

LRB-2021-41

**Review of Condition 3 on planning consent 21/01608/FLL
– Part change of use of dwellinghouse to allow operation
of childminding business for a temporary period (5 years)
at 31 Orchard, Way, Inchtute**

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at 31 Orchard, Way, Inchtute**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

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

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input checked="" type="checkbox"/> |

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 | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

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 checked="" type="checkbox"/> | <input 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.

Please see 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.

A statement from the parents of the proposed extra child, highlighting the impact this condition will have on their family should I not be able to accept her into my setting.

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.

My reasons for notice of review NH1
Supporting letter from Parents NH2

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 Nicola Hallyburton

Date 04/11/21

✓

NH1

Reasons for notice of review for 21/01608/FLL

I am a self employed childminder and I have been working from my home for the last 3 years without complaint or issue. I have received “really good” inspection visits from the Care Inspectorate. I work in partnership with PKC as a funded provider and supported the families of key workers during the lockdown.

One of my minded kids parents has recently had a new baby and wanted to keep the sibling in the same setting as her sister when she returns to work in January. This is for practical reasons as well as maintaining stability for her daughter who already attends my setting.

Currently I have a maximum of 6 children (including my own 2) at any one time which does not require ‘change of use’ planning permission. However, to take on the sibling it would take me to 7 minded kids (Including my own 2) and this would require ‘Change of use’ Planning permission (and authorisation from the Care Inspectorate separately)

I submitted a ‘Change of Use’ Planning application for a temporary period of 5 years on 7th September. Temporary because if someone was to leave the setting then I would not replace them, and the 5 years would give me some room for this to happen.

The permission was granted on the 16th of October but with a condition that the drive access kerb is extended to council specification before the permission can be implemented. We had indicated on the application we could accept 4 cars in the drive when the design on exiting permission for the drive was only for 2 (we had extended the width of the drive about 8 years ago without the necessary widening works)

I wish to appeal the condition applied to this permission for the following reasons.

1. I don’t think enough consideration was given to the temporary nature of this application. It was for 5 years and would likely not be required for as long. The costs involved with completing these works to the required standard are disproportionate and I will likely have to decline the parents request to accept their second daughter. Please note the additional information below why this would be unsettling for the family.

2. I don’t think any other conditions were considered. We accept that the drive has been widened in the past without the kerb drop being extended, but we would have been willing to accept either limiting the parking in this area to 2 cars for the 5 years

whilst temporary permission is in place and perhaps blocking off these extra space with some permeant plant pots or similar. Or indeed removing the extending mono black to return it to the original configuration as when the house was new. Or allowing a 6 month period to completed the works while still allowing the permission to go ahead.

3. There will be no more cars arriving for pick up and drop off than I currently have. 6 out of the 8 parents walk their children to my premises and as the purposed extra child's sister is already in my setting there will be no addition vehicular traffic than present.

4. The child who is already within my setting has severe allergies which require regular medication. This is managed well within my setting, having the extra sibling in my setting would help support stability for both children and their parent who are both key workers. If I was unable to accept the child, the parents would be faced with a hugely unsettling time trying to find a childminder in the area that can take both children.

The costs of implementing the conditions right now means we would be unable to accept the extra child, and this would be hugely unsettling for the family. I feel strongly that other, more appropriate conditions could have been applied that would have allowed me to accept the extra child (on a temporary basis) whilst dealing with the kerb issues in a timely manner. 'Getting it right for every child' is a key Scottish Government strategy and this is what I am striving to achieve in this case.

NH2

To whom ever this concerns

We wish to have this letter included within the appeal of the Halliburton residence.

Inchture teddy tots have been our care provider for 2 years for our eldest daughter Charlotte. Leaving your child to go to work is never an easy task. Unfortunately, all of our family live away from the area, the closest 100 miles away.

Finding a care provider in the area was initially challenging. Unfortunately, Charlotte suffers from several health conditions, has a very limited diet due allergies and is medicated several times a day as well as carrying emergency medication. When looking for childcare providers we have previously been turned down as many don't want to care for Charlotte. We have always strived to not allow her conditions to define her and saddened that people couldn't see past these to care for our daughter.

However fortunately for us a space became available at Inchture teddy tots and Nicola was very understanding in regards to Charlotte's care needs. She undertook further guidance and support from not only ourselves but from Charlottes specialist nurse. Nicola rose to the challenge when simply others would not. She has provided outstanding care and attention to Charlotte for the last 2 years. Charlotte has settled in extremely well, not only with Nicola but with the other children around her. They all understand Charlottes dietary restrictions and have built friendships that are sustained even out-with the care setting. It is lovely to watch children have such genuine care and compassion for each other.

This has allowed us to go to work without any additional worries and concerns. This is particularly important in our roles - Victoria's role as an advanced nurse practitioner at Ninewells and Colin a manager at Carnoustie golf course hotel.

We were fortunate for our family to expand earlier this year with the arrival of Beth. We want desperately for the girls to be cared for together as they have such close bond and would hate for our family to be torn apart. From an emotional and well being perspective for Charlotte and Beth this is not in their best interests to have split childcare and not to see their sibling. And from a parent perspective it provides emotional concern for both of the children, logistical issues and undue stress.

We appreciate any safety concerns that the council may have, however there would be no additional cars dropping children off as these are from the same family. It must also be noted that Nicola cares for other sibling groups from same families and therefore further reduces the number of cars and footfall present at any time. Inchture teddy tots will also increase in their numbers, with taking Beth, for only 11.5 hours split throughout the week.

As Victoria is desperately required back in her key worker role in January to help the NHS face what is shaping up to be a particularly challenging time it is imperative that we have childcare in place. Since hearing about these restrictions we are actively looking for further childcare but finding it near impossible with such short notice. This has huge ramifications to not only family but work life.

We kindly ask that the council take into consideration the devastating consequences to us as a family and work and to Charlotte and Beths emotional well-being for any restrictions to be imposed.

Many thanks

Victoria and Colin Richmond

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at 31 Orchard, Way, Inchtute**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Mrs Nicola Hallyburton
31 Orchard Way
Inchture
PH14 9QB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **26th October 2021**

Town and Country Planning (Scotland) Acts.

Application Number **21/01608/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 7th September 2021 for planning permission for Part change of use of dwellinghouse to allow operation of child-minding business for a temporary period (5 years) at 31 Orchard Way Inchture Perth PH14 9QB subject to the undernoted conditions.

David Littlejohn
Head of Planning and Development

Conditions referred to above

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. For the avoidance of doubt, this planning permission will last until 1 November 2026.

Reason - This is a temporary permission

3. Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail.

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

Justification

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

Informatives

- 1 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.
- 2 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.
- 3 An application for Building Warrant may be required.
- 4 The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he 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.

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 and Document Reference

01

02

REPORT OF HANDLING

DELEGATED REPORT

| | | |
|------------------------|---------------------|------------------------|
| Ref No | 21/01608/FLL | |
| Ward No | P1- Carse Of Gowrie | |
| Due Determination Date | 6th November 2021 | |
| Draft Report Date | 25th October 2021 | |
| Report Issued by | AMB | Date 25th October 2021 |

PROPOSAL: Part change of use of dwellinghouse to allow operation of child-minding business for a temporary period (5 years)

LOCATION: 31 Orchard Way, Inchtute, Perth, PH14 9QB

SUMMARY:

This report recommends **approval** of a detailed planning application for the part change of use of a dwelling in Inchtute to child minding 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.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain detailed planning permission for the part change of use of a dwelling to a child-minding business – within a house in Inchtute. The applicant has already been running a business from home with a lesser number of children for approx. 3 years.

The application is for up to 7 children, mostly during the day for a period of 5 years.

SITE HISTORY

None relevant.

PRE-APPLICATION CONSULTATION

A pre-application (21/00496/PREAPP) enquiry confirmed that the planning permission was required for the proposed use.

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. The proposal does not raise any issues with any National Planning Policy or Guidance.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (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 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site is located within the settlement of Inchtute, where the following policies are applicable,

Policy 1A: Placemaking
Policy 1B: Placemaking
Policy 5: Infrastructure Contributions
Policy 17: Residential Areas

OTHER COUNCIL POLICIES

None applicable.

EXTERNAL CONSULTATION RESPONSES

None undertaken.

INTERNAL COUNCIL COMMENTS

Transport Planning have commented on the proposal in terms of parking and have no objections subject to the private access being improved.

Environmental Health have commented on the proposal in terms of noise issues and have no objections.

REPRESENTATIONS

None received.

ADDITIONAL STATEMENTS

| | |
|--|------------------|
| Screening Opinion | EIA Not Required |
| Environmental Impact Assessment (EIA): Environmental Report | Not applicable |
| Appropriate Assessment | AA Not Required |
| Design Statement or Design and Access Statement | Not Required |
| Report on Impact or Potential Impact | Not Required |

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

Policy Appraisal

In terms of land use policies, the site is located within the settlement of Inchtute where *Policies 1 (placemaking) and 17 (residential areas)* are applicable.

Policy 1 seeks to ensure that all new developments do not have an adverse impact on the area in which they are located, whilst *Policy 17* seeks to ensure that existing residential amenity is protected and that any new development within residential areas is compatible with a residential use.

Land Use acceptability

From the applicant's submission, and also Environmental Health comments, the applicant has been running a business for some time with up to 5/6 children – without too much complaint or issues with neighbours.

This is comforting and goes some way to demonstrate that the existing business (is) was generally compatible with the dominantly residential area in which the dwelling is located. Moving from 5/6 to (up to) 7 is not a significant jump, and the top figure remains low and not of the level which you would expect from a commercial business or nursery.

The proposal is therefore considered to be compatible with the existing land uses, and would not adversely affect the residential amenity of the area if managed properly. The proposal is therefore considered to be in accordance with *Policy 17* of the LDP2.

Residential Amenity

In terms of the impact on existing residential amenity, the level of children envisaged is not likely to cause a significant degree of nuisance for neighbouring properties considering the children will be inside and outside. It is however noted that the applicant has been operating for some time with a slightly a smaller number of children without issue.

It is not proposed to attach conditions regarding timings or days as the nature of the business is such that these will be controlled naturally. Any issues with noise (from the children) which are raised with Environmental Health will be addressable via improved management at the dwelling, which will be wholly within the applicant's interest to do – or indeed ensure that nuisance does not occur in the first place.

Visual Amenity, Design and Layout

The proposal will have limited impact on the visual amenity of the area, and there are no changes which require design and layout considerations.

Roads and Access

The nature of the use will mean that there will be some travel by car to and from the site for drop off and pick up, however there will be a proportion of users who will walk to the dwelling. In all, the level of traffic which might be generated is low and would not have an adverse impact on the residential amenity of the area.

In terms of parking off street, whilst there are some spaces available the access to these is not ideal and should be improved. A condition is therefore recommended.

Drainage and Flooding

The proposal raises no issues in terms of drainage or flooding issues.

Conservation Considerations

The proposal does not affect any listed building, conservation area or local archaeology.

Natural Heritage and Biodiversity

The proposal raises no issues with bio-diversity issues.

Developer Contributions

The proposal does not require any Developer Contributions or affordable housing provision.

Economic Impact

The proposal has the potential to have a positive impact on the local community, albeit a localised one.

VARIATION OF APPLICATION UNDER SECTION 32A

None undertaken.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the 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 of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is approved subject to the following conditions:

- 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 For the avoidance of doubt, this planning permission will last until 1 November 2026. *(Reason – This is a temporary permission)*
- 3 Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. *(Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary)*

Justification

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

Informatives

- 1 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.

- 2 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.
- 3 No work shall be commenced until an application for building warrant has been submitted and approved.
- 4 The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he 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.

Procedural Notes

Not Applicable.

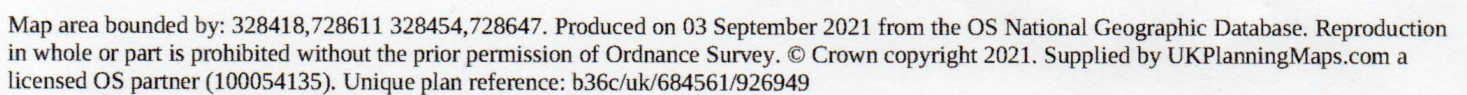
PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02

31 Orchard Way, Inchtute, Perth, PH14 9QB



Map area bounded by: 328363,728560 328505,728702. Produced on 03 September 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/684531/926910



LRB-2021-41

**Review of Condition 3 on planning consent 21/01608/FLL
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at 31 Orchard, Way, Inchtute**

REPRESENTATIONS

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 21/01608/FLL

Our ref DAT

Date 13 October 2021

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

PKC21/01608/FLL RE: Change of use from dwellinghouse to dwellinghouse and child-minding business for a temporary period (in retrospect) 31 Orchard Way Inchtute Perth PH14 9QB for Mrs Nicola Hallyburton

I refer to your letter dated 28 September 2021 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no adverse comments in relation to the application.

Comments

This application is for the change of use of the property to incorporate a childminding business within the dwellinghouse for a temporary period of five years. The childminding business will have the capacity for up to seven children between the hours of 07:30 to 18:00 hours Monday to Friday but predominantly for before and after school care.

Noise

There is already an existing childminding business operating at the property, which at present has up to six children in attendance between the hours of 07:30 to 18:00 hours Monday to Friday.

There is the potential for existing residential properties to be affected by noise from children playing and vehicles during pick up and drop off periods. This Service has no powers with regards to noise from road traffic. With regards to the noise from children playing within the property and the garden area this can be controlled through good management.

To my knowledge this Service has not received any complaints with regards to noise from the existing child minding business and I note that there are no letters of objection at the time of writing this memorandum.

Therefore, I have no objections to the application.

Comments to the Development Quality Manager on a Planning Application

| | | | |
|---|--|-----------------------------|---|
| Planning Application ref. | 21/01608/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 dwellinghouse to dwellinghouse and child-minding business for a temporary period | | |
| Address of site | 31 Orchard Way, Inchtute, Perth, PH14 9QB | | |
| Comments on the proposal | <p>The applicant is proposing to operate a childminding business from their property for a temporary period.</p> <p>It is noted on the drawings that the applicant has parking for 4 vehicles, however due to dropped kerb not extending across the full width, this will result in vehicle having to mount the kerb to enter the drive. In order to make the parking fully accessible the dropped kerb will need to be extended, a condition is recommended.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.</p> | | |
| Recommended planning condition(s) | <p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p> | | |
| Recommended informative(s) for applicant | <p>The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he 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.</p> | | |
| Date comments returned | 21 October 2021 | | |

