

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Minute of meeting of the Planning and Development Management Committee held virtually on Wednesday 16 February 2022 at 10.00am.

Present: Councillors R McCall, B Brawn, M Barnacle, R Brock, T Gray, D Illingworth, I James, T McEwan, C Reid, L Simpson, M Williamson and W Wilson (from Item 5(1)(i) onwards).

In Attendance: D Littlejohn, K Smith, A Condliffe, S Panton, L MacLean and L Reid (all Communities); B Reid (Education and Children's Services); G Fogg, A Taylor, A Brown and M Pasternak (all Corporate and Democratic Services).

Apologies: Councillor R Watters.

Councillor R McCall, Convener, Presiding.

VALEDICTORY

Prior to the commencement of business, the Convener paid tribute to Anne Condliffe, Applications Team Leader, Development Management and Building Standards, who was attending her final meeting of the Committee before retiring from the Council. On behalf of the Committee, the Convener thanked Anne for her years of service at the Council and wished her the very best for the future.

1. WELCOME AND APOLOGIES

The Convener welcomed everyone present to the meeting and noted apologies 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 Development Management Committee of 19 January 2022 was approved as a correct record.

4. DEPUTATIONS

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

Planning Application No.
21/00700/FLL

Item No.
5(2)(i)

IT WAS NOTED THAT COUNCILLOR WILSON WAS EXPERIENCING ISSUES WITH HIS BROADBAND CONNECTION. A 5 MINUTE RECESS WAS CALLED TO ALLOW HIM TIME TO JOIN THE MEETING VIA TELEPHONE.

5. APPLICATIONS FOR DETERMINATION

(1) Major Applications

- (i) **21/01646/FLM - Erection of a replacement school including formation of playing fields, parking, landscaping and associated works, Perth High School, Oakbank – Report No. 22/49 – Perth and Kinross Council**

Mr K Cooper, agent, and Mr B Reid, on behalf of Perth and Kinross Council, answered members questions.

Resolved:

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

Conditions

1. 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.
2. 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.
3. All external lighting shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.
Reason - In order to safeguard the residential amenity of the area.
4. Development shall not commence until a full site-specific Construction Method Statement (CMS) is submitted for the written agreement of the Council as Planning Authority in consultation with Environmental Health. The CMS shall include a Dust Management Plan (DMP) for the control of dust and noise mitigation measures for the control of noise at the demolition/construction stages. Thereafter the development shall be fully undertaken in accordance with the agreed CMS.
Reason - In order to safeguard the residential amenity of the area.

5. Development shall not commence on site until an evaluation for the potential of the site to be affected by contamination by a previous use has been undertaken and, as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) has been submitted for consideration and accepted by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation shall be undertaken to identify;
- I. the nature, extent and type(s) of contamination on the site
 - II. measures to treat/remove contamination to ensure the site is fit for the use proposed
 - III. measures to deal with contamination during construction works
 - IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the measures to decontaminate the site shall be fully implemented in accordance with the scheme subsequently agreed by the Council as Planning Authority. Verification that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Reason - In order to deal with any potential contamination of the site as a result of its former use.

6. Prior to the development hereby, approved being completed or brought into use, the existing cantilever bus stop shelter and flag (located on Viewlands Road West) shall be relocated to a suitable location as required and to the satisfaction of the Planning Authority and in consultation with the Public Transport Unit.

Reason - In the interests of road safety

7. Prior to the development hereby, approved being completed or brought into use until a detailed Travel Plan (TP), aimed at encouraging more sustainable means of travel, has been submitted to and agreed in writing by the Council as Planning Authority. The TP 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 (including the provision of new and/or enhanced public transport services), any phasing, the system of management, monitoring, review, reporting and the duration of the Plan. The TP as agreed shall be fully implemented to the satisfaction of the Council as Planning Authority.

Reason - In the interests of road safety

8. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures),

Construction Traffic Management Scheme (TMS) which shall include the following:

- (a) restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used;
- (b) timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events;
- (c) a code of conduct for HGV drivers to allow for queuing traffic to pass;
- (d) arrangements for liaison with the Roads Authority regarding winter maintenance;
- (e) emergency arrangements detailing communication and contingency arrangements in the event of vehicle breakdown;
- (f) arrangements for the cleaning of wheels and chassis of vehicles to prevent material from construction sites associated with the development being deposited on the road;
- (g) arrangements for cleaning of roads affected by material deposited from construction sites associated with the development;
- (h) arrangements for signage at site accesses and crossovers and on roads to be used by construction traffic in order to provide safe access for pedestrians, cyclists and equestrians;
- (i) details of information signs to inform other road users of construction traffic;
- (j) arrangements to ensure that access for emergency service vehicles are not impeded;
- (k) co-ordination with other significant developments known to use roads affected by construction traffic;
- (l) traffic arrangements in the immediate vicinity of temporary construction compounds;
- (m) the provision and installation of traffic counters at the applicant's expense at locations to be agreed prior to the commencement of construction;
- (n) monitoring, reporting and implementation arrangements;
- (o) arrangements for dealing with non-compliance; and
- (p) details of HGV movements to and from the site.

The TMS as approved shall be strictly adhered to during the entire site construction programme.

Reason - In the interests of pedestrian and traffic safety.

9. Prior to the commencement of development details of a secure waterproof cycle parking facility with a recommended 120 spaces, the final number of spaces shall be submitted and agreed in writing with the Council as Planning Authority. The facility as agreed shall be

provided prior to the occupation or use of the approved development.

Reason - To encourage active travel and meet advice within Scottish Planning Policy on transport.

10. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented unless otherwise agreed in writing by the Council as Planning Authority.

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

11. Development shall not commence on site until a detailed sustainable urban drainage system (SUDS) has been submitted for the further 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.

12. The conclusions and recommended action points within the supporting biodiversity survey by Direct Ecology dated 17 December 2019 and updated 26 January 2022 (plan ref 49 and 71) submitted and hereby approved shall be fully adhered to, respected and undertaken as part of the construction phase of development.

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).

13. Prior to the commencement of any works on site a phased plan showing tree protection measures for all trees 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 submitted and agreed in writing. Protection methods shall be strictly in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction. The protection measures, once in place, shall be inspected and agreed by the Enforcement Tree Officer prior to any work for each phase being undertaken and 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.

14. All trees on site, other than those marked for felling on the approved plans, shall be retained.

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

15. The detailed landscaping and planting scheme which is hereby approved shall be completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier. The approved scheme shall thereafter be maintained, with any planting which fails to be-come established within five years being replaced in the following planting season with others of a size and species as previously approved.

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

16. 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 Policy 32.

17. The Energy Statement outlines that the proposal is aiming to meet Passivhaus standard which falls within one of the listed exemptions in relation to Policy 34 Sustainable Heating and Cooling. An energy statement shall be submitted by the applicant/agent prior to occupation of the development to confirm that this high level of sustainable building design is being delivered.

Reason – To ensure the proposal complies with Policy 34.

18. 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.

19. Construction work shall be limited to Monday to Friday 0700 hours to 1900 hours and Saturday 0800 hours to 1300 hours with no noisy works out with these times or at any time on Sundays or bank holidays (as identified by Scottish Government).

Reason - In order to safeguard the residential amenity of the area.

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. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. 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.
3. 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.
4. 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.
5. 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. Please send the required information to us at developmentmanagement@pkc.gov.uk. Please be aware that the Council has two months to consider the information (or four months in the case of a Major planning permission). You should therefore submit the required information more than two months (or four months) before your permission expires. We cannot guarantee that submissions made within two months (or four months) of the expiry date of your permission will be able to be dealt with before your permission lapses.

6. No work shall be commenced until an application for building warrant has been submitted and approved.
7. The findings and recommendations contained with the Bat Survey remain valid for until May 2022. An updated Bat Survey will be required to be undertaken prior to any works commencing. Failure to do so could potentially leave you open to prosecution should any bats be harmed as a result of the works. Please note that bats are protected by law, and it is a criminal offence to deliberately harm, capture, kill or disturb a bat or its resting place.
8. Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. 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. 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.
10. 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 drainage and bin storage.

(2) Local Application

- (i) 21/02058/FLL - Change of use from agricultural land to equestrian business and dog exercise area comprising of outdoor riding arena, tracked livery, shelters, tack rooms, office/toilet block, access track, car parking, fencing/floodlighting, siting of a mobile home (temporary residential accommodation) and associated works, land north west of No2 Blairfordel Farm Cottage, Benarty Road, Kelty – Report No. 22/50 – Ms T Leask**

Mr G Anderson and Mrs C Paterson, objectors to the application, followed by Mr D Scott, planning consultant, accompanied by Ms F Strachan-Friar, agent, and Ms T Leask, applicant, addressed the Committee via audio conference and answered members questions.

Resolved:

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

Conditions

1. The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.
Reason - To ensure the development is carried out in accordance with the approved drawings and documents.
2. Prior to the occupation of the development, or it being brought into operational use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for written approval. This document shall confirm the methods and findings of any intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason - In the interests of safety and to ensure that all required remedial works and/or mitigation to address any coal mining legacy are undertaken.
3. Development shall not begin until a scheme to deal with contamination and general condition of the site post minerals abstraction at the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
 - I. the nature, extent and type(s) of contamination on the site
 - II. measures to treat/remove contamination to ensure the site is fit for the use proposed

III. measures to deal with contamination during construction works

IV. condition of the site on completion of decontamination measures

Before any use is made of the application area the measures to ensure the sites suitability for the proposed use for which planning was granted shall be fully implemented as approved by the Planning Authority.

Reason - In order to deal with any potential contamination of the site as a result of its former use.

4. The Noise & Waste Management Plan (NWMP) (plan ref 25 hereby approved) shall be strictly adhered to during the operation of the site. The NWMP shall be a fluid document which shall be updated regularly to reflect any changes to the operation of the site and to address any substantiated complaints by residents. The details contained within the approved NWMP shall be implemented in full as part of the operation of the site to the satisfaction of the Council as Planning Authority.

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

5. 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 20 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 the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

6. Servicing, maintenance of and deliveries to the premises shall be carried out between 0700 and 1900 Monday to Saturday only, with no maintenance, servicing or deliveries permitted on Sundays.

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

7. All external lighting shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.

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

8. The mobile home accommodation is approved for a temporary period only until 31st March 2025. Upon expiry of this temporary period the mobile home shall be removed from the site and the site returned to its original condition all to the satisfaction of the Council as Planning Authority.

Reason - In view of the temporary nature of the accommodation and to enable the Planning Authority to review the circumstances pertaining to the proposal within a reasonable period of time.

9. Prior to the commencement of works on site, detailed drawings showing waste and recycling facility enclosures or waste and recycling facility storage areas and associated locations for bin presentation shall be submitted for the written agreement of the Council as Planning Authority.

Reason - In order to ensure adequate servicing facilities are provided.

10. 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 C Figure 5.7 access detail, of Type B Road construction detail.

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

11. Prior to the development hereby approved being completed or brought into use, the proposed localised road widening identified on plan ref 03 hereby approved shall be undertaken to satisfaction of the Council as Planning Authority. For the avoidance of doubt the surface of localised road widening shall be bituminous bound to match that of the existing road surface.

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

12. Prior to the commencement of any works on site, all trees on site (other than those either identified for removal on the plans or to be removed to form the access and road widening on Benarty Road) 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.

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

14. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable Sustainable Urban Drainage Systems to meet the requirements of best management practices.

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

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. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. 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.
3. 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.
4. No work shall be commenced until an application for building warrant has been submitted and approved.
5. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such

activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

6. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

7. 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.

8. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that the Council has two months to consider the information (or four months in the case of a Major planning permission). You should therefore submit the required information more than two months (or four months) before your permission expires. We cannot guarantee that submissions made within two months (or

- four months) of the expiry date of your permission will be able to be dealt with before your permission lapses.
9. The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. 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.
 10. 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.
 11. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
For the avoidance of doubt, the waste storage provision should be enclosed and provide the following bins:
 - 1 x 1100L general waste containers
 - 1 x 1100L Dry mixed recycling containers.If the applicant has different types of waste or expects different quantities than mentioned above information on services available can be obtained from www.pkc.gov.uk/commercial.

6. PROPOSAL OF APPLICATION NOTICES (PAN)

- (i) **21/00020/PAN - Formation of a battery storage compound comprising battery storage units, ancillary buildings and equipment, landscaping and associated works, Shindour, Feddal Hill Wood, Braco – Report 22/51**

Councillor T Gray requested that the timing of the delivery of large containers or phases of development that would involve continuous traffic, be considered and whether this could be coordinated with school holidays.

Councillor W Wilson requested the scale, design and layout; the relationship it has to nearby land uses; natural heritage and ecology; impact on the woodland; and a construction traffic management plan, be considered.

The contents of the Head of Planning & Development's Report were noted.

(ii) 22/00002/PAN - Formation of a battery energy storage compound comprising battery storage units, ancillary buildings and equipment, landscaping and associated works, land north of Abernethy Cemetery, Newburgh Road, Abernethy – Report 22/52

Councillor D Illingworth requested that the impact on local businesses; the screening of the site and a plan for reinstatement of land after this site has reached the end of its lifetime, be considered.

Councillor W Wilson requested that the relationship it has to nearby land uses; natural heritage and ecology; water resources and soils; transport implications; flood risk and drainage assessment, landscape and visual impact assessment; noise and light assessment; and a construction traffic management plan, be considered

The contents of the Head of Planning & Development's Report were noted.

(iii) 22/00004/PAN - Formation of battery energy storage compound comprising battery storage units, ancillary buildings, storage containers, landscaping, erection of fencing and associated works, land north east of Jamesfield Organic Centre, Newburgh – Report 22/53

Councillor M Barnacle requested that the relationship it has to nearby land uses; noise and transport implications for its proximity to the Jamesfield Organic Centre, be considered.

Councillor D Illingworth requested that the impact on local businesses; the screening of the site and a plan for reinstatement of land after this site has reached the end of its lifetime, be considered.

Councillor W Wilson requested that transport assessment; flood risk and drainage assessment; landscape and visual impact assessment; noise and light assessment; and a construction traffic management plan, be considered

The contents of the Head of Planning & Development's Report were noted.