

Perth and Kinross Council
Planning & Development Management Committee – 9 March 2021
Report of Handling by Head of Planning & Development (Report No. 21/28)

PROPOSAL: Change of use and alterations to agricultural buildings to form an estate office and a farm shop with butchery and game store, formation of parking area, access roads and associated works

LOCATION: Kindrum Park Farm, Harrietfield, Logiealmond, Perth, PH1 3TD

Ref. No: [20/01026/FLL](#)

Ward No: P5 - Strathtay

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 This application is for the change of use of existing farmbuildings to form an office, farm shop, butchery and game store at Kindrum Park Farm Harrietfield, Logiealmond.
- 2 The office/reception building is for the administration of the Estate's forestry, agricultural and tourism activities and the reception area to be used as a central 'hub', for meetings and for guests using holiday accommodation on the Estate to book activities.
- 3 The farm shop/butchery building is for the preparation of game meat from the Estate, with the farm shop selling the estate produce and also local produce.
- 4 Harrietfield, a hamlet of dwellinghouses, is adjacent to the access road for the site, these dwellinghouses are approximately 850 metres from the proposed buildings. The proposal includes improvements to the access track to the farm as well as improvements to the public carriageway at Harrietfield.

National Policy and Guidance

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

National Planning Framework 2014

- 6 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. This is a statutory document and material consideration in any planning application. It provides a national context for development plans and

planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

Scottish Planning Policy 2014

- 7 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
 - The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 8 The following sections of the SPP will be of particular importance in the assessment of this proposal:
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57

Planning Advice Notes

- 9 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 75 Planning for Transport

National Roads Development Guide 2014

- 10 This document supports Designing Streets and expands on its principles and is the technical advice that should be followed in designing and approving of all streets including parking provision.

DEVELOPMENT PLAN

- 11 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

- 12 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“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.”

- 13 Policy 1 of TAYplan 2 Locational Priorities is applicable in the assessment of the application.

Perth and Kinross Local Development Plan 2

- 14 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 15 The principal relevant policies are, in summary;
- Policy 1A & B: Placemaking
 - Policy 5: Infrastructure Contributions
 - Policy 6: Settlement Boundaries
 - Policy 8: Rural Business and Diversification
 - Policy 39: Landscape
 - Policy 41: Biodiversity
 - Policy 53B, C & E: Water Environment and Drainage: Foul Drainage, Surface Water Drainage & Water Supply
 - Policy 56: Noise Pollution
 - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Other Policies

Developer Contributions and Affordable Housing Supplementary Guidance April 2020

- 16 This document sets out the Council’s policies on Developer Contributions in relation to Primary Education and Transport Infrastructure/A9 junction upgrades, as well as setting out what Affordable Housing provision is required for new developments.

SITE HISTORY

- 17 [19/01413/FLL](#) Full Planning Permission was Refused On 4 November 2019 for Alterations and extension to dwellinghouse

CONSULTATIONS

- 18 As part of the planning application process the following bodies were consulted:

External

- 19 Perth And Kinross Heritage Trust – No objection.

Internal

- 20 Environmental Health (Private Water) – No objection. Informatives recommended.
- 21 Transport Planning – No objection subject to conditional control.
- 22 Development Contributions Officer – No objection.
- 23 Biodiversity/Tree Officer – No objection.
- 24 Environmental Health (Noise Odour) – No objection subject to conditional control.
- 25 Transport Planning – No objection subject to conditional control.

REPRESENTATIONS

- 26 A total of 9 letters of representation have been received in respect of the current application. The main issues raised within the representations are:
- Noise Pollution, no respite from 7 day a week operation, odour
 - Adverse effect on visual amenity, out of character with the area, impact on residents privacy, over-intensive development, overlooking, more sympathetic architecture incorporating local stone would be more in keeping.
 - Road Safety Concerns, Traffic Congestion, HGV traffic struggling to maneuver, Alternative access should be sought. Access restricted to right of way (old drovers road)
 - Impact on curlews and other birds.
 - Conditions should limit any intensification of use at the site
- 27 These issues are addressed in the Appraisal section of the report. The following matter is best addressed at this stage:-
- 28 No community engagement. – The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Therefore, the applicant was not required to undertake any formal pre-application consultation with the local community. The Planning Authority recognise and encourage developers to engage with the local community and it is apparent that engagement with the community regarding this application may have assisted the development process for all parties involved.
- 29 Impact on local property values – This is not a valid planning concern.

ADDITIONAL STATEMENTS

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

APPRAISAL

- 30 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance.

Principle

- 31 There a wide range of policies that are applicable to the assessment of this application as detailed under the Development Plan heading above.
- 32 Policy 1 of Tayplan 2 is of importance. This sets out locational priorities at a strategic level. It confirms under criterion C that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.
- 33 The need to avoid unsustainable patterns of travel is also a criterion contained within Policy 8: Rural Business and Diversification as well as Policy 60B: Transport Standards and Accessibility Requirements. These policies are consistent with the Scottish Government's Scottish Planning Policy (SPP).
- 34 Rural Business and Diversification Policy 8 expects proposals to meet all of the following criteria:-
- (a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also Policy 9), 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.
 - (f) Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings.

- (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.
 - (h) Outwith settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements.
 - (i) Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on- site staff accommodation.
- 35 This above criterion along with other applicable policies are assessed below and it is determined that the proposal is compliant with Policy 8 Rural Business and Diversification, Policy 39 Landscape, Policy 41 Bio-diversity. Policies Policy 53B, C and E: Water Environment and Drainage as well as Policy 60B: Transport Standards and Accessibility Requirements.

Design and Layout

- 36 The alterations to the agricultural buildings at Kindrum Park are contemporary in nature and consist of the insertion of new buildings within the existing metal clad agricultural structures. The new insertions incorporate glazing, cladding, render and slate to walls. The design solution which utilises the existing agricultural buildings to form estate office, farm shop with butchery and game store complies with the placemaking Policies 1A and 1B of LDP2.

Landscape

- 37 Policy 39: Landscape supports development proposals where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. In this case, the works to reutilise existing agricultural buildings limits any adverse impact on the wider landscape setting of Kindrum Park. The reconfiguration of access tracks and the formation of parking to the south of the estate office, farm shop with butchery and game store is not considered to have any significant adverse impact on the landscape character of the lowland hills landscape character unit. The proposed formation of hedging will also assist with integrating the changes into the landscape.

On this basis the proposal complies with Policy 39: Landscape and criterion (d) of Policy 8 Rural Business and Diversification as the site infrastructure can be accommodated within the landscape and environmental capacity of the site.

Residential Amenity

Noise

- 38 The main noise sources from the daily operations of the building will be from any plant associated with the buildings such as ventilation systems, air conditioning, refrigeration and from deliveries. Environmental Health recommend that the standard plant noise condition is included on any given permission to protect the residential amenity of neighbouring properties (Condition 5).
- 39 The submitted planning statement states that there will be one delivery of game to the butchery and two collections daily. It also states that the proposed hours of operation for both buildings would be 0800 to 1800 hours Monday to Sunday. Conditional control can be applied to limit the time of deliveries to protect residential amenity (Condition 7).
- 40 With conditional control applied the proposal is considered to comply with Policy 56: Noise Pollution (Condition 5, 6 and 7).

Odours - Butchery /Game Store Operational

- 41 The game handling establishment will have to meet all the relevant legal requirements of both Regulation (EC) No 852/2004 and Regulation (EC) No 853/2004 as specified within the Food Hygiene (Scotland) Regulations 2006 (as amended). Environmental Health note that the food business should undertake good food safety and hygiene practices and procedures therefore, odours from the establishment would be controlled.

Air Quality

- 42 The Environment Act 1995 places a duty on local authorities to review and assess air quality within their area. Technical Guidance LAQM.TG (16) which accompanies this act advises that biomass boilers within the range of 50kW to 20MW should be assessed in terms of nitrogen dioxide and particulate matter. The pollution emissions of concern from biomass are particulate matter (PM10/PM2.5) and nitrogen oxides (NOx). The applicant has not submitted any information of the stove to be installed, however given the stove is domestic in nature, Environmental Health note this will be out with the range to be assessed so they have no adverse comments to make with regards to air quality.

Nuisance

- 43 Environmental Health note that they have seen an increase in nuisance complaints with regards to smoke and smoke odour due to the installation of biomass appliances/stoves. Nuisance conditions can come about due to poor installation and maintenance of the appliance and inadequate dispersion of emissions due to the inappropriate location and height of flue with regards to surrounding buildings.
- 44 The flue terminates above the roof ridge of the proposed building and due to the distance to surrounding buildings, emissions should adequately disperse and should not adversely affect residential amenity of neighbouring dwellings. Smoke/odour can be further minimised using fuel recommended by the

manufacturer and an informative is recommended to draw this to the attention of the applicant (Informative 7).

Private Water

- 45 The development is in a rural area with private water supplies (including Drumachar Borehole Supply) believed to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance, consultation was undertaken with Environmental Health. They offer no objection to the application but note that the once the development is operational, then Environmental Health will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. They also recommend the inclusion of an informative to highlight the developer obligations associated with any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area (Informative 5).

Drainage and Flooding

- 46 The development will require private foul infrastructure to comply with Policy 53B and this can be accommodated within the site. The 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 and this can be controlled conditionally given the extent of the site (Condition 9).

Roads and Access

- 47 Representations have raised concerns about the potential vehicle generation to the farm as a result of the enterprise hub and farm shop. Representation also considers that alternative access arrangements should be sought and any intensification of use at the site controlled by condition.
- 48 The Estate's planning agent was contacted during the assessment of this application and it was highlighted that if there were wider development aspirations at the Kindrum Park site then an alternative location within the Estate may be more suitable to future proof any further development aspirations. The planning agent confirmed that there were no future proposals associated with the Kindrum Park site.
- 49 To help understand the associated trips with the development, the applicant has provided additional trip related information. The applicant has demonstrated that there is likely to be, on average, around 15 arrival and departures associated with the changeover of lodge guests and it is likely that there will be an estimated additional 15 arrival and departures associated with the farm shop. The applicant has also given an indication of the business model associated with the operation of the Farm Shop and the Business Hub. This information has been reviewed by Transport Planning and they offer no objection to the proposal although conditional control is recommended to secure improvements to the road and access track (Conditions 2-4).

Access junction with Public Road

- 50 Transport Planning do highlight that, where the vehicle access joins the public road network, there are signs of deterioration, which has resulted in the edge of the public road network starting to break and they recommend that the junction be surfaced. They have recommended conditional control to secure this prior to the development being completed or brought into use. However, to avoid any further deterioration, the Planning Authority consider that the junction improvement should be secured prior to any of the proposed works (Condition 2).

Access Track Passing places

- 51 Transport planning also note that the access track to the Kindrum Park is narrow and requires upgrading with clearly identifiable passing locations (with Kindrum House not used as a formal passing place). The conditional control recommends that these are agreed and secured prior to the development being completed or brought into use. However, it is considered that these improvements should be secured in advance of construction works to aid construction traffic movements to and from Kindrum Park (Condition 4).

Road improvements within the adopted road boundary

- 52 Representations have also raised concerns regarding the impact of vehicular movements to the road within Harrietfield. The applicant is proposing to undertake road widening on the easterly access to Harrietfield within the adopted road boundary. Discussions have taken place with the Council's Road Maintenance team to discuss the proposed works, at which time they highlighted that there is a roadside drainage channel, which the applicant has been made aware of. The principle of the road widening within the adopted road boundary is acceptable to Perth & Kinross Council and a finalised design proposal shall be provided prior to implementation. The location of any utilities, including the water stop cocks raised by objectors will be identified during the design phase. Once again, it is considered that these road improvements should be undertaken in advance of the construction works at Kindrum Park.
- 53 Insofar as the Roads matters are concerned, Transport Planning offer no objection subject to the improvements being secured by conditional control. With the conditional control in place the proposal is considered to comply with Policy 60B: Transport Standards and Accessibility as well as Policy 8: Rural Business and Diversification criteria (g).
- 54 Representations have also raised concerns about the speed of vehicles travelling along the B8063. This falls out with the remit of Planning and these concerns should directed to Police Scotland.

Conservation Considerations

- 55 There are local archaeological assets near the site (Kindrum Park Farmstead). The proposed development does not affect this resource. Consultation with Perth and Kinross Heritage Trust offers no objection.

Natural Heritage and Biodiversity

- 56 Policy 41 seeks to protect and enhance all wildlife and habitats, whether formally designated or not. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.
- 57 All bat species found in Scotland are classed as European protected species. They receive full protection under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) making it an offence to disturb a bat in a roost, obstruct access to a roost and damage or destroy a breeding or resting place of such an animal. The impact of development on protected species must be understood before planning permission can be granted.
- 58 The proposal relates to two tins sheds. These do not demonstrate opportunities for roosting bats and therefore a bat survey is not required.
- 59 Objections raise concerns regarding the potential impact on birds. For all wild bird species in Great Britain, it is an offence to intentionally or recklessly kill, injure or take a bird; take, damage, destroy or interfere with a nest of any bird while it is in use or being built; or obstruct or prevent any bird from using its nest.
- 60 This protection extends to all breeding birds including those nesting in existing buildings or structures and ground breeding birds such as waders. In this case, there is not considered to be an impact on birds and an informative has been added to highlight the requirements of the Wildlife and Countryside Act 1981, as amended (section 1) to the developer (Informative 12).

Developer Contributions

- 61 The Council's 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.
- 62 The site is located outside of the Transport Infrastructure Contributions area shown in Appendix 3 of the Supplementary Guidance therefore no contributions are sought.

Economic Impact

- 63 There will be positive economic impacts associated with this proposal for estate office and farm shop with butchery and game store.

VARIATION OF APPLICATION UNDER SECTION 32A

- 64 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the access and the inclusion of additional roads supporting information and improvements. A renotification of all neighbours took place.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 65 Not Required.

DIRECTION BY SCOTTISH MINISTERS

- 66 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 67 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.
- 68 Accordingly the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.
Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

2. Prior to the commencement of construction associated with this planning application (the change of use and alterations to agricultural buildings to form an estate office and a farm shop with butchery and game store, and formation of parking area) the vehicular access with the public road shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type C Figure 5.7 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue to the entrance for a minimum distance of 6 metres.

Reason: In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

3. Prior to commencement of any development on site, a detailed design of the road widening shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The road widening, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority and undertaken prior to the

commencement of construction associated with this planning application (the change of use and alterations to agricultural buildings to form an estate office and a farm shop with butchery and game store, and formation of parking area).

Reason: In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.

4. Prior to commencement of any development on site, a finalised drawing detailing the locations of the passing places shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The passing places, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority and undertaken prior to the commencement of construction associated with this planning application (the change of use and alterations to agricultural buildings to form an estate office and a farm shop with butchery and game store, and formation of parking area).

Reason: In the interests of pedestrian and traffic safety.

5. All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: In order to safeguard the neighbouring residential amenity in the area.

6. The hours of operations shall be restricted to 0800 hours to 1800 hours daily.

Reason: In order to safeguard the neighbouring residential amenity in the area.

7. Servicing of and deliveries to the premises shall be carried out between 0800 and 1800 Monday to Sunday.

Reason: In order to safeguard the neighbouring residential amenity in the area.

8. Odour from the butchery/game store building shall not be discernible on the boundary of the closest residential property.

Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

9. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable Sustainable Urban Drainage Systems to meet the requirements of best management practices.

Reason: To ensure the provision of effective drainage for the site.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. Please send the required information to us at developmentmanagement@pkc.gov.uk. Please be aware that the Council has two months to consider the information (or four months in the case of a Major planning permission). You should therefore submit the required information more than two months (or four months) before your permission expires. We cannot guarantee that submissions made within two months (or four months) of the expiry date of your permission will be able to be dealt with before your permission lapses.
5. The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
6. The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.
7. The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings.

Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.

8. The game handling establishment prior to operating should establish the requirement of approval with the Food Standards Scotland. If the establishment is exempt then they are required to be registered with Perth and Kinross Council as a food business under Regulation(EC) No. 825/2004
9. Application for a new postal address should be made via the Street Naming and Numbering page on the Perth & Kinross Council website at www.pkc.gov.uk/snn.
10. The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he/she/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 Environment Protection Agency.
11. No work shall be commenced until an application for building warrant has been submitted and approved.
12. Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.

Background Papers: 9 letters of representation
Contact Officer: John Russell
Date: 25 February.2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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