

TCP/11/16(561) – 18/00964/IPL – Erection of a dwellinghouse (in principle) on land 60 metres south west of 1 Couttie Bridge Cottage, Coupar Angus

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TCP/11/16(561) – 18/00964/IPL – Erection of a dwellinghouse (in principle) on land 60 metres south west of 1 Couttie Bridge Cottage, Coupar Angus

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1
Contact Telephone 2
Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1
Contact Telephone 2
Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☒
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The client wishes the above procedures to be appropriate as further information has come to light since making the application which should be considered by a LRB hearing and consider a site visit would afford the LRB a better understanding of the site issues.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The reason for refusal is stated as "the proposal is contrary to both Policy RD3 of PKC's adopted LDP 2014 and PKC's Housing in the Countryside Guide 2012 as the development fails to accord with any of the six categories of acceptable development in relation to new housing in the open countryside."

As a result of subsequent research, the client wishes to demonstrate that the site accords with two of the six categories of acceptable development, "building groups" and "development on rural brownfield land."

Planning history of the site – Planning permission on this same site was granted 1993/1994 for a dwelling for the applicant's mother, but unfortunately, she died before the consent was exercised and it has since expired. This is a material consideration which was not taken into account in the Report of Handling.

The site has had a long and varied history of development over the last two centuries, both residential and industrial. Historically the area of Couttie was a little hamlet, consisting of at least three cottages, a blacksmith's forge, a joiner's workshop and at the turn of the previous century, there was a farina mill (starch mill) and several dwellings on the site. The blacksmith's forge has been incorporated into the cottage furthest to east. Prior to that the two cottages furthest to the east of the site were made into one in the 1950s. The joiner's workshop was incorporated into the applicant's house when they extended the other cottage in the early 1980s. The farina mill at Couttie was built in 1840 and it turned surplus potatoes into flour. When the mill closed due to lack of surplus potatoes the factory and the chimney, which was apparently over 80 feet in height, were demolished in 1912. Attached at the end of this form are some historic photographs indicating this.

(Continued at end of Notice of Review.)

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No
☒ ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

The above planning history of the site was not submitted with the application as this information was not thought relevant at the time of making the application. Following the refusal, the applicant undertook a desktop historical study of the site and unearthed what is clearly very relevant information for this review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Photographs A, B, C & D appended to the end of this document.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Redacted Signature]

Date

15th October 2018

Continued from page 3.

Building Groups – As has been demonstrated by the planning history of the site, set out on page 3 and the photographs below, the history of the site is one of continuously changing development. It is clear that until recent history, when the existing cottages were remodelled into just two dwellings, the site supported more than three dwellings along with at various times various industries. Therefore, considering the planning history, the site clearly had three or more dwellings in compliance with the Housing in the Countryside Guide 1. Building Groups.

This policy also states, “consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well-established landscape features which will provide a suitable setting.” As would be appreciated by a site visit, the proposal adequately meets this policy requirement due to its setting in the mature landscaped garden and wooded area.

Therefore, the site meets the requirements of the “Building Groups” policy and hence the application should not have been refused.

Rural Brownfield Land – The planning history on page 3 clearly demonstrates that the site is “Rural Brownfield Land” formerly occupied by industrial buildings consisting of a joiner’s workshop, a blacksmith’s forge and a farina mill. As required by the policy, there are no other pressing requirements for other uses such as business or tourism on the site.

Therefore, the site meets the requirements of the “Rural Brownfield Land” policy and hence the application should not have been refused.

Report Of Handling Comments –As mentioned above, planning permission on this same site was granted 1993/1994 for a dwelling but this material consideration which was not taken into account in the Report of Handling. There were no concerns expressed by the statutory consultees in the report. The report also makes a number of supporting statements;

“The site very well contained, and clearly defined by existing landscape features which would provide for a suitable setting for a new dwelling.” Clearly this is very much the case. It is a beautiful spot and a further dwelling would not in any way impinge on the scenic beauty of the area.

“In terms of the impact on existing residential amenity, the proposal would have limited impact. The closest interaction with the site is the applicant’s own existing dwelling, however providing that the proposed dwelling was to be positioned appropriately, and orientated sensibly there should be no adverse impact on the existing residential amenity. In terms of being able to offer a suitable level of residential amenity for future occupiers of the dwelling, I also have no concerns. The site is a suitable size to allow for a modest sized dwelling to be erected, and an acceptable amount of amenity space to be provided without the need for mass removal of the existing trees.”

“Whilst on a bend, this access is on the outside of the bend so visibility in both directions is good. I therefore have no concerns over a further dwelling being accessed from the access.”

“The Flooding and Structures team have commented on the proposal and raised no objections in relation to flood risk. I have no reason to offer a different view on this matter.”

“The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.” It could be argued that the long term benefit of a substantial house on this site would have a significant benefit to a small village like Coupar Angus.

Conclusion – As has been demonstrated above, a new house on this site within the mature landscaped garden would be hardly noticeable and would have no detrimental effect on the surrounding landscape or residential amenity. Also, there are no flooding or roads and access issues for this site. It boils down to whether the site meets any of the six criteria set out in the Housing in the Countryside policy.

Considering the previous history of the site it is contended that the proposal meets with two of these, Building Groups and Rural Brownfield Land. Therefore, would the Local Review Body please consider reviewing PKC's decision to refuse planning application 18/00964/IPL and grant permission for a further dwelling in this beautiful spot that would not in any way impinge on the scenic beauty of the area.

Photographs



Image A, when farina mill was in operation clearly indicating a considerable number of building on the site.



Image B, post farina mill clearly indicating a considerable number of building on the site including one on the application site.



Image C, from 1905 from Buttery Bank clearly indicating the farina mill occupying the application site and a considerable number of buildings to the East.



Image D, from 1895 of curling on the Isla indicating the size of the farina mill occupying the application site and a considerable number of other buildings.

TCP/11/16(561) – 18/00964/IPL – Erection of a dwellinghouse (in principle) on land 60 metres south west of 1 Couttie Bridge Cottage, Coupar Angus

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Arthur Espley
c/o MAK Architecture
Gordon Darge
32 Leslie Street
Blairgowrie
Scotland
PH10 6AH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 19th July 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00964/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 2nd June 2018 for permission for **Erection of a dwellinghouse (in principle) Land 60 Metres South West Of 1 Couttie Bridge Cottage Coupar Angus** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal, by its physical location is not considered to be part of either a) an existing building group or b) an infill site - both as defined by Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide (2012). To this end, the proposal is contrary to both Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide (2012) as the development fails to accord with any of six categories of acceptable development in relation to new housing in the open countryside.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

18/00964/1

18/00964/2

18/00964/3

18/00964/4

18/00964/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/00964/IPL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	01.08.2018	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 60 Metres South West Of 1 Couttie Bridge Cottage,
Coupar Angus

SUMMARY:

This report recommends **refusal** of a planning in principle application for the erection of a single dwelling on an area of garden ground at Couttie Bridge House, Coupar Angus as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

DATE OF SITE VISIT: 18 June 2018

SITE PHOTOGRAPH



BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle consent for the erection of a new dwelling house on an area of garden ground to the west of a dwelling named Couttie Bridge Cottage. Despite its name, this is a large detached dwelling which is located to the north of the bridge over the River Isla between Coupar Angus and Blairgowrie.

The application site is a mix of a woodland area (to the west) and residential lawn, with the lawn area aligned with mature trees. In the centre of the lawn is a tree which will be removed as part of the proposal. Whilst it's likely that some other trees may be removed to form a new vehicular access into the site, the majority of the existing trees around the edges should be able to be retained as part of the development.

Vehicular access to the site is via an existing access which is taken directly off the public road, which has good visibility in both directions. The existing access also serves the existing dwelling.

The site is generally flat, and sits at a slightly lower level than both the public road to the west, and also the road bridge to the south.

SITE HISTORY

None relating to this site

PRE-APPLICATION CONSULTATION

None undertaken.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Of relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014 and it sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this planning application are Paragraphs 74 - 83, which relates to Promoting Rural Development and Paragraphs 109 -134, which relates to Enabling Delivery of New Homes.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site is located within the landward area of the Local Development Plan, where the following policies would be applicable to a new residential development,

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

OTHER COUNCIL POLICIES

Housing in the Countryside Guide (2012)

This is the most recent expression of Council policy towards new housing in the open countryside, and was adopted as part of the LDP process in 2014.

Developer Contributions and Affordable Housing (2016)

This policy outlines the Council's position in relation to developer contributions in relation to primary education, transport infrastructure and A9 junction improvements, as well as our Affordable Housing provision requirements.

EXTERNAL CONSULTATION RESPONSES

Scottish Water has commented on the proposal in terms of capacity issues, and have raised no concerns.

PKHT have commented on the proposal and have indicated that there is no need for archaeological conditions to be attached to the permission.

INTERNAL COUNCIL COMMENTS

Structures and Flooding have commented on the proposal in terms of flood risk and have raised no concerns.

Transport Planning were consulted on the proposal but have made no specific comment on the proposal.

Development Negotiations Officer has commented on the proposal and indicated that standard conditions relating to Developer Contributions should be attached to any consent.

REPRESENTATIONS

None received.

ADDITIONAL INFORMATION

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2017 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, this includes considerations of the requirements of the Council's Housing in the Countryside Guide 2012 and also the Developer Contributions and Affordable Housing document 2016.

Policy Appraisal

In terms of land use policies, the site is located within the landward area of the Local Development Plan (LDP) where the Council's Housing in the Countryside Policies are applicable, as contained within the LDP via *Policy RD3* and also the supplementary guidance of 2012. Both these policies offer support for new developments in the countryside providing that the development meets with specific criteria.

In addition to this, *Policy PM1A* of the LDP seeks to ensure that all new developments do not have an adverse impact on the environment in which they are located.

For reasons stated below, I consider the proposal to be contrary to the LDP as the proposal does not accord with the requirements of the Council's Housing in the Countryside Policies.

Land Use Acceptability

In terms of the acceptability of the proposal in land use terms, the key consideration is whether or not the proposal is compliant with the Council's Housing in the Countryside Policies, as contained in the LDP via *Policy RD3* and also the supplementary guidance of 2012.

By definition, the proposal is not a conversion of an existing non-domestic building, a replacement of an existing non-domestic building, a replacement dwelling, a dwelling required for operational need or development on a rural brownfield site.

To this end, the only two logical categories of the HITCG and *Policy RD3* of the LDP which could be applied to this proposal are a) building groups and b) infill sites.

I shall assess the proposal against each in turn.

In terms of building groups, the relevant policies state that consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. The policies also go on to state that consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

An existing building group is defined as being 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of the Housing in the Countryside policies.

The site very well contained, and clearly defined by existing landscape features which would provide for a suitable setting for a new dwelling. However, with only two buildings close by to the east, the existing buildings would not meet the explicit criteria for what constitutes an existing building group – which is, as stated above, defined as being a group of 3 or more existing buildings.

To this end, the proposal fails to accord with the specific requirements of building groups as there isn't an existing building group in this location.

In terms of infill opportunities, *Policy RD3* of the LDP and the HITCG supports the development of up to 2 new houses in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage may be acceptable where specific criteria is met.

However, the site is sandwiched between the existing house to the east and the main road to the west. The site is not flanked by existing houses, or existing buildings. There is no scope under the infill sites criteria for new development which is located between an existing dwelling and other topographical / landscape features – such as a road.

To this end, the proposal is not considered to be infill site under the terms of *Policy RD3* of the LDP and the HITCG.

Accordingly, the proposal is therefore contrary to the Council's policies on new housing in the open countryside.

Visual Amenity, Design and Layout

This is only a planning in principle application so there are no detailed matters to consider at this stage in relation to design or layout matters.

Residential Amenity

In terms of the impact on existing residential amenity, the proposal would have limited impact.

The closest interaction with the site is the applicant's own existing dwelling, however providing that the proposed dwelling was to be positioned appropriately, and orientated sensibly there should be no adverse impact on the existing residential amenity.

In terms of being able to offer a suitable level of residential amenity for future occupiers of the dwelling, I also have no concerns. The site is a suitable size to allow for a modest sized dwelling to be erected, and an acceptable amount of amenity space to be provided without the need for mass removal of the existing trees.

Roads and Access

In terms of vehicular access from the public road, an existing access already exists and is in use by the applicant. Whilst on a bend, this access is on the outside of the bend so visibility in both directions is good. I therefore have no concerns over a further dwelling being accessed from the access,

Archaeological Interest

Whilst there is some archaeological interest in the area, it is the view of the PKHT that there would be no archaeological interest within the site. To this end, in the event of any approval being forthcoming, no archaeological related condition would be necessary.

Drainage and Flooding

In terms of flooding issues, the site is low lying and next to the River Isla, however my colleagues in the Flooding and Structures team have commented on the proposal and raised no objections in relation to flood risk. I have no reason to offer a different view on this matter.

In terms of drainage, the site is located away from the public sewer so foul drainage would be via a private system. In terms of the disposal of surface water, this will be via a soakaway system, which will be advanced further at a detailed planning stage.

Developer Contributions

A9 Junction Improvements

The site is located outwith the catchment area for A9 Junction Improvements.

Transport Infrastructure

The site is located outwith the catchment area for Transport Infrastructure contributions.

Primary Education

As this planning application is a planning in principle, in the event of any approval, a standard compliance condition in relation to Primary Education developer contributions should be attached to any permission.

Affordable Housing

As this proposal is for a single dwelling, there is no requirement for any Affordable Housing provision.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Local Development Plan 2014, and the HITCG 2012.

I have taken account of material considerations and find none that would justify overriding the Development Plan, and on that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this planning application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application because of the following reason,

The proposal, by its physical location is not considered to be part of either a) an existing building group or b) an infill site – both as defined by Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide (2012). To this end, the proposal is contrary to both Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide (2012) as the development fails to accord with any of six categories of acceptable development in relation to new housing in the open countryside.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/00964/1

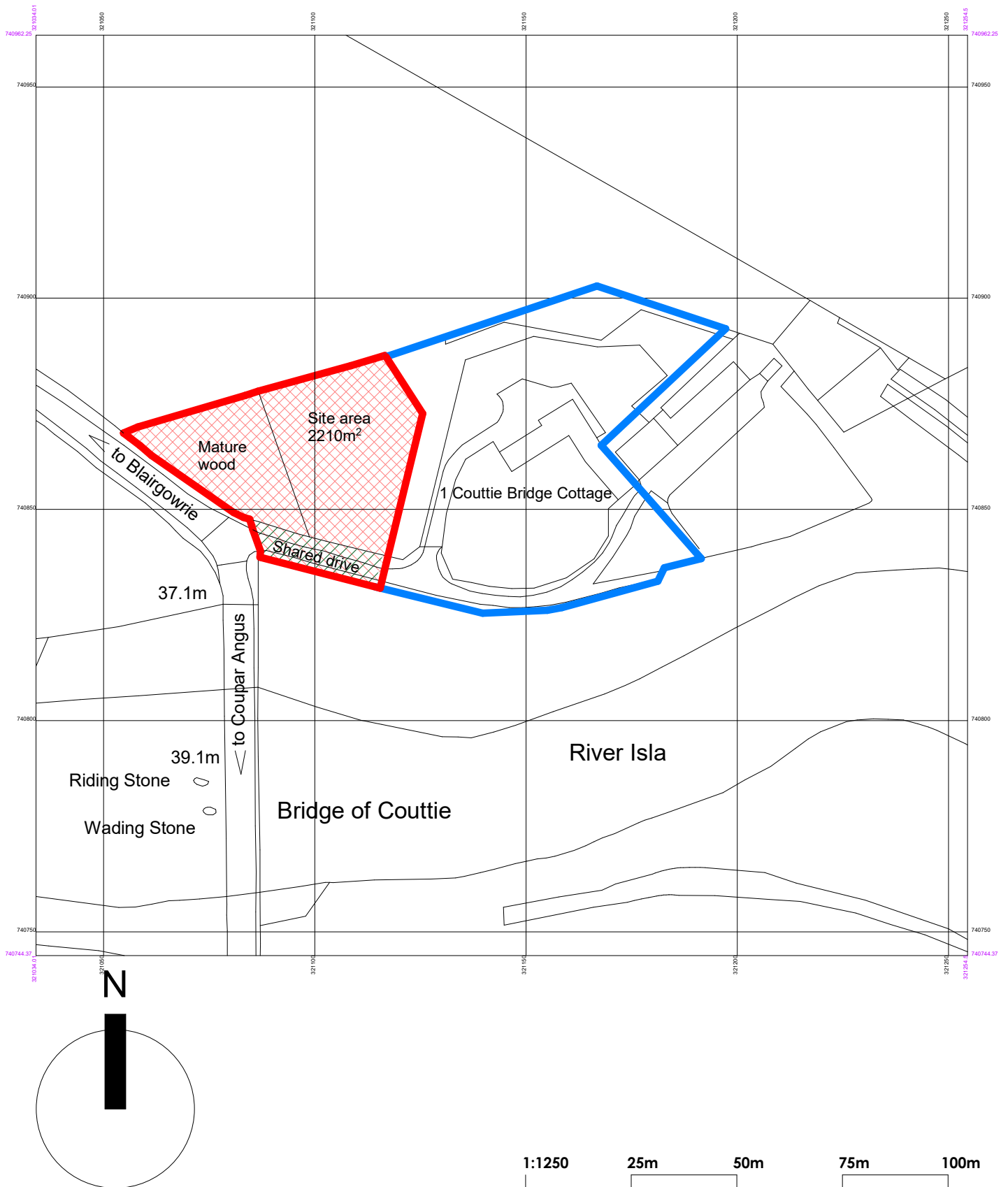
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18/00964/3

18/00964/4

18/00964/5

Date of Report - 12 July 2018



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project

drawing

**Formation of One Residential Plot at
 1 Couttie Bridge Cottage, Coupar Angus,
 PH13 9HF for Arthur & Erica Espley**

LOCATION PLAN

date
20.05.2018

scale
1 : 1250

drawn
GD

MAK
 architecture

32 Leslie Street Blairgowrie
 Perthshire Scotland PH10 6AH
 T: 01250876460 M: 07801010015
 E: mail@MAKarchitecture.com

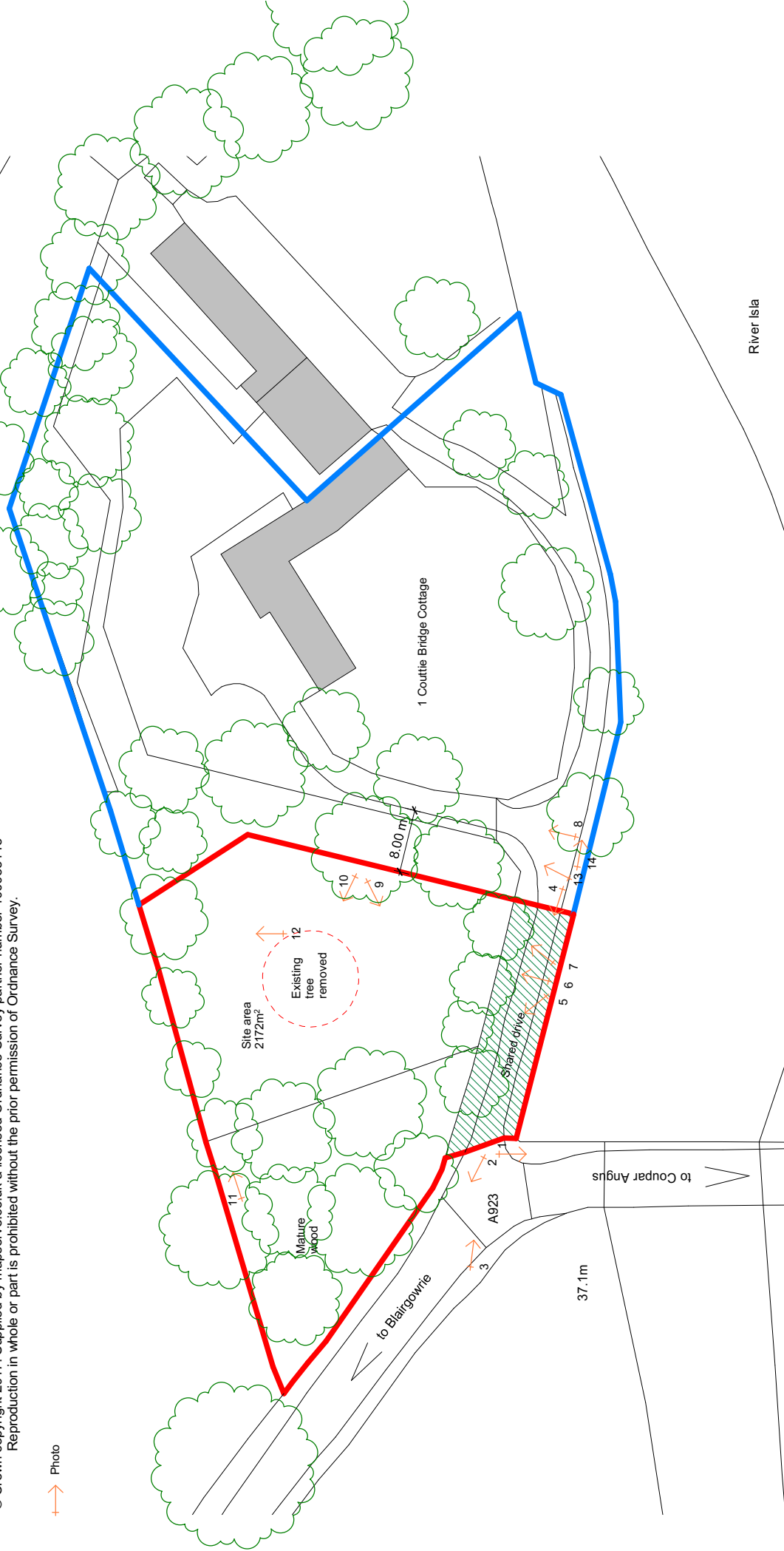
job number
690

drawing number
L01

revision
A

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Photo
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project

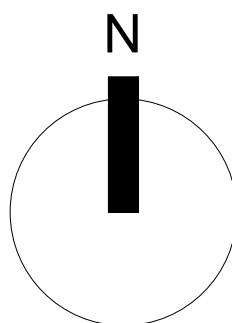
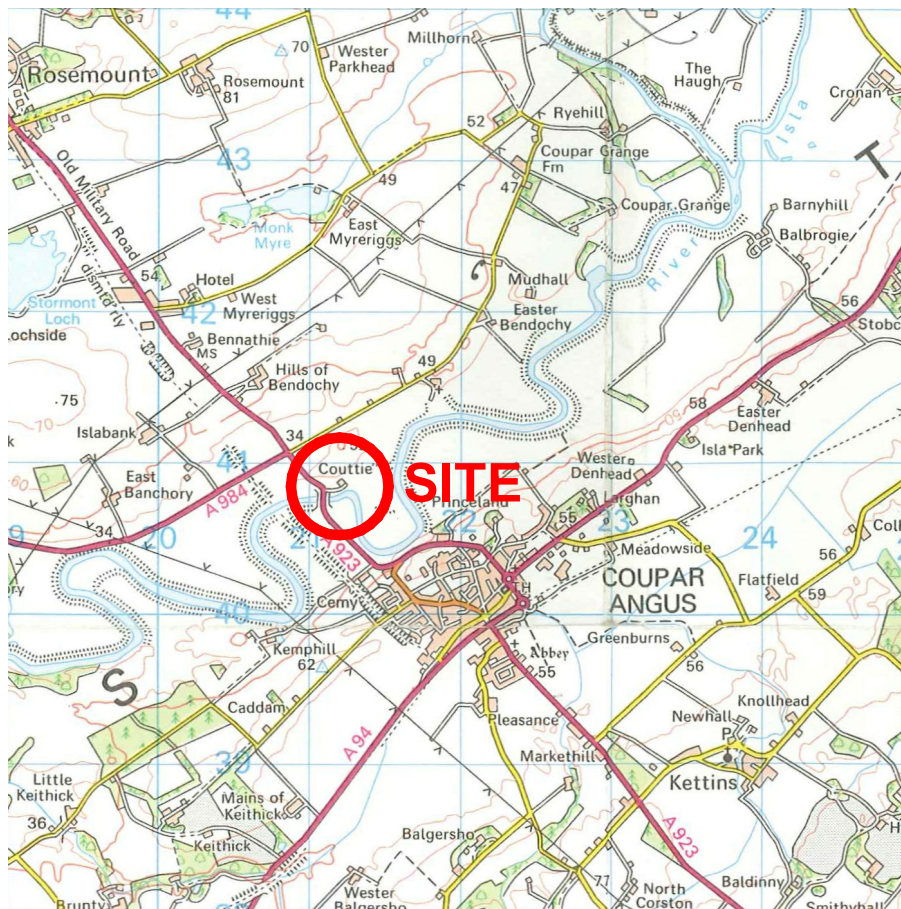
drawing

**Formation of One Residential Plot at
1 Couttie Bridge Cottage, Couparr Angus,
PH13 9HF for Arthur & Erica Espley**

SITE BLOCK PLAN

date	scale	drawn
20.05.2018	1 : 500	GD
job number	drawing number	revision
690	L02	A

MAK
architecture
32 Leslie Street Blairgowrie
Perthshire Scotland PH10 6AH
T: 01250876460 M: 07801010015
E: mail@MAKarchitecture.com



project

drawing

**Formation of One Residential Plot at
1 Couttie Bridge Cottage, Coupar Angus,
PH13 9HF for Arthur & Erica Espley**

RURAL LOCATION PLAN

date
20.05.2018

scale
1 : 50000

drawn
GD

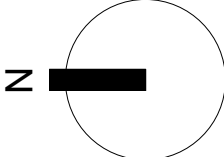
MAK
architecture

32 Leslie Street Blairgowrie
Perthshire Scotland PH10 6AH
T: 01250876460 M: 07801010015
E: mail@MAKarchitecture.com

job number
690

drawing number
L03

revision
A



project

drawing

**Formation of One Residential Plot at
1 Couttie Bridge Cottage, Coupar Angus,
PH13 9HF for Arthur & Erica Espley**

MAX
 architecture

32 Leslie Street Blairgowrie
 Perthshire Scotland PH10 6AH
 T: 01250876460 M: 07801010015
 E: mail@MAKarchitecture.com

AERIAL VIEW			
date	scale	drawn	revision
20.05.2018	1 : 500	GD	
job number	drawing number		
690	L04	A	





PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14

project

Formation of One Residential Plot at
1 Coultie Bridge Cottage, Coupar Angus,
PH13 9HF for Arthur & Erica Espley

MAK 32 Leslie Street Blairgowrie
Perthshire Scotland PH10 6AH
T: 01250876460 M: 07801010015
E: mail@MAKarchitecture.com

drawing

SITE PHOTOS			
date	scale	drawn	revision
20.05.2018	1 : 20	GD	
job number	drawing number		
690	L05	A	

TCP/11/16(561) – 18/00964/IPL – Erection of a dwellinghouse (in principle) on land 60 metres south west of 1 Couttie Bridge Cottage, Coupar Angus

REPRESENTATIONS

12th June 2018

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Free phone Number - 0800 389 0379
E-Mail – DevelopmentOperations@ScottishWater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH13 Coupar Angus Couttie Bridge Cottage 60M SW
PLANNING APPLICATION NUMBER: 18/00964/IPL
OUR REFERENCE: 762233
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

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 and would advise the following:

Water

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

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.

Foul

- 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.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally 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
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 all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water 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 up 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

- **Trade Effluent Discharge from Non Dom 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 launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email 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 using the following link <https://www.scottishwater.co.uk/business/our->

[services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h](#)

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 50kg 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

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Konner Millar-Brookbanks

Development Operations Technical Analyst

Konner.Millar-Brookbanks1@scottishwater.co.uk



To:	Andrew Baxter, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	[REDACTED]
Email:	[REDACTED]
Date:	20th June 2018

18/00964/IPL | Erection of a dwellinghouse (in principle) | Land 60 Metres South West Of 1 Couttie Bridge Cottage Coupar Angus

Thank you for consulting PKHT on the above application. This site lies close to Scheduled Monument prehistoric cairn MPK5248 and in a fairly rich archaeological landscape. However, this development plot is located on the former Couttie Bridge Farina (potato starch) Works which is depicted on the 2nd Edition OS. Therefore the site has already been developed and the likelihood of any prehistoric remains surviving is low.

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

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00964/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 60 Metres South West Of 1 Couttie Bridge Cottage, Coupar Angus		
Comments on the proposal	<p>Primary Education</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, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Coupar Angus Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards increasing primary school provision, in accordance with Development Plan Policy and Supplementary Guidance.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	21 June 2018		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00964/FLL	Comments provided by	D.Lynn
Service/Section	TES - Flooding	Contact Details	floodingdevelopmentcontrol@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 60 Metres South West Of 1 Couttie Bridge Cottage Coupar Angus		
Comments on the proposal	No objection,		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	27/06/2018		

