

TCP/11/16(525) – 18/00081/IPL – Erection of a dwellinghouse (in principle) on land 20 metres south of Scarhead Cottage, Glenfarg

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TCP/11/16(525) – 18/00081/IPL – Erection of a dwellinghouse (in principle) on land 20 metres south of Scarhead Cottage, Glenfarg

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100081580-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Grant Allan Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Grant	Building Name:	
Last Name: *	Allan	Building Number:	9A
Telephone Number: *	07830630600	Address 1 (Street): *	9A Mossgreen
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Crossgates
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY4 8BU
Email Address: *	ga.architecture@outlook.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Scarhead Cottage"/>
First Name: *	<input type="text" value="Alexander"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Cameron"/>	Address 1 (Street): * <input type="text" value="Glenfarg"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH2 9QG"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="Scarhead Cottage"/>
Address 2:	<input type="text" value="Glenfarg"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Perth"/>
Post Code:	<input type="text" value="PH2 9QG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="711383"/>	Easting	<input type="text" value="313861"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of a dwellinghouse (in principle)

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The refusal states "The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan". No materials were issued in the proposed application. This could be negotiated with planning at a later stage if it were accepted in principle. The new dwelling could also match materials and characteristics of the existing dwellinghouse.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Loc-01_40A Loc-02_40 Site-01_40

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/00081/IPL

What date was the application submitted to the planning authority? *

09/01/2018

What date was the decision issued by the planning authority? *

01/03/2018

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Grant Allan

Declaration Date: 20/03/2018

Grant Allan Architecture



Email: ga.architecture@outlook.com

Local Review Body
Council Building
2 High Street
PERTH,
PH1 5PH

TCP/11/16(525) Erection of dwellinghouse (in principle) Land 20 Meters South of Scarhead Cottage Glenfarg – 18/00081/IPL

My client wishes to challenge the refusal notice for the above application.

We strongly believe that the erection of a dwellinghouse in this site will not be detrimental to the surrounding area and countryside. The proposed site is of good size, flat and ideal for development. The refusal report suggests that the proposed dwellinghouse will be “squeezed” on to the site when this is not the case. The garden ground to the rear more than meets the required amount. My client also explains that more ground could be excavated from the rear to accommodate more garden ground if required. The refusal report states that the proposal does not respect the density and siting of the dwelling. This is not the case as the existing cottage would still have more than enough garden ground to the front, side and rear. The existing land at the moment is wasted ground which is hardstanding.

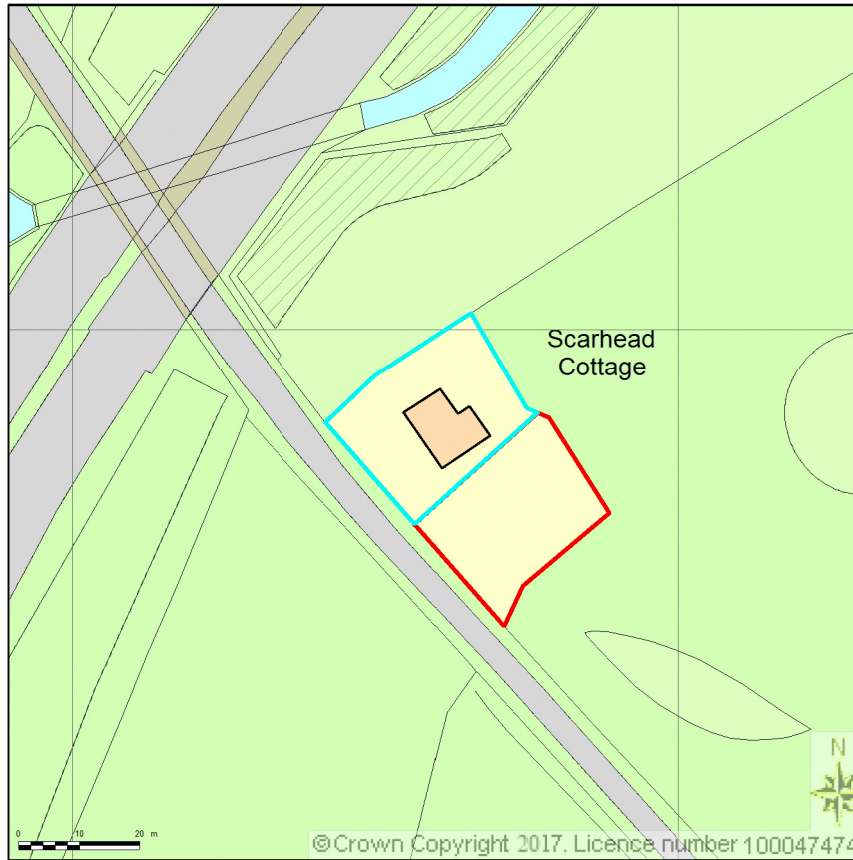
The refusal report also states that a new dwelling would erode the character of the countryside. As this is a planning in principle application, there is no mention of materials, mass of elevations etc, however, if this application was to be overturned, my client and I would be looking to work closely with the planning department to pick the right materials and design of house. A design based on the existing cottage could be a compromise here as it’s proven this style of dwelling does not retract from the countryside and surrounding area.

The refusal report also mentions how a sustainable drainage system cannot be accommodated when a septic tank and joint soakaway with the existing cottage would more than suffice.

The final point made in the refusal report is that a dwellinghouse would erode local distinctiveness, diversity and the quality of Perth and Kinross Landscape character. We strongly disagree with this point as we believe the correct house type with sympathetic materials would add to the character and diversity. It would certainly be more attractive than seeing a large mud bank and open hard standing.

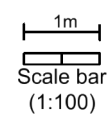
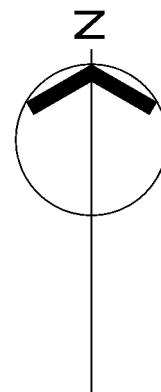
In conclusion we believe that the site is perfect for a new dwellinghouse using traditional materials and will add to the character of the surrounding area and in turn will be an improvement on the landscape which stands just now.


Yours Sincerely
Grant Allan



Proposed Location Plan

Scale - 1:1250




			
client	Alexander Cameron		
location	Scarhead Cottage Glenfarg Perth PH2 9QG		
project title	Proposed Dwellinghouse		
Date Drawn: Oct'17 ISSUE AMENDMENT DATE Rev A - Site boundaries amended			
Scale - 1:1250 @ A4 Drawn by: Grant Allan			
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">CHECKED</td> <td style="width: 50%; text-align: center;">VERIFIED</td> </tr> </table>		CHECKED	VERIFIED
CHECKED	VERIFIED		
Drawing No. LOC			



Location of Site

Aerial View
Scale - NTS



CLIENT
Alexander Cameron

LOCATION
Scarhead Cottage
Glenfarg
Perth
PH2 9QG

CONTRACT
Proposed Dwelling house

Project Title
Proposed Dwelling house

Date Drawn: Jan'18
ISSUE: 1
AMENDMENT: 1
DATE:

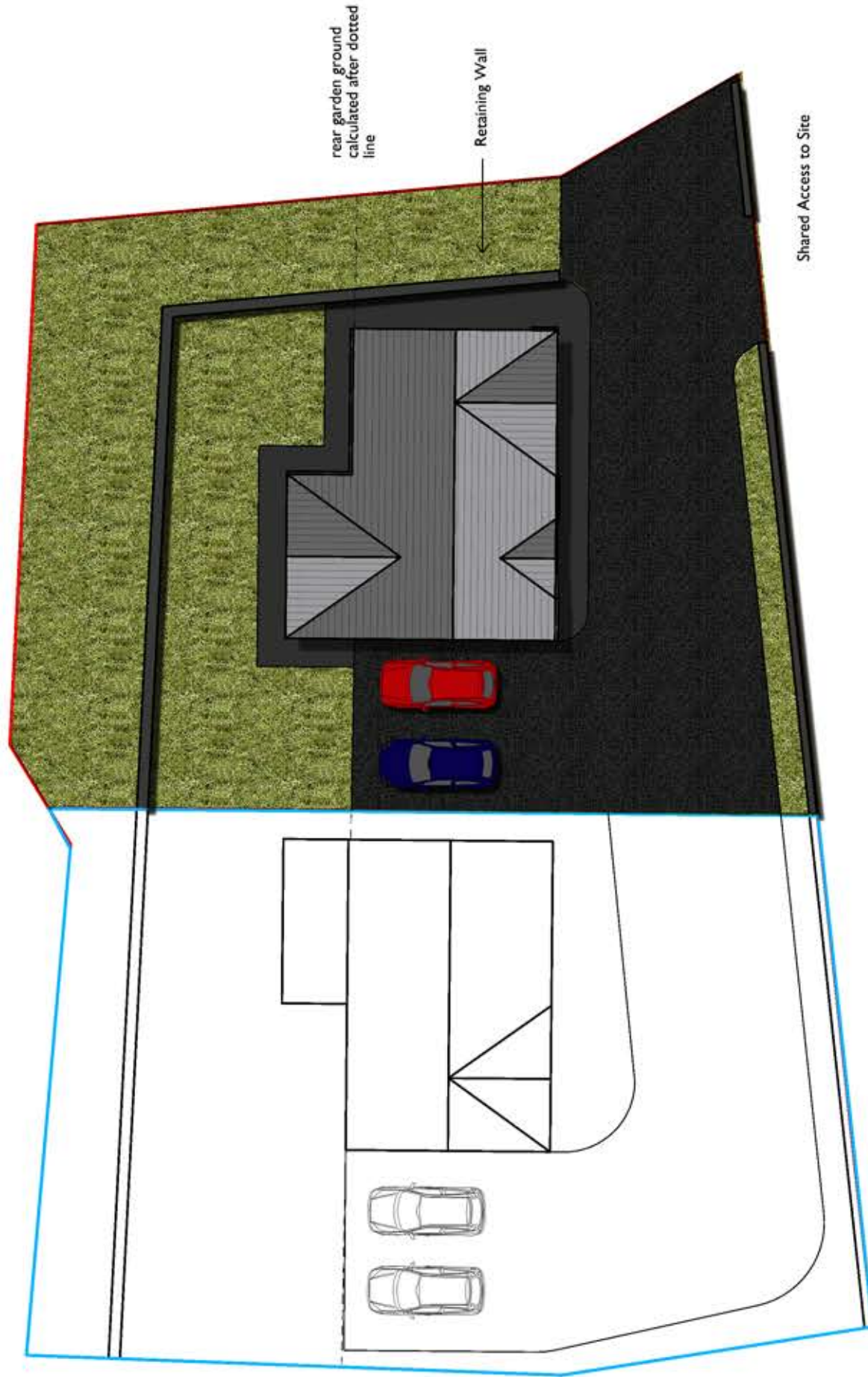
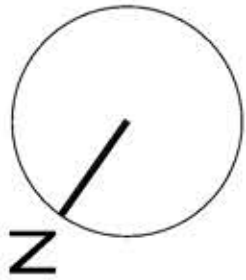
Scale - NTS
Drawn By: G. Allan

Scale bar
(1:100)

Drawing No.
02

Scale - NTS
Drawn By: G. Allan

Scale bar
(1:100)



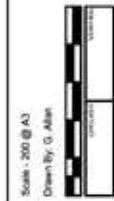
Proposed Plot denoted by - -
Site Area - 550m²
Rear Garden Area - 205m²
Existing Dwelling Footprint - 95m²

Proposed Plot denoted by - -
Site Area - 590m²
Rear Garden Area - 250m²
Proposed Dwelling Footprint - 95m²

Proposed Site Plan
Scale - 1:200



CLIENT	Alexander Cameron
PROJECT NAME	Scarhead Cottage Glenfarg Perth PH2 9QG
CONTACT	Proposed Dwelling house
DATE	04/07/17
ISSUE	1
REVISION	
DATE	
SCALE	1:100
DRAWING NO.	01



PERTH AND KINROSS COUNCIL

Mr Alexander Cameron
c/o Grant Allan Architecture
Grant Allan
9A Mossgreen
Crossgates
KY4 8BU

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 1st March 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00081/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 22nd January 2018 for permission for **Erection of a dwellinghouse (in principle) Land 20 Metres South Of Scarhead Cottage Glenfarg** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014 as it does not comply with any of the categories of the policy guidance where a dwellinghouse would be acceptable in principle at this location.
2. The proposal is contrary to the Council's Housing in the Countryside Guide (SPG) 2014 as it does not comply with any of the categories of the policy guidance or criterion where a dwellinghouse would be acceptable in this location.
3. The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014, as the proposed siting of the development does not respect the density and siting of the existing dwelling it therefore does not respect the character and amenity of this area of Perth and Kinross.

4. The proposal is contrary to Policy PM1B, criterion (a) of the Perth and Kinross Local Development Plan 2014, as the proposal fails to create a sense of identity and erodes the character of the countryside. In addition a further dwelling squeezed into the site results in an inappropriate density contrary to criterion (c).
5. The proposal is contrary to Policy EP3C: Water, Environment and Drainage of the Perth and Kinross Local Development Plan 2014, as it has not been demonstrated that a Sustainable Urban Drainage System can be accommodated on this constrained site.
6. The proposal is contrary to Policy ER6 of the Perth and Kinross Local Development Plan 2014 as the formation of a dwelling curtilage would erode local distinctiveness, diversity and the quality of Perth and Kinross's landscape character.

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

18/00081/1

18/00081/2

18/00081/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/00081/IPL	
Ward No	P9- Almond And Earn	
Due Determination Date	21.03.2018	
Case Officer	John Russell	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 20 Metres South Of Scarhead Cottage Glenfarg

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: 1 February 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This is an application in principle for the erection of a dwellinghouse within the side garden ground of Scarhead Cottage. The site is located to the east of the M90 motorway beside the flyover from the B996. The site is located outwith the settlement boundary of Glenfarg in the countryside.

Scarhead Cottage has recently been refurbished and the garden ground area to the south east has been excavated to form a hardstanding. The site plan

shows the excavated area would have a retaining wall however this was not present at my site visit.

The proposed dwelling would be located on the hardstanding area. The site plan illustrates that existing access will be utilised for both Scarhead Cottage and the proposed plot which results in a shared driveway arrangement to the front of the proposed plot. Parking would be located to the north-west side of both plots. As the application is in-principle there are no details indicating the building mass or elevational treatment at this stage.

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 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 principal policies are, in summary:

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 PM4 - Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

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.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

OTHER POLICIES

Development Contributions

Sets out the Council's Policy for securing contributions from developers of new homes towards the cost of meeting appropriate infrastructure improvements necessary as a consequence of development.

Housing in the Countryside Guide

A revised Housing in the Countryside Policy was adopted by the Council in October 2014. The policy applies over the whole local authority area of Perth and Kinross except where a more relaxed policy applies at present. In practice this means that the revised policy applies to areas with other Local Plan policies and it should be borne in mind that the specific policies relating to these designations will also require to be complied with. The policy aims to:

- Safeguard the character of the countryside;

- Support the viability of communities;
- Meet development needs in appropriate locations;
- Ensure that high standards of siting and design are achieved.

The Council's "Guidance on the Siting and Design of Houses in Rural Areas" contains advice on the siting and design of new housing in rural areas.

CONSULTATION RESPONSES

Transport Planning – No response within consultation period.

Contributions Officer – No objection subject to conditional control.

Scottish Water – No objection.

REPRESENTATIONS

No representations were received within the public consultation timeframe. However two letters of objection were received after the expiry dates. The concerns raised have been taken into account in the assessment of this application under the appraisal section below.

ADDITIONAL INFORMATION RECEIVED:

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 eg Flood Risk Assessment	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 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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 local plan through Policy PM4 - Settlement Boundaries specifies that development will not be permitted, except within the defined settlement boundaries which are defined by a settlement boundary in the Plan.

However, through Policy RD3 - Housing in the Countryside it is acknowledged that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported.

Having had the opportunity to undertake a site visit and assess the plans I consider the proposed plot within the existing curtilage of Scarhead Cottage which sits in isolation does not relate to:-

- (a) Building Group.
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

Taking this into account the principle of housing development on the site is contrary to Policy RD3. The siting criterion and relationship to neighbouring land uses is discussed further under the headings below.

Design and Layout

The site is also required to be assessed against the 'Placemaking' policies of the adopted local plan.

The placemaking policies confirm that 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.

Although this application is in principle the development will not contribute positively, to the quality of the surrounding built and natural environment. The proposed plot is squeezed into the side garden ground of the existing dwellinghouse Scarhead Cottage. In this case I do not consider that the development respects the density and siting of the existing dwelling. As a consequence it has a detrimental impact on the character and amenity of place contrary to Policy PM1A.

From my review of Policy PM1B, the proposed plot in this location fails to create a sense of identity and erodes the character of the countryside (a). As

noted above I do not consider that a further dwelling can be squeezed into the site as it results in an inappropriate density contrary to criterion (c).

Overall I consider there is a clear conflict with placemaking policies PM1A and PM1B.

Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross.

I do not consider that the tree resource to the south of the site will be affected by the development.

The development of this site does not comply with the housing in the countryside policy accordingly formation of a dwelling is considered to erode local distinctiveness, diversity and quality of the landscape. The proposal would therefore also fail to comply with Policy ER6.

Residential Amenity

The formation of residential development has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwelling, those that live in the existing house. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

As this is a planning in principle application the exact impact on existing amenity and also the proposed residential amenity of future occupiers of housing within the development cannot be fully determined. However taking account of the block plan I do not consider that a suitable useable level of private rear amenity space is provided to the proposed dwellinghouse due to the sloping nature of the rear garden ground and the requirement for a retaining structure. In addition the proposed plot significantly reduces the amount of garden ground of Scarhead Cottage.

Roads and Access

I note the concerns highlighted in the late comments relating to access arrangements and road safety however consultation with colleagues in Transport Planning confirm they have no objection to the application.

The proposal if made subject to conditional control would not adversely impact on road or pedestrian safety. Accordingly it would not conflict with Policy TA1B.

Drainage and Flooding

The site is not in an area subject to river flooding.

Foul drainage arrangements will be private as the site is located out with the public sewer area. This will result in a new or altered foul drainage arrangement at the site. If approved this matter will be assessed in detail through the building regulations as well as the potential requirement for CAR authorisation.

Disposal of surface water should be via a sustainable urban drainage system and this would need to be incorporated into the site layout to comply with policy EP3C. Usually this could be secured by condition however given the nature of this constrained site it would need to be illustrated at this stage to show this can be achieved or some other suitable form of surface water disposal can be provided.

Developer Contributions

Education:-

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. This proposal is within the catchment of Arngask Primary School. As this application is only “in principle” it is not possible to provide a definitive answer at this stage on the capacity of the primary school. The determination of appropriate contribution, if required, would be based on the status of the school when the full/reserved matters application is received.

Transport Infrastructure:-

With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application if granted.

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 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval refusal.

APPLICATION PROCESSING TIME

The recommendation for this 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 application

Reasons for Recommendation

- 1 The proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014 as it does not comply with any of the categories of the policy guidance where a dwellinghouse would be acceptable in principle at this location.
- 2 The proposal is contrary to the Council's Housing in the Countryside Guide (SPG) 2014 as it does not comply with any of the categories of the policy guidance or criterion where a dwellinghouse would be acceptable in this location.
- 3 The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014, as the proposed siting of the development does not respect the density and siting of the existing dwelling it therefore does not respect the character and amenity of this area of Perth and Kinross.
- 4 The proposal is contrary to Policy PM1B, criterion (a) of the Perth and Kinross Local Development Plan 2014, as the proposal fails to create a sense of identity and erodes the character of the countryside. In addition a further dwelling squeezed into the site results in an inappropriate density contrary to criterion (c).

- 5 The proposal is contrary to Policy EP3C: Water, Environment and Drainage of the Perth and Kinross Local Development Plan 2014, as it has not been demonstrated that a Sustainable Urban Drainage System can be accommodated on this constrained site.
- 6 The proposal is contrary to Policy ER6 of the Perth and Kinross Local Development Plan 2014 as the formation of a dwelling curtilage would erode local distinctiveness, diversity and the quality of Perth and Kinross's landscape character.

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

18/00081/1

18/00081/2

18/00081/3

Date of Report 28.02.2017

TCP/11/16(525) – 18/00081/IPL – Erection of a dwellinghouse (in principle) on land 20 metres south of Scarhead Cottage, Glenfarg

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 21-22)*

REPORT OF HANDLING *(included in applicant's submission, see pages 23-31)*

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 17-19)*

TCP/11/16(525) – 18/00081/IPL – Erection of a dwellinghouse (in principle) on land 20 metres south of Scarhead Cottage, Glenfarg

REPRESENTATIONS

30TH January 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
Freephone Number - 0800 3890379
E-Mail -
DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH2 Glenfarg Scarhead Cottage Land 20M South Of
PLANNING APPLICATION NUMBER: 18/00081/IPL
OUR REFERENCE: 756420
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 Glenfarg 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.

Foul

- This proposed development will be serviced by Glenfarg Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time 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. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link
www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application

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

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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 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

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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

Laura Bunton

Tel: 0141 414 <insert extension>

Laura.Bunton2@scottishwater.co.uk

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00081/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 20 Metres South Of Scarhead Cottage, Glenfarg		
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 Arngask Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</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, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>		

	<p>Transport Infrastructure</p> <p>CO00 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 transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	07 February 2018