

LRB-2023-38

23/00636/FLL - Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect), land 170 metres north east of Keepers Cottage, Amulree, Dunkeld

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00636/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner Email: [REDACTED]
Description of Proposal	Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect)		
Address of site	Land 170 Metres North East Of Keepers Cottage Amulree Dunkeld PH8 0EE		
Comments on the proposal	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	07 July 2023		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/00636/FLL

Our ref DAT

Date 07 July 2023

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

23/00636/FLL RE: Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect) Land 170 Metres North East Of Keepers Cottage Amulree Dunkeld PH8 0EE

I refer to your letter dated 28 June 2023 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted condition and informative be included in any given consent.

Comments

This application is for the siting of 3 accommodation units (caravans) and a storage/laundry unit, on land 170m NE of Keepers Cottage, Almuree, Dunkeld. It is noted that the caravans are already sited on the land and have been utilised for seasonal workers accommodation and for occasional holiday-let use.

Noise

Given the location and distance to neighbouring residential properties out-with the ownership of the applicant I do not foresee the proposed units having a significant impact on the residential amenity of neighbouring properties. The applicant should be mindful of any plant equipment associated with the laundry/storage container and as such I would recommend the standard plant equipment noise condition be attached to any given consent.

Site Licence

Whilst there is no requirement for a caravan site licence if used solely for the purpose of housing seasonal workers employed by the estate, as it is the applicant's intention to let out on a short-term holiday let basis, I would advise the applicant that a site licence will be required.

Therefore, whilst I have no objections to the application, I would recommend the following condition and informative be attached to any given consent.

Condition

EH11 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.

Informative

CARAV

Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be made to Environmental Health. Application forms are available at <https://www.pkc.gov.uk/article/15600/Licence-caravan-site>



Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 23/00636/FLL

Our ref SAL

Date 10/07/2022

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

Siting of 3 accommodation units and a laundry/storage unit for use as short term letting or workers accommodation, and associated works (in retrospect) Land 170 Metres North East Of Keepers Cottage Amulree Dunkeld PH8 0EE

I refer to your letter dated 20th June 2023 in connection with the above application and have the following comments to make.

Water (assessment date – 10/7/2023)

Recommendation

I have no objections to the application but recommend the informatives be included in any given consent.

Comments

The development is for 3 accommodation units in a rural area with private water supplies (including North Amulree Farm and Tighnabruaich supplies) believed to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and/ or to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following informatives. It should be noted that once the development is operational this Service will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. No public objections relating to the water supply were noted at the date above.

WAYL - Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

PWS - Informative 2

The applicant shall ensure the private water supply for the development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations

2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00636/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect)		
Address of site	Land 170 Metres North East Of Keepers Cottage, Amulree, Dunkeld PH8 0EE		
Comments on the proposal	<p>The applicant is proposing to change the use of the site to regularise the continued use of the caravans.</p> <p>The vehicle access to the public road network for the site will be via the existing private track which is taken directly off the A822.</p> <p>No changes are proposed for the existing vehicle access to the property. No changes are proposed for the number of parking spaces for the property.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	15 July 2023		