>.

7. 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](http://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 Environmental Protection Agency.
8. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
9. 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 trees, biodiversity and heritage information.
10. 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](mailto: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](http://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.

In terms of Standing Order 21.5 a roll call vote was taken.

6 members voted for the Motion as follows:

Councillors K Allan, K Harvey, D Illingworth, I James, B Leishman and Bailie C McLaren.



6 members voted for the Amendment as follows:  
Councillors B Brawn, D Cuthbert, I Massie, G Stewart, R Watters and Bailie M Williamson.

In terms of Standing Order 21.2 the Convener made the casting vote in accordance with the Amendment.

**Resolved:**

In accordance with the Amendment.

FOLLOWING A FIVE MINUTE RECESS, THE COMMITTEE RECONVENED.

- (ii) **22/01191/FLL - Erection of 16 dwellinghouses (3 with detached garages, one with detached garage/ancillary accommodation), formation of 6 plots for affordable dwellinghouses, formation of SUDS pond, landscaping and associated works, land 100 metres south east of Cragton Villa, Rost Gardens, Scotlandwell**

Mr Morris, Portmoak Community Council objector to the application, following by Mr Timmins, agent on behalf of the applicant, addressed the Committee and answered Members' questions.

Councillor B Brawn moved an Amendment to refuse the application on the grounds that the proposal was contrary to Policy 20: Affordable Housing of Perth and Kinross Local Development Plan 2 (2019).

On failing to secure a seconder, the Amendment subsequently fell.

**Resolved:**

Grant, subject to the following terms, conditions and informatives:

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. Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme

of archaeological investigation which has been submitted by the applicant, and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.

Reason: To ensure a programme of archaeological works is carried out to safeguard and record any archaeological remains within the development area.

4. Prior to the commencement of any works on site, all trees and hedgerows on site (other than those marked for felling on the approved plans) and those which have Root Protection Areas which fall within the site shall be retained and protected. Protection methods shall be strictly in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction. Protection measures, once in place, shall remain in place for the duration of construction.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

5. Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

6. Prior to commencement of development and in association with condition 5 a detailed landscaping plan for open space illustrating accurate locations and species

for all planting, a maintenance schedule and areas of public open space for adoption by the Council should be submitted for the written agreement of the Council as Planning Authority in conjunction with Community Greenspace.

7. The conclusions and recommended action points within the supporting biodiversity survey submitted and hereby approved (Design and Access Statement and Preliminary Ecological Assessment) shall be fully adhered to, respected and undertaken as part of the construction phase of development, to the satisfaction of the Council as Planning Authority.

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

8. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: In order to prevent animals from being trapped within any open excavations.

9. Prior to commencement of development an updated ecological survey shall be undertaken and be submitted to the Council as Planning Authority for written agreement. Works shall not commence until after such written agreement has been issued by the Council.

Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

10. Prior to the completion of the development hereby approved, wildlife kerbs shall be installed adjacent to road gullies associated to the sites development. Thereafter, these kerbs shall be retained in a reasonable condition for the life of the development, to the satisfaction of the Council as Planning Authority.

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

11. Prior to the completion or occupation of each dwellinghouse hereby approved, whichever is the earlier, hedgehog highways shall be created by providing access gaps in wooden fences on the related plot at least 13cm x 13cm at ground level, to allow for the free movement of hedgehogs.

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

12. Prior to the occupation of the first dwellinghouse hereby approved, provision of a dropped pedestrian crossing shall be provided on the B920 to provide a suitable perpendicular crossing from the existing footway to the proposed development footway (to the north west of the site). These details shall be submitted, and approved in writing to satisfaction of the Council as Planning Authority in consultation with the Roads Authority.  
Reason: In the interests of pedestrian and traffic safety.
13. Prior to the bringing into use of the first dwellinghouse hereby approved a Residential Travel Plan (RTP), aimed to encourage more sustainable means of travel, shall have been submitted to and approved in writing by the Council in consultation with Transport Planning. The RTP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan.  
Reason: To promote sustainable transport options and to meet advice within Scottish Planning Policy on transport.
14. The hereby approved development shall not commence until a detailed sustainable urban drainage system (SUDS) has been submitted for the written agreement of the Council as Planning Authority, in consultation with SEPA where necessary. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C753) and the Council's Flood Risk and Flood Risk Assessments Developer Guidance, and shall incorporate source control. All works shall be carried out in accordance with the agreed scheme and be operational prior to the bringing into use of the development.  
Reason: To ensure the provision of effective drainage for the site.
15. Prior to the commencement of the development hereby approved, a statement which demonstrates that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies shall be submitted to and approved in writing by the Council as Planning Authority. The approved statement shall thereafter be implemented in full.  
Reason: In order to comply with Policy 32 of the adopted Perth and Kinross Local Development Plan 2 (2019).
16. Prior to the commencement of the development hereby approved a scheme, including a design code (referring to the entire site) and plot passport (for individual plots) outlining what can and cannot be built on each plot including maximum size/footprint of dwellings, heights,

recognised building lines, boundary treatments and materials palette), shall be submitted for the written agreement of the Council as Planning Authority. The agreed scheme shall thereafter inform and guide the delivery of the self build plots.

Reason: In order the interests of ensuring consistency throughout the overall development, in the interests of visual and residential amenity, and to ensure a satisfactory standard of local environmental quality.

### **Justification**

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

### **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. Please use the form attached herewith.
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. Please use the form attached herewith.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. The developer is advised to contact the Historic Environment Manager (tel 01738 477027) Perth and Kinross Heritage Trust, to discuss terms of reference for archaeological work required.
5. The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.
6. The applicant should note the contents of SEPA's letter dated 6th September.  
Details of SEPA's regulatory requirements and good practice advice, for example in relation to private drainage and soil removal can be found on the regulations section of SEPA's website. If you are unable to find the advice you need for a specific regulatory

matter, please contact a member of the local compliance team at: [FASP@sepa.org.uk](mailto:FASP@sepa.org.uk)

7. The developer should please note the following:  
Refuse collection vehicles will only enter the site during development where there is clear access and suitable turning; this means that Waste Services may not be able to provide a full kerbside recycling service to residents whilst the build is ongoing, and bins may have to be emptied from a specified collection point until full access is made available for refuse collection vehicles. The developer should make contact with the Community Waste Team to discuss bin collections as the site progresses.  
Perth & Kinross council aim to introduce twin stream recycling and therefore additional space is required for a second recycling bin. Further information is available by contacting the Community Waste Team [communitywasteadvisers@pkc.gov.uk](mailto:communitywasteadvisers@pkc.gov.uk)
8. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
9. 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](http://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.
10. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council as Roads Authority Road Construction Consent (RCC) to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency. Please note that a fee is chargeable for the processing of RCC applications.
11. The applicant is advised to contact Perth & Kinross Council Street Lighting Department to obtain technical approval for all street lighting provision.

12. The Road Maintenance Partnership wish make the applicant aware of the existence of a surface water pipe along the verge of the B920 in the vicinity of the proposals.
13. Development lighting should be low lux-level, downward facing and directed away from hedgerows, treelines and woodland to avoid fragmentation of foraging and commuting opportunities for bats. Guidance is available: [Planning Guidance - Planning & Biodiversity - Perth & Kinross Council \(pkc.gov.uk\)](http://pkc.gov.uk)

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