

**LRB-2023-52**

**23/01131/IPL - Erection of a dwellinghouse (in principle),  
land 50 metres north of The Stackhouse, Hatchbank,  
Kinross**

## **REPRESENTATIONS**



Wednesday, 02 August 2023



Local Planner  
Planning and Development  
Perth and Kinross Council  
Perth  
PH1 5GD

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
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Development Operations  
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[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land 50 Metres North of, The Stackhouse Hatchbank, Kinross, KT13 0LF**  
**Planning Ref: 23/01131/IPL**  
**Our Ref: DSCAS-0091683-SQ3**  
**Proposal: Erection of a dwellinghouse (in principle)**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

### **Water Capacity Assessment**

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Glendevon Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

### **Waste Water Capacity Assessment**

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

## Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

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## Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
  - ▶ Site Investigation Services (UK) Ltd
  - ▶ Tel: 0333 123 1223
  - ▶ Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://www.sisplan.co.uk)
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
  - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
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## **Next Steps:**

### **▶ All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

### **▶ Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

### **▶ Trade Effluent Discharge from Non-Domestic Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 5kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Ruth Kerr.**

Development Services Analyst

[PlanningConsultations@scottishwater.co.uk](mailto:PlanningConsultations@scottishwater.co.uk)

#### **Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

**Mrs Elisabeth Zhelyazkov (Neutral)**

**Comment submitted date: Wed 16 Aug 2023**

We have concerns about the over development of a rural area with an additional dwelling, this includes the concerns about road safety and adding traffic to a quiet/single country road. The road system should be protected from ongoing development in the area.

We own [Redacted] and we would wish to know the position of the dwelling on the land including size, single storey etc. We would appreciate more information on this when available. We would want assurance this planning is for a single dwelling only with no extensions to this added at a later stage.

In the initial application, we note that there are plans for a septic tank and soak-away, where would these be positioned on the land?

Given that the water table is high in this location (liable to flooding in heavy rain) what type of foundations will be used and how will this affect surrounding areas? We note the comments already made by Scottish Water and given the impact of the footprint of the building, how will the natural water drainage be managed to not have an affect on the surrounding land and properties?

There is an electric transformer on the land proposed to be built on which services both the local properties and many others in the area (approx 300), how will this be protected?

This proposal would directly impact our privacy and [Redacted]. Our boundary line is [Redacted] and the boundary fence is designed for this. Should this application be successful and the dwelling be built, can you ensure we will be screened appropriately with fencing to maintain our privacy and the boundary appropriately? We would want to be involved in discussions regarding this.

## **Dr Malcolm Fairweather (Objects)**

**Comment submitted date: Fri 18 Aug 2023**

The site is prone to significant flooding (we have photographic evidence available if required) and the build would add to this circumstance.

We also have concerns about the over development of such a rural area.

This includes additional road traffic on an increasingly busy and fast road (despite the speed limit of 30mph) that is too narrow for two way traffic. There is also significant agricultural traffic on this road meaning that the risk increases should further traffic be introduced by the proposed build.

Given the proximity of [Redacted] we require confirmation of a suitable location for the soak-away.

There was a recent incident where the electric transformer overloaded producing significant electrical flaring and sparking, causing Scottish Power to state no one should go near the transformer or the field until it was fixed. How will this be risk managed and overcome?



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/01131/IPL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Erection of a dwellinghouse (in principle)		
<b>Address of site</b>	Land 50 Metres North Of The Stackhouse, Hatchbank , Kinross , KT13 0LF		
<b>Comments on the proposal</b>	<p>The applicant is proposing to erect one dwellinghouse on land adjacent to The Stackhouse. No details have been provided as to the size of the dwellinghouse nor the position of the dwellinghouse.</p> <p>The vehicle access from the public road network will be surfaced for a minimum distance of 2 metres back from the edge of the public road network.</p> <p>The applicant should consider the following when submitting a detailed planning application:</p> <ul style="list-style-type: none"> <li>• The number of car parking spaces being provided for the dwellinghouse should be in accordance with The National Roads Development Guide.</li> <li>• Should a garage be proposed for parking, the size of space within the garage must be a minimum of 7.0m x 3.0m (internal dimensions), as set out in the standards defined in The National Roads Development Guide.</li> <li>• Turning facilities shall be provided within the site to enable vehicles to enter and leave in a forward-facing gear.</li> <li>• The visibility splay for the vehicle access must be shown on any subsequent submissions to show the splay to both the left and right of each access. The splay shall be provided to the left and right of the access from a point 2.4 metres back from the edge of the carriageway measured between points 1.05 metres above the road level. The current position of the vegetation will obscure the visibility splays.</li> </ul> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>		

<b>Recommended planning condition(s)</b>	<p>The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: regarding access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.</p> <p>Reason - This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.</p>
<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	18 August 2023

**Comments to the Development Quality Manager on a Planning Application**

<b>Planning Application ref.</b>	23/01131/IPL	<b>Comments provided by</b>	Lucy Sumner
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Contributions Officer:</b> Lucy Sumner Email: <a href="mailto:LSumner@pkc.gov.uk">LSumner@pkc.gov.uk</a>
<b>Description of Proposal</b>	Erection of a dwellinghouse (in principle)		
<b>Address of site</b>	Land 50 Metres North Of The Stackhouse Hatchbank Kinross KT13 0LF		
<b>Comments on the proposal</b>	<p><b>Primary Education</b></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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Kinross Primary School.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Primary Education</b></p> <p><b>CO01</b> The development shall be in accordance with the requirements of Perth &amp; Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth &amp; Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p><b>RCO00</b> Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		
<b>Recommended informative(s) for applicant</b>	N/A		
<b>Date comments returned</b>	22 August 2023		



To: Andy Baxter, Planning Officer

From: Grace Woolmer-White,  
Historic Environment Officer

Tel: 01738 477056

Email: [GWoolmer@pkht.org.uk](mailto:GWoolmer@pkht.org.uk)

Date: 23<sup>rd</sup> August 2023

**23/01131/IPL | Erection of a dwellinghouse (in principle) | Land 50 Metres North Of The Stackhouse Hatchbank Kinross KT13 0LF**

Thank you for consulting PKHT on the above application.

With respect to archaeology and the planning process, as outlined by NPF4, the proposed development does not raise any significant issues. No archaeological mitigation is required in this instance.