

LRB-2023-47

23/00572/FLL – Change of use from flat to short-term let accommodation unit (in retrospect), 4a Bonnethill Road, Pitlochry, PH16 5BS

REPRESENTATIONS

Thursday, 04 May 2023



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

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

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



Dear Customer,

4A Bonnethill Road, , Pitlochry, PH16 5BS
Planning Ref: 23/00572/FLL
Our Ref: DSCAS-0086001-CVZ
Proposal: Change of use from flat to short term let accommodation unit (in retrospect)

Please quote our reference in all future correspondence

Audit of Proposal

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

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

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

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,

Ruth Kerr.

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

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

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/00572/FLL

Our ref DAT

Date 09 May 2023

Tel No [REDACTED]

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

23/00572/FLL RE: Change of use from flat to short term let accommodation unit (in retrospect) 4A Bonnethill Road Pitlochry PH16 5BS

I refer to your letter dated 1 May 2023 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

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

Comments

This application is for the change of use of a first-floor flatted dwelling at 4A Bonnethill Road, Pitlochry to a short term let accommodation unit (in-retrospect). The property is located in the town centre in a mixed residential/commercial area.

Holiday Accommodation

As the development is for a holiday accommodation unit, there is the potential for noise from the users of the properties to affect neighbouring residential properties, however due to the introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, these will be required to be licensed and noise conditions will form part of the licence.

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

Informative

Short Term Let

The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>




Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00572/FLL	Comments provided by	Stephanie Durning
Service/Section	Housing Strategy	Contact Details	Planning and Policy Officer [REDACTED]
Description of Proposal	Change of use of existing flatted dwelling to a short term let accommodation unit		
Address of site	4A Bonnethill Road, Pitlochry, PH16 5BS		
Comments on the proposal	<p>The proposal is for the change of use from residential to short-term let accommodation retrospectively in the town centre of Pitlochry.</p> <p>Relevant NPF4 Policy 30: states that <i>Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</i></p> <ul style="list-style-type: none"> i. <i>An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i> ii. <i>The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i> <p>The Local Housing Strategy 2022-27 includes an action to develop planning policy through the Local Development Plan 3 where appropriate for STL Control Areas. The postcode district level of saturation of potential short-term lets for PH16 is 12.0% and above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	18.05.2023		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00572/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Change of use from flat to short term let accommodation unit (in retrospect)		
Address of site	4A Bonnethill Road, Pitlochry PH16 5BS		
Comments on the proposal	<p>The applicant is proposing to a change of use from flat to short term let accommodation.</p> <p>There is no vehicle access for the property and no allocated parking spaces. No changes are proposed to allocate parking spaces for the property. Several bus services operate along the A924 through Pitlochry and the railway station is also within walking distance. On-street parking is currently available at no cost.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	19 May 2023		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00572/FLL	Comments provided by	David Stephens
Service/Section	HE/Flooding	Contact Details	[REDACTED]
Description of Proposal	Change of use from flat to short term let accommodation unit (in retrospect)		
Address of site	4A Bonnethill Road, Pitlochry, PH16 5BS		
Comments on the proposal	<p>No Objection.</p> <p>The building is subjected to 0.5% AP fluvial flood events however the property is situated on the 1st floor and the proposed development does not constitute an increase in vulnerability.</p> <p>It is worth noting that the existing access on Bonnethill Road is subject to flood events, which may affect access.</p> 		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.		
Date comments returned	16/06/2023		