

LRB-2021-05

Planning Application – 20/01126/IPL – Erection of a dwellinghouse (in principle), land 50 metres north west of Broadmoss, Brucefield Road, Blairgowrie

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LRB-2021-05
Planning Application – 20/01126/IPL – Erection of a
dwellinghouse (in principle), land 50 metres north west
of Broadmoss, Brucefield Road, Blairgowrie

**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)

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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

PERTH & KINROSS COUNCIL

Planning authority's application reference number

20/01126/KPL

Site address

LAND 50M NORTH WEST OF BROADMOSS, BRUCEFIELD ROAD
BLAIRGOWRIE

Description of proposed
development

ERECTION OF A DWELLINGHOUSE IN PRINCIPLE.

Date of application

16 AUGUST 2020

Date of decision (if any)

30 NOV 2020

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:

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.

* SEE NOTICE OF REVIEW STATEMENT ATTACHED

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.

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.

DOC 1 DECISION LETTER 20/01/26/1PL 30 NOVEMBER 2020
 DOC 2 REPORT OF HANDLING DELEGATED REPORT 20/01/26/1PL
 DOC 3 SITE LOCATION 23/11/20
 PHOTOS 1-9 (ATTACHED TO STATEMENT)

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



Date

14/02/21

Statement

Notice of Review

Erection of a dwellinghouse in principle on land off Brucefield Road, Blairgowrie.

20/01126/IPL

Introduction

This Notice of Review is submitted following the refusal of planning permission under delegated powers on the 30 November 2020. (Doc 1) The 2 reasons for refusal are outlined below relating to the application for a single dwellinghouse not meeting the site-specific terms for an overall masterplan development and that it would prejudice green infrastructure improvement opportunity and/or off-road active travel link, contrary to the Development Plan:-

1. *Approval of this application would be contrary to the Perth and Kinross Local Development Plan (2) 2019 as it does not meet the terms of the Site-Specific Developer Requirements (MU330) in particular the requirement for a Masterplan for the comprehensive development of the site. Approval would establish a precedent for other piecemeal developments; to the detriment of the proper planning and general amenity of the surrounding area.*
2. *The development is contrary to policies 15 Public Access and 42 Green Infrastructure of the Perth and Kinross Local Development Plan (2) 2019 as it would prejudice the opportunity to provide a green infrastructure improvement and / or north to south off-road active travel link as required through a master plan approach to the development of site MU330 of which this proposal is part.*

The following statement will conclude that the erection of a dwellinghouse on the review site is acceptable in principle and it is emphasized that:-

- It will not set a precedent for other proposals on the site as each application should be assessed on its own merits and given the location and scale of the review proposal, close to existing housing on the edge of the zoned site, it will not prejudice the overall character or amenity of the wider master-planned area, but would relate more closely to the existing housing to the west and south east.

- The proposal will not significantly prejudice the opportunity to provide a green infrastructure improvement or restrict public recreational access in the area as this could be conditioned and incorporated in any detailed consent for the Review site. The dismantled railway line has been incorporated into many of the gardens to the south of the Review site in any case, restricting any public access along it and it is questionable therefore how effective this part of Policy 15 to protect the dismantled railway line can be in the area around the Review site. (see Photos 1-

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

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 2 (2019) – Adopted November 2019.

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 7B: Employment and Mixed Used Areas: Mixed Use Sites

Policy 15: Public Access

Policy 17: Residential Areas

Policy 23: Delivery of Development Sites

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 42: Green Infrastructure

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53E: Water Environment and Drainage: Water Supply

Policy 58A: Contaminated and Unstable Land: Contaminated Land

Policy 59: Digital Infrastructure

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Developer contributions supplementary guidance

Placemaking Supplementary Guidance March 2020

Report of Handling – Perth and Kinross Council Development Management, 30 November 2020

In the Planning Officer's Delegated Report of Handling (Doc 2) the assessment included:-

The site is a part of the MU330 mixed-use allocation in the Perth & Kinross Local Development Plan 2 (2019). The Plan states that a masterplan will be required for the comprehensive development of this site and the adjacent employment land (E31).

Whilst housing on the wider side is supported as part of the wider site allocation there is concern about developing this site in isolation. In particular:

- It does not satisfy the requirement for a comprehensive masterplan;*
- The proposed access to the site is from David Farquharson road which is also a key access for the wider Eastern Expansion. The link with David*

Farquharson road will have to be public and designed in such a way that it can accommodate higher volumes of traffic, both during and after construction.

- The line of access to the site runs along the dismantled railway line. Policy 15: Public Access states that development proposals that would have an adverse impact upon the integrity of any disused railway line will not be permitted. The [Green Infrastructure Supplementary Guidance](#), which supports Policy 42 (Green Infrastructure), specifically mentions this corridor in Blairgowrie, which could provide opportunity for green infrastructure improvement and/or a north to south off-road active travel link. Through a masterplan approach to the wider site, it could be ensured that these opportunities are realised, and the corridor is not interrupted.*
- It is also noted that small pockets of high and medium probability surface water flood risk are indicated on SEPA maps in this area of Blairgowrie. The Site-Specific Developer Requirements include a requirement for a Drainage Impact Assessment.*

Reasons for Refusal and Grounds of the Review

The reasons for the review and matters to be taken into account in the determination of the review refer to the reasons for refusal which state that the proposal is premature and does not include a masterplan for the comprehensive development of the MU330 zoned site and prejudices the opportunity to provide green infrastructure.

The 2 reasons for refusal are re-stated below and the applicant's statement and argument against these reasons in support of the review.

- 1. Approval of this application would be contrary to the Perth and Kinross Local Development Plan (2) 2019 as it does not meet the terms of the Site-Specific Developer Requirements (MU330) in particular the requirement for a Masterplan for the comprehensive development of the site. Approval would establish a precedent for other piecemeal developments; to the detriment of the proper planning and general amenity of the surrounding area.*

The proposed residential site is within and on the edge of the indicative development scheme for the MU330 zoning on page 146 of the local plan, in an area which is identified for open space or landscaping. The Review site is within the settlement boundary of Blairgowrie where the principle of residential use is acceptable.

It is considered that a single dwellinghouse on this site is acceptable in principle in its own right and distinct from the Masterplan development site MU330. Given the location of the Review site, on the edge of the MU330 zoning, development for a single dwellinghouse will not prejudice the overall aims and function of the wider master-planned area.

Also being on the edge of the indicative master-planned area any future detailed masterplan will be able to exclude the Review site which it is argued due to the small scale of the site, will not have a significantly adverse impact on the wider aims or developer requirements of the masterplan area.

Furthermore, and importantly it is conceivable that the Review site could be under different landownership from the rest of the MU330 zoning and therefore it is possible that it would not be available to be included within the masterplan.

It is considered that the Review site is a suitable house plot in it's own right, and acceptable within the context of the existing housing adjacent to it to the south and west, and can be developed satisfactorily in accordance with the local plan Placemaking policy criteria.

2. *The development is contrary to policies 15 - Public Access and 42 - Green Infrastructure of the Perth and Kinross Local Development Plan(2) 2019 as it would prejudice the opportunity to provide a green infrastructure improvement and / or north to south off-road active travel link as required through a master plan approach to the development of site MU330 of which this proposal is part.*

The Report of Handling considered that because the line of access to the site runs along the dismantled railway line then this would have an adverse impact on the integrity of the railway line for recreational use, contrary to Policies 15 and 42 of the adopted local development plan.

As mentioned previously the dismantled railway line has been incorporated into many of the gardens to the south of the Review site restricting any public access along it and it is questionable therefore how effective this part of Policy 15 to protect the dismantled railway line can be in the area around the Review site.

Despite this, any future public access on the Review site could be protected along the line of the dismantled railway by a condition on any consent where a public footpath could run alongside the vehicular access to the Review property. Also, the vehicular access to the Review site from David Farquharson Road can be easily modified/upgraded in the future to accommodate the higher volumes expected in the Eastern Expansion.

It is not accepted therefore, that the Review proposal will have an adverse impact on the integrity of the railway line for recreational use and it is considered that it is not contrary to Policies 15 and 42 of the adopted local development plan.

Other material considerations

In assessing the application consideration was given to the following issues:-

As discussed above, contrary to the assessment it is considered that the design and layout of the proposed dwellinghouse on the edge of the MU330 zoning can be implemented in such a way that it will not “seal off the line of the dismantled railway” as stated in the Officer’s Report. It is considered that the availability of the dismantled railway line is already compromised being piecemeal and unavailable in parts, it having been incorporated into garden ground. It is stressed however that the line of the dismantled railway over the Review site can be protected if need be, by a condition on any consent.

The Review site is not of high ecological or biodiversity value and is an area of rough regenerated ground which would have formerly been rotational agricultural ground. There are some trees on the site however, which are not significant and towards the site edges and a single dwellinghouse could be positioned to avoid any significant loss of any trees/ habitat. (see Photos 3, 6 & 8) An Ecological Report could be conditioned and submitted with a detailed application to ensure there are no adverse biodiversity impacts.

The Officer’s Report stated that the removal of trees could have an adverse impact on visual amenity and reduce any landscape buffer to existing housing. As stated above, a dwellinghouse could be positioned on the site to limit any tree loss and new tree and hedge planting could be conditioned on any consent to reinforce the site boundaries. The proposed dwellinghouse therefore will not have any adverse impact on visual amenity.

There are no objections to the proposal from the Council’s Transport Planning Section on vehicular access and road safety grounds subject to conditions to ensure compliance with the standards required by the Council as Roads Authority and as detailed in the National Roads Development Guide.

In terms of residential amenity the Review site is large enough to ensure that any single dwellinghouse on the site can be positioned to ensure that there are no adverse impacts on neighbouring residential amenity in terms of distances to boundaries, overlooking or any overshadowing.

On the subject of drainage and flooding the application site is not within a 1:200 flood risk area where the site would be at risk from riverine flooding. There are concerns about surface water drainage and it is concluded here that any surface water issues can be mitigated satisfactorily at the site through a Drainage Impact Assessment and suitable SUDs scheme at the detailed planning stage.

Conclusions

It is concluded that the Review proposal for a single dwellinghouse on the edge of the MU330 zoning will not prejudice the overall aims and function of the wider master-planned area and will relate more to existing residential development to the south and west.

It will not set a precedent for other piecemeal developments as each application should be treated on his own merits and assessed to establish whether or not it will be detrimental to *the proper planning and general amenity of the surrounding area*.

It is concluded here that the Review proposal will not be detrimental to the overall aims of the masterplan area and the quality of the proposed mixed-use area.

The Review proposal will not *prejudice the opportunity to provide a green infrastructure improvement and / or north to south off-road active travel link as required through a master plan approach to the development of site MU330 of which this proposal is part*, as this opportunity could be protected by a condition on any consent.

For the reasons outlined above it is considered that the review proposal is acceptable.



Mr Ryan Smith
c/o Norman MacLeod
18 Walnut Grove
Blairgowrie
PH10 6TH

Pullar House 35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice : **30th November 2020**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **20/01126/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 18th August 2020 for permission for **Erection of a dwellinghouse (in principle) Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie** for the reasons undernoted.

David Littlejohn Head of Planning and Development

Reasons for Refusal

- 1 Approval of this application would be contrary to the Perth and Kinross Local Development Plan (2) 2019 as it does not meet the terms of the Site-Specific Developer Requirements (MU330) in particular the requirement for a Masterplan for the comprehensive development of the site. Approval would establish a precedent for other piecemeal developments; to the detriment of the proper planning and general amenity of the surrounding area.
- 2 The development is contrary to policies 15 Public Access and 42 Green Infrastructure of the Perth and Kinross Local Development Plan (2) 2019 as it would prejudice the opportunity to provide a green infrastructure improvement and / or north to south off-road active travel link as required through a master plan approach to the development of site MU330 of which this proposal is part.

Justification

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

DOC 1

Informatives

- 1 There are no relevant Informatives

Notes

The plans and documents 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

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	20/01126/IPL	
Ward No	P3- Blairgowrie And Glens	
Due Determination Date	17th October 2020	
Report Drafted Date	23rd November 2020	
Report Issued by	PB	Date 30 th November 2020

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 50 Metres North West Of Broadmoss Brucefield Road
Blairgowrie

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 27 November 2020 (Streetview)

SITE PHOTOGRAPHS n/a – site viewed on Streetview

BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission in principle is sought for the erection of a dwellinghouse on land to the north of the house known as Broadmoss, Brucefield Road, Blairgowrie. The proposed site access is from David Farquarhson Drive and will be along a proposed private drive to be formed along the dismantled railway line that runs to the rear of existing residential properties at David Farquarhson Road. After 95 metres along the dismantled railway the site widens out into a roughly triangular shape with a further 73 metres of the railway being incorporated into the site boundary. This triangular part of the site backs on to the garden of an existing house (Broadmoss) and overlooks open fields to the north east.

The site is part of the Blairgowrie Eastern Expansion and identified as part of MU330 (mixed use) allocation within the Local Development Plan.

In accordance with the on-going restrictions of the coronavirus pandemic, the application site has not been visited by the case officer. The application site and its context have, however, been viewed on aerial photography which in this case provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

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.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

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 2 (2019) – Adopted November 2019

The Local Development Plan 2 is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 7B: Employment and Mixed Used Areas: Mixed Use Sites

Policy 15: Public Access

Policy 17: Residential Areas

Policy 23: Delivery of Development Sites

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 42: Green Infrastructure

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53E: Water Environment and Drainage: Water Supply

Policy 58A: Contaminated and Unstable Land: Contaminated Land

Policy 59: Digital Infrastructure

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Developer contributions supplementary guidance
Placemaking Supplementary Guidance March 2020

CONSULTATION RESPONSES

Scottish Water

No objection. Capacity in the Lintrathen Water Treatment Works. Separate application required to Scottish Water for confirmation of capacity at Blairgowrie Waste Water Treatment Works.

Transport Planning

No objection subject to condition.

Development Negotiations Officer

Standard condition requested.

Structures And Flooding

Drainage Impact Assessment required to assess risk of flooding from surface water flooding to ensure that the development does not increase the risk of flooding to neighbouring areas.

Historic Environment Scotland

No site specific comment. Potential to affect scheduled monument.

Scottish Water

150mm Cast Iron Combined Sewer within the site boundary.

Perth And Kinross Heritage Trust

No archaeological mitigation required.

Planning And Housing Strategy

Contrary to Local Development Plan. Concerned if site was developed in isolation of mixed use allocation MU330.

REPRESENTATIONS

The following points were raised in the 4 representations received:

Flood risk – site is low lying

Visual impact – building might be higher than other buildings in the area if the ground is raised up

Trees – there are trees on the site including mature trees, bats, squirrels and birds use the area.

Impact on services that run along the line of the old railway – cast iron combined sewer, gas line, high voltage electricity cable

Biodiversity – wildlife and birds, deer etc green buffer would be eroded which was key to the acceptance of the MU330 site

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Submitted

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 2016 and the adopted Perth and Kinross Local Development Plan 2 (2019).

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site is a part of the MU330 mixed-use allocation in the Perth & Kinross Local Development Plan 2 (2019). The Plan states that a masterplan will be required for the comprehensive development of this site and the adjacent employment land (E31).

Whilst housing on the wider site is supported as part of the wider site allocation there is concern about developing this site in isolation. In particular:

- It does not satisfy the requirement for a comprehensive masterplan;

- The proposed access to the site is from David Farquharson road which is also a key access for the wider Eastern Expansion. The link with David Farquharson road will have to be public and designed in such a way that it can accommodate higher volumes of traffic, both during and after construction.
- The line of access to the site runs along the dismantled railway line. Policy 15: Public Access states that development proposals that would have an adverse impact upon the integrity of any disused railway line will not be permitted. The [Green Infrastructure Supplementary Guidance](#), which supports Policy 42 (Green Infrastructure), specifically mentions this corridor in Blairgowrie, which could provide opportunity for green infrastructure improvement and/or a north to south off-road active travel link. Through a masterplan approach to the wider site, it could be ensured that these opportunities are realised, and the corridor is not interrupted.
- It is also noted that small pockets of high and medium probability surface water flood risk are indicated on SEPA maps in this area of Blairgowrie. The Site-Specific Developer Requirements include a requirement for a Drainage Impact Assessment.

Design and Layout

No site specific details have been included in this application as it is an in principle proposal. There are however concerns with this proposal to develop a single house on this site that is part of a wider mixed use allocation in the LDP. Development of this site to include a private drive along the dismantled railway would effectively seal off the line of the dismantled railway where it passes Brucefield Road and would have implications for the development of a Proposed green infrastructure improvement and/or a north to south off-road active travel link along the dismantled railway line. It could also limit the scope to create an effective landscape buffer between the proposed allocation and existing development to be delivered as part of a site master plan.

Landscape

The site is currently undeveloped. Development of the site is seen as being premature as the line of the dismantled railway and proposed house site forms part of the indicative landscape buffer that would be required as part of the eastern expansion proposals.

Biodiversity

It is evident from public comment that the site is currently of importance to local flora and fauna. As the site has not been cultivated for some time and appears to contain a variety of trees and vegetation further ecological and tree survey information would be required to inform development of the site. As the principle of development is not supported such further information was not requested as part of the consideration of this planning application.

Residential Amenity

The application is in principle and no details with regard to design or siting have been submitted. Any detailed application would be fully assessed in terms of its impact on residential amenity.

Visual Amenity

The removal of trees and vegetation to facilitate development would be likely to have an adverse impact on visual amenity and affect the existing buffer that the site and dismantled railway currently provides along the edge of the existing built development.

Roads and Access

The proposed access to the site is from David Farquharson Road which is also a key access for the wider Eastern Expansion. Whilst it may be feasible to develop this site from such a private access this would be at the expense of the comprehensive development of the wider site stemming from a site Master Plan.

Transport Planning has been consulted and do not object subject to conditions to ensure compliance with the standards required by the Council as Roads Authority and as detailed in the National Roads Development Guide.

Drainage and Flooding

It is noted that a large proportion of the proposed development site may be vulnerable to surface water flooding as shown on the SEPA flood maps. Flooding and Structures has been consulted and states that development here without appropriate drainage management could displace surface water into neighbouring dwellinghouses which currently sit outwith SEPA's pluvial flooding risk zone. Detailed plans of site drainage would be required outlining how flooding would be avoided both on site and to surrounding properties as part of any detailed planning application. This would take the form of a Drainage Impact Assessment (DIA) and is also required for the wider site in order to assess risk of surface water flooding and to ensure that the development does not increase the risk of flooding to neighbouring areas.

It is also noted that Scottish Water has identified a 150mm Cast Iron Combined Sewer within the site boundary that could be a constraint to the development of this site that would need to be addressed in any detailed proposals.

Conservation Considerations

The site is over 400m from a scheduled ancient monument. There are no listed buildings or conservation area designations in the vicinity. Part of the site was formerly part of the Blairgowrie to Coupar Angus Railway line and may be of some historical interest. Public comments made on the proposal suggests that there is evidence of Pictish development in the area and also some historic remains on the boundary with Broadmoss. Any detailed proposals would be encouraged to

investigate any areas of historical interest and use them to inform development on the site as appropriate.

Developer Contributions

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.

This proposal is within the catchment of Newhill Primary School. Any detailed application would be required to be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.

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 adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken of material considerations and none have been found that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 Approval of this application would be contrary to the Perth & Kinross Local Development Plan 2 (2019) as it does not meet the terms of the Site-Specific Developer Requirements (MU330) in particular the requirement for a Masterplan for the comprehensive development of the site. Approval would establish a precedent for other piecemeal developments; to the detriment of the proper planning and general amenity of the surrounding area.
- 2 The development is contrary to policies 15 Public Access and 42 Green Infrastructure of the Perth & Kinross Local Development Plan 2 (2019) as it would prejudice the opportunity to provide a green infrastructure improvement and / or north to south off-road active travel link as required through a master plan approach to the development of site MU330 of which this proposal is part.

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

01

02

03

04





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

LRB-2021-05

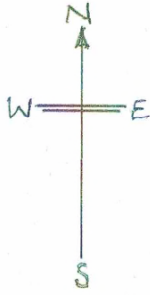
Planning Application – 20/01126/IPL – Erection of a dwellinghouse (in principle), land 50 metres north west of Broadmoss, Brucefield Road, Blairgowrie

PLANNING DECISION NOTICE *(included in applicant's submission, pages 177-178)*

REPORT OF HANDLING *(included in applicant's submission, pages 179-186)*

REFERENCE DOCUMENTS *(part included in applicant's submission, page 187)*

Existing hammerhead of public road



Norman A MacLeod

www.namsurveying.co.uk

Tel: 07884177328

e-mail: namacleod@aol.com

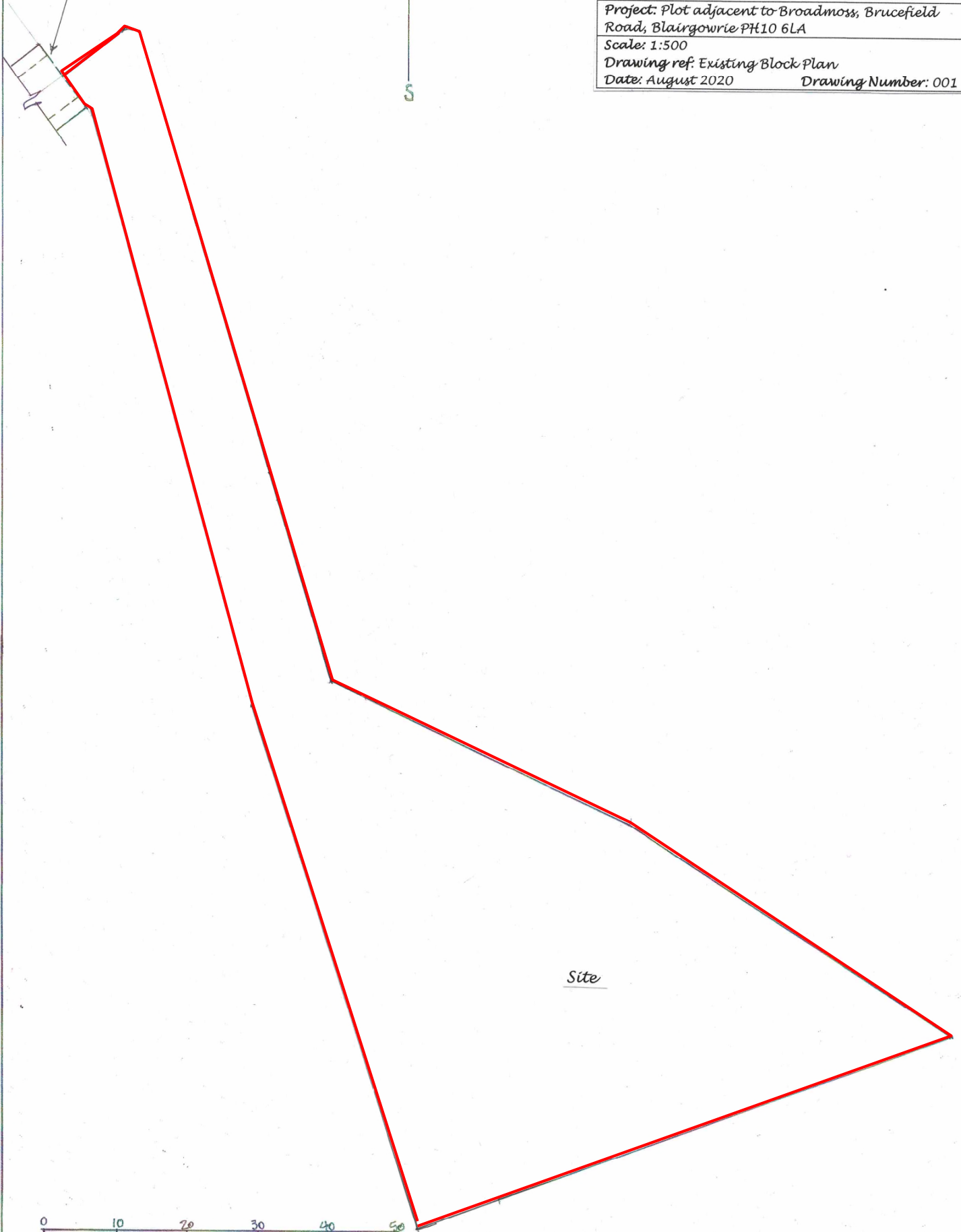
Project: Plot adjacent to Broadmoss, Brucefield Road, Blairgowrie PH10 6LA

Scale: 1:500

Drawing ref: Existing Block Plan

Date: August 2020

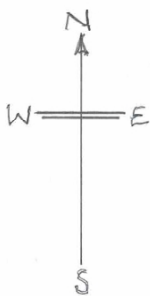
Drawing Number: 001



0 10 20 30 40 50
METRES 1:500

Existing Block Plan 1:500

Existing hammerhead of public road



Norman A MacLeod

www.namsurveying.co.uk

Tel: 07884177328

e-mail: namacleod@aol.com

Project: Plot adjacent to Broadmoss, Brucefield Road, Blairgowrie PH10 6LA

Scale: 1:500

Drawing ref: Proposed Block Plan

Date: August 2020

Drawing Number: 002

New private driveway

Site

0 10 20 30 40 50
METRES 1:500

Proposed Block Plan 1:500

200

Supporting Statement

Proposed Residential Plot to the North of Broad Moss, Brucefield Road, Blairgowrie

Introduction

The proposed residential site is a triangular area of ground to the north of Broad Moss and Brucefield Road, Blairgowrie. The site is approximately 0.35ha and is an area of unimproved ground bounded by housing to the south and west and by farmland to the north and east. The dismantled railway runs in a north/south direction on the western boundary of the proposed site and would form the line of the access to the site. The proposal is in principle for a single dwellinghouse on the site and the access is to be taken from the north via the public road on the Miller Homes development.

Development Plan Context

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019 adopted on the 29 November 2019

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Policy 4: Homes where there is encouragement to provide high quality design in housing provision with a mixture of house types/tenure using sustainable resources to reduce carbon levels.

Perth and Kinross Local Development Plan 2019 – Adopted 29 November 2019

The proposed residential site is situated in the Blairgowrie and Rattray settlement boundary and within and on the periphery of an area designated in the local plan for Mixed Use development MU330 consisting of residential use with a capacity range of 594-928 houses and an adjacent employment uses site E31. The relevant local plan policy for mixed use development is outlined below:-

Policy 7B: Mixed-Use Sites

Areas identified for mixed use are intended to promote the integration of employment generating opportunities with housing, thereby reducing the potential need to commute between home and employment. Within these areas a range of uses such as housing, offices, light industry, surgeries and leisure will be acceptable, providing they are compatible with the amenity of adjoining uses and meet criteria (a)-(e) and (g) of Policy 7A detailed below:-

(a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation, additional tourism or recreational facilities, or the re-

use of existing buildings. (b) The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns. (c) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site. (d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site. (e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.

(g) The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland.

Proposals for a mixed-use site that comprises predominantly one use will not be acceptable.

Site-Specific Developer Requirements have been provided for the MU330 designation which includes a Masterplan which has to be provided by the developer for the comprehensive development of this site and adjacent E31 employment site for phased release of both housing and employment land. Other requirements to be provided include a Flood Risk Assessment, Drainage Impact Assessment, Traffic Management Plan, Landscape Framework and Ecological and Biodiversity Plans/Assessment.

Policy 1: Placemaking

Policy 1A Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Policy 1B All proposals should meet all the following placemaking criteria: (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings. (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area. (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours. (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space. (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport. (f) Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible. (g) Existing buildings, structures

and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(h) Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks. (i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments). (j) Sustainable design and construction.

Policy 6: Settlement Boundaries

For those settlements which have a boundary defined in the Plan, built development will be contained within that boundary.

Principle of Development

The proposed residential site in the indicative development scheme on page 146 of the local plan is within an area for open space or landscaping. The proposed site however is within the settlement boundary of Blairgowrie where the principle of residential development is considered to be acceptable.

It is considered that the proposed site is acceptable in principle for residential development in its own right and distinct from the Masterplan development site MU330. As a stand-alone site then the proposal will need to satisfy the general Placemaking policies of the adopted local plan.

It is considered that the proposed site within it's wider context is a suitable house plot and can be developed satisfactorily in accordance with the local plan Placemaking policy criteria.

A proposal for a distinct and relatively small-scale partial development within the MU330 zoned site, as proposed here, without complying with the site-specific requirements is considered to be acceptable. The proposed site is small-scale and on the edge of the zoned MU330 site and it's development for a single dwellinghouse will not prejudice the wider aims and aspirations for the master-planned area.

Residential Amenity

The application site is large enough to satisfactorily accommodate a single dwellinghouse and to provide a reasonable area of amenity ground. Also, there will be adequate distances to boundaries from windows to protect the privacy of any neighbouring properties and to prevent any overshadowing.

Access and parking

Access to the public road network will be to the north linking in with the Miller Homes development. The application site will have adequate space to provide 2 parking spaces and turning facilities and will be developed in accordance with the required roads construction standards.

Conclusions

If the land was developed separately for residential use, it is argued that it would not prejudice the MU330 development in the future because of the scale of the proposal and it's location on the periphery of the zoned land. The principle of residential use is acceptable in any case as the application site is within the Blairgowrie local plan settlement boundary.

Also, as the proposed land is in separate landownership from the wider MU330 land, it is feasible that it would not be available to be included in the MU330 masterplan development in any case. Furthermore, it is possible that the master-planned site will not be developed at all and this should not prejudice or delay the development opportunities of the application site.

For the above reasons it is requested that this proposal in principle is approved.

LRB-2021-05

Planning Application – 20/01126/IPL – Erection of a dwellinghouse (in principle), land 50 metres north west of Broadmoss, Brucefield Road, Blairgowrie

REPRESENTATIONS

Thursday, 03 September 2020



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

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

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Land 50 Metres North West Of Broadmoss, Brucefield Road, Blairgowrie, PH10 6LA
PLANNING REF: 20/01126/IPL
OUR REF: DSCAS-0021397-S4H
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 and 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 LINTRATHEN 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

- ▶ This proposed development will be serviced by BLAIRGOWRIE Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

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.
-

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
 - ▶ 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](#).
-

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

▶ 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 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 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 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

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.

Yours sincerely,

Planning Application Team

Development Operations Analyst

developmentoperations@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."

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01126/IPL	Comments provided by	Hajnalka Biro
Service/Section	TES: Development Plans	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie		
Comments on the proposal	<p>The site is a part of the MU330 mixed-use allocation in the Local Development Plan. The Plan states that a masterplan will be required for the comprehensive development of this site and the adjacent employment land (E31).</p> <p>The site is small is scale and housing as a proposed land use would be supported as part of the wider site allocation. However, there are concerns about developing this site in isolation due to the following reasons:</p> <ul style="list-style-type: none"> -It would not satisfy the requirement of the plan for a comprehensive masterplan -The proposed access to the site is from David Farquharson road which is also a key access for the wider Eastern Expansion. The link with David Farquharson road will have to be public and designed in such a way that it can accommodate higher volumes of traffic, both during and after construction. -The line of access to the site runs along the dismantled railway line. Policy 15: Public Access states that development proposals that would have an adverse impact upon the integrity of any disused railway line will not be permitted. The Green Infrastructure Supplementary Guidance, which supports Policy 42, specifically mentions this corridor in Blairgowrie, which could provide opportunity for green infrastructure improvement and/or a north to south off-road active travel link. Through a masterplan approach to the wider site, it could be ensured that these opportunities are realised, and the corridor is not interrupted. <p>Please also note that small pockets of high and medium probability surface water flood risk are indicated on SEPA maps in this area of Blairgowrie.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	08/09/20		



To:	Persephone Beer, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	[REDACTED]
Date:	9 th September 2020

20/01126/IPL | Erection of a dwellinghouse (in principle) | Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie

Thank you for consulting PKHT on the above application.

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

Wednesday, 09 September 2020



Local Planner
Planning and Development
Perth and Kinross Council
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 Customer



**Land 50 Metres North West Of Broadmoss, Brucefield Road,
Blairgowrie, PH10 6LA**

Asset Impact Assessment

Our Reference: DSCAS-0021397-S4H

Your Reference: 20/01126/IPL

Thank you for allowing Scottish Water to review and comment on the above proposed site. I have assessed the site and I attach with this letter a copy of our records showing relevant infrastructure.

Existing Infrastructure within Site

Scottish Water Records indicate that there is a **150mm Cast Iron Combined Sewer** within the site boundary. Please note that Scottish Water records are indicative only and your attention is drawn to the disclaimer at the bottom of this letter.

The stand-off distance for this asset is **3 metres** in every direction on the horizontal plane. No building, private garden or other obstruction should be located within the stand-off distance of a sewer. It is your responsibility to accurately locate the position of the pipe for line and depth on site and confirm the size and its material of construction. This information should be annotated onto your plans and sent onto the Asset Impact Team for review and acceptance using the email address below. All due care must be taken when working in the vicinity of Scottish Water assets, you should seek our support accordingly prior to any excavation works.

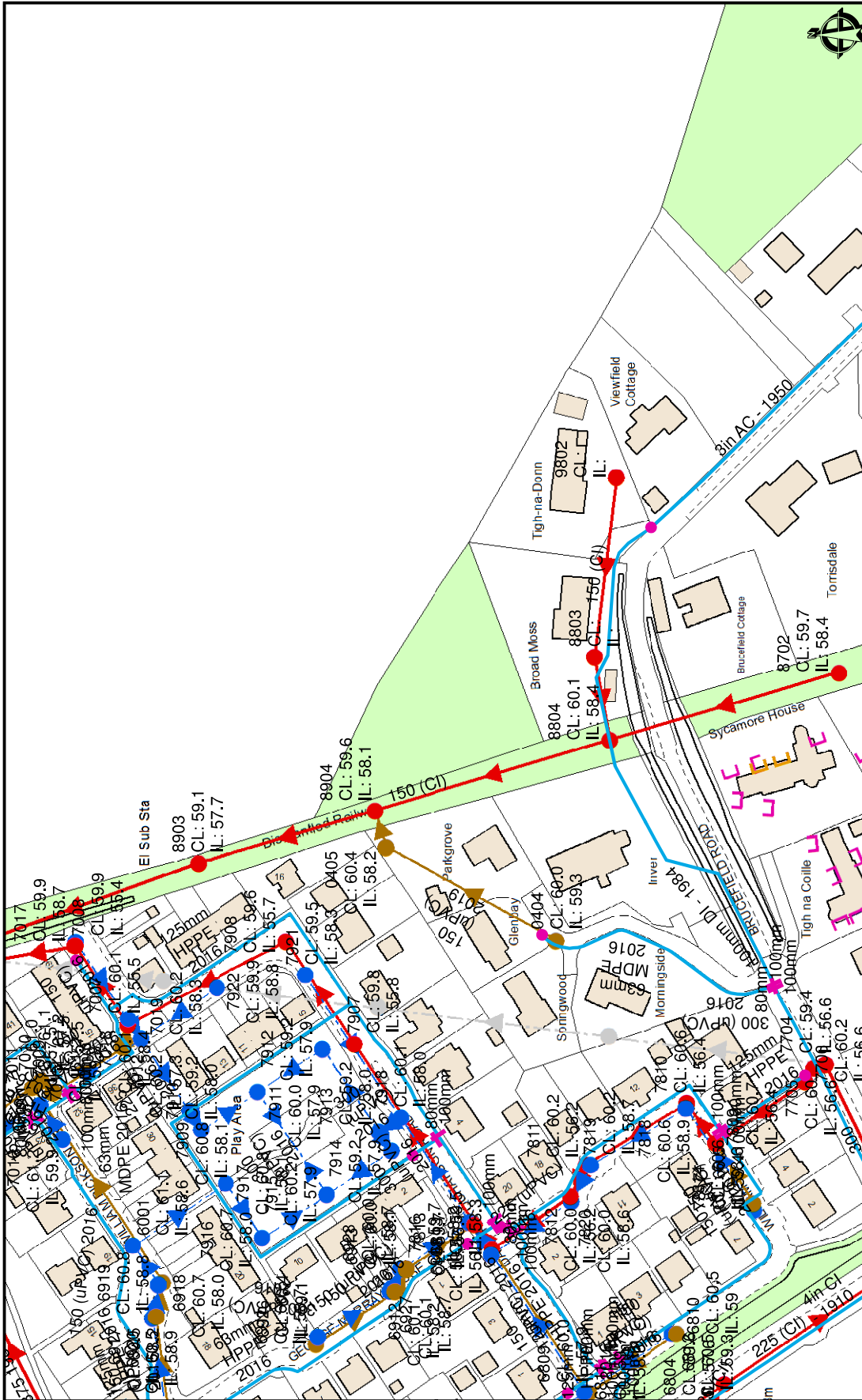
Please get in touch if you have any questions on the above.

Yours sincerely,

Alexandra Combes
Asset Impact Team
Developmentoperations@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."



Warning! Damaging a Large diameter Trunk main (12"/300mm and above) can result in loss of life and major Water Supply and Water Quality problems. If you're planning any extension work in the vicinity of any large diameter mains shown on our maps you MUST contact Scottish Water to arrange a site visit on 0800078778 WELL IN ADVANCE OF THE WORKS.

Legend	
Main - Water Distribution	
SubType	Distribution
SubType	Trunk
Main - Raw Water	
SubType	Raw Supply
Gravity Pipe	
SubType	Combined (C)
SubType	Foul (F)
SubType	Surface Water (S)

The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District office.

Land

Land 50 Metres North West Of Broadmoss, Brucefield Road, Blairgowrie, PH10 8LA

318,870.00, 743,908.00

Date Plotted: 09/09/2020

SCALE : 1:1,892

Plotted By: COMBESAL



Scottish Water
Trusted to serve Scotland

Castle House,
6 Castle Drive,
Dunfermline,
KY11 8GG

Tel No: 0800078778



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to:

Developmentmanagement@pkc.gov.uk

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

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300046284
Your ref: 20/01126/IPL

11 September 2020

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
Land 50m North West Of Broadmoss, Brucefield Road, Blairgowrie - Erection of a
dwellinghouse (in principle)

Thank you for your consultation which we received on 02 September 2020. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
SM7176	The Welton, unenclosed settlement and souterrains 405m and 460m WSW of	Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.



Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Richard Heawood who can be contacted by phone on 0131 668 8077 or by email on Richard.Heawood@hes.scot.

Yours faithfully

Historic Environment Scotland

Comments for Planning Application 20/01126/IPL

Application Summary

Application Number: 20/01126/IPL

Address: Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Persephone Beer

Customer Details

Name: Mr Stuart Samson

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Effect on Visual Amenity
- Contrary to Development Plan Policy
- Flooding Risk
- Inappropriate Land Use
- Loss Of Open Space
- Loss Of Trees
- Over Looking

Comment: Statement in support of our objection to the application for a proposed residential plot to the north of Broad Moss, Brucefield Road, Blairgowrie.

TREES - The applicant has said NO in the application form when asked if there are trees on the site. This is untrue since there are a number of significant mature trees within and adjacent to the boundaries. We ask that the planners visit the site and assess the situation for themselves with a view to initiating a tree report to be carried out by the prospective buyer. We would be extremely distressed if these trees were to be removed as a number of them are situated very close to our boundary and are a haven for many birds and other wildlife.

ASSESSMENT OF FLOOD RISK - The applicant has said NO when asked if the proposed site could cause a flood risk elsewhere. We believe this answer should read DON'T KNOW, since there is no way of knowing what impact a building and ground works would have on the drainage from this very large site, especially if the ground were to be raised to the surrounding level. Much of the site is currently low lying.

SERVICES WHICH RUN ALONG THE DISUSED RAILWAY LINE - We are very concerned about the impact of the proposed very long driveway on the services which run along the railway line.

Firstly, there is a 150mm cast iron combined sewer line running the complete length of the proposed driveway as referred to in the letter from Scottish Water dated 9 Sep 2020. The Upvc sewer line that runs beneath and across our property connects to this combined sewer, so obviously this is a concern for us. Secondly, we also have a gas line that runs in parallel (3 metres apart) with the sewer line and exits our property into the railway line. Since we have no map of the gas network we are unsure where the gas line runs from there but it is fair to assume that it will have an impact on any proposed construction along the railway line. Finally there is a high voltage underground electricity cable running along the boundary of our property which crosses underneath the railway line and connects to the overhead supply which runs right along the railway line.

BIODIVERSITY AND OPEN LAND IN RELATION TO THE MU330 SITE - We are aware and accept the existence of the MU330 site for the east of Blairgowrie, which may occur in the future. Part of the acceptance of this plan was the understanding that there should be areas surrounding the site which would benefit the existing community. Very much integral to the general amenity and wellbeing of the people of this area is the existence of the old railway line and the untouched land to the rear of Brucefield Road. There is an abundance of wildlife and birds here thanks to the existence of this natural corridor. Deer are regularly seen in the old railway line and often take shelter in the low lying area of this proposed plot because of the security it provides, indeed we have observed on many occasions, that the deer feel it is safe to rest and sleep on this spot. The biodiversity in this habitat works extremely well and is greatly appreciated by the local residents. We believe that the proposed residential plot for a dwelling north of Broad Moss would have a very significant effect on the wildlife and ecological structure of this open space. The applicant may suggest that this application does not in any way interfere with the MU330 site, but from our perspective it most certainly does since it will deprive the current residents of the green buffer zone which is very much a part of the Tay Plan in our understanding.

These are our reasons for strongly objecting to this application.

Stuart and Wanda Samson

Comments for Planning Application 20/01126/IPL

Application Summary

Application Number: 20/01126/IPL

Address: Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Persephone Beer

Customer Details

Name: Mrs Rhona Brown

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Land Use
- Loss Of Open Space
- Loss Of Trees
- Out of Character with the Area
- Road Safety Concerns

Comment: Statement in support of my objection to the application for a proposed residential plot to the north of Broad Moss, Brucefield Road, Blairgowrie.

ASSESSMENT OF FLOOD RISK - The applicant has said "no" when asked if the proposed site could cause a flood risk elsewhere. I believe this answer is incorrect and should read DON'T KNOW, since there is no way of knowing what impact a building and ground works would have on the drainage from this site, especially if the ground is to be raised to the surrounding levels. Much of the site is currently low lying.

GROUND LEVELS - I am concerned that as this site is low lying , the ground levels will be altered to bring foundations up, resulting in the new building towering above existing properties.

TREES - The applicant has said "no" in the application when asked if there are trees on the site. This is incorrect as there are a number of significant mature trees within and adjacent to the boundaries. I recommend that planners visit the site and assess the situation for themselves with a view to initiating a tree report to be carried out by the prospective buyer. I would be extremely distressed if these trees were to be removed as a number of them are situated very close to my boundary and are a haven for many birds including Jays, various other wildlife including red squirrels and bats. The bats are evident in this area and a survey should be completed to protect

the wildlife and trees.

SERVICES WHICH RUN ALONG THE DISUSED RAILWAY LINE - I am concerned about the impact of the proposed driveway on the services which run along the railway line. There is a 150mm cast iron combined sewer line running the complete length of the proposed driveway as referred to in the letter from Scottish Water dated 9 Sep 2020. There is a main gas line that runs under the disused railway line and then runs parallel to the old railway line as shown on Transco map (I can provide a copy).

Finally there is a high voltage underground electricity cable which connects to the overhead supply which runs along the railway line.

BIODIVERSITY AND OPEN LAND IN RELATION TO THE MU330 SITE - As part of the acceptance of this plan was the understanding that there should be areas surrounding the site which would benefit the existing community. Very much integral to the general amenity and wellbeing of the people of this area is the existence of the old railway line and the untouched land to the rear of Brucefield Road. There is an abundance of wildlife and birds there thanks to the existence of this natural corridor. Deer are regularly seen in the old railway line and often take shelter in the low lying area of this proposed plot because of the security it provides. I have witnessed the deer raising their young in this area as it is so secluded and safe. The biodiversity in this habitat works extremely well and is greatly appreciated by the local residents. I believe that the proposed residential plot for a dwelling north of Broad Moss would have a very significant effect on the wildlife and ecological structure of this open space. The applicant suggests that this application does not in any way interfere with the MU330 site, but I disagree as it most certainly does since it will deprive the current residents of the green buffer zone which is very much a part of the Tay Plan. I am informed that Council planners call this a 'backland development' due to it being such a long way in. The access via Miller Homes estate will impact on the houses there, the additional heavy traffic for building works passing the children's play area surely is of concern also.

These are my reasons for strongly objecting to this application, and I hope Planning Officers will take all of the above into account when considering this application.

Rhona Brown

[REDACTED]

[REDACTED]

Tracy McManamon

From: tom [REDACTED]
Sent: 21 September 2020 20:43
To: Development Management - Generic Email Account
Subject: Re: Comment on plan ref20/01126/IPL

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: tom [REDACTED]
Sent: 21 September 2020 12:33
To: developmentmanagement@pkc.gov.uk <developmentmanagement@pkc.gov.uk>
Subject: Comment on plan ref20/01126/IPL

Being the Occupier of Broadmoss the proposed neighbour to the proposed development we have the following comments to make

The proposed site has not been cultivated or developed in living memory sits adjacent to cultivated land and housing, and has no recognised pedestrian accesses and as such the fauna is preserved for the wild flora and fauna including established trees which encourages animals to use the area as a breeding sheltered area and an aerial survey in the 1950s showed evidence of Pictish development in the area in the preRoman Period. There is also still visible on the boundary with BroadMoss the remains of a driftwell details and pictures of which was given to Historic Scotland 1970s.

Our comment is that surveys should be made by the respective bodies to establish the importance of all historic records, of flora and fauna of the site before any planning is granted for the

Yours John [Ian] and Rhana STEEL

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Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01126/IPL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North West Of Broadmoss, Brucefield Road, Blairgowrie		
Comments on the proposal	Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.		
Recommended planning condition(s)	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. All matters 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.		
Recommended informative(s) for applicant	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 they 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 Environmental Protection Agency.		
Date comments returned	21 September 2020		

Comments for Planning Application 20/01126/IPL

Application Summary

Application Number: 20/01126/IPL

Address: Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Persephone Beer

Customer Details

Name: Mrs Jean Squires

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Land Use
- Loss Of Open Space
- Over Looking

Comment: The proposed building is contrary to the Development plan policy. When accepting MU330, the LDP advocated a wildlife corridor, Also, the old railway line offers the possibility of a pedestrian route to the town centre.

The land slopes significantly. Levelling this might elevate the building, raising great concern for a building towering over neighbouring properties so overlooking them and giving loss of privacy.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01126/IPL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie		
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 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 Newhill 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 2020 in line with Policy 5: Infrastructure Contributions of the Perth & 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>RCO00 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>		
Recommended informative(s) for applicant	N/A		
Date comments returned	24 September 2020		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	20/01126/IPL	Comments provided by	Julian Scott
Service/Section	HE/Flooding	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 50 Metres North West Of Broadmoss Brucefield Road Blairgowrie		
Comments on the proposal	I do not object to the principle of the development, however a large proportion of the proposed development site may be vulnerable to surface water flooding as shown on the SEPA flood maps. Development here without appropriate drainage management could displace surface water into neighbouring dwellinghouses which currently sit outwith SEPA's pluvial flooding risk zone. Detailed plans of site drainage would be required outlining how flooding would be avoided both on site and to surrounding properties as part of the detailed planning application		
Recommended planning condition(s)	DIA to assess risk of flooding from surface water flooding to ensure that the development does not increase the risk of flooding to neighbouring areas.		
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flooding and Flood Risk Assessments (2019) as it contains advice relevant to your development (https://www.pkc.gov.uk/ldp2floodrisk)		
Date comments returned	24/09/20		

