

<b>TCP/11/16(474) – 16/02240/FLL – Erection of a dwellinghouse on land 30 metres East of Cairnbank, Corsiehill, Perth</b>
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**TCP/11/16(474) – 16/02240/FLL – Erection of a  
dwellinghouse on land 30 metres East of Cairnbank,  
Corsiehill, Perth**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**



# NOTICE OF REVIEW - 6 JUN 2017

RECEIVED

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 MR DON HUTCHISON

Address 2 WILSON STREET  
PERTH

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

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PERTH

Postcode PH1 2SY

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Fax No

E-mail\* markj102@virginmedia.com

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

Yes ☒ No ☐

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

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

16/02240/FUL

Site address

LAND EAST OF CAIRNBANK, CORSEHILL, PERTH PH2 7BN

Description of proposed development

ERECTION OF A REPLACEMENT DWELLINGHOUSE

Date of application 23/10/16

Date of decision (if any) 10/03/17

**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 checked="" 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 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 checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE STATEMENT ATTACHED IN SEPARATE DOCUMENT.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

DOCUMENT 1.	DECISION NOTICE	16/02240/FLL
DOCUMENT 2.	LETTER TO MR HUTCHISON FROM MR SLETH	17/02/2000
DOCUMENT 3.	REPORT OF HANDLING DELEGATED REPORT	16/02240/FLL
DOCUMENT 4.	HISTORIC MAPS OF CORSIEHILL	
DOCUMENT 5.	APPLICATION FORM	
DOCUMENT 6.	APPLICATION DRAWINGS	

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

05 JUNE 2017

## **Statement**

### **Notice of Review**

**Erection of a replacement dwellinghouse on land 30 metres east of Cairnbank, Corsiehill, Perth – 16/02240/FLL.**

### **Introduction**

This Notice of Review is submitted following the refusal of planning permission under delegated powers on the 10 March 2017 for the erection of a replacement dwellinghouse on a house plot at Corsiehill for Mr Hutchison (Doc 1). The 3 reasons for refusal are outlined below relating to impact on the green belt and the existing pattern of development:-

- 1. The proposal is contrary to Policy NE5: Green Belt of the Perth and Kinross Local Development Plan 2014 as it does not lie in one of the categories of acceptable development outlined within the policy.*
- 2. The proposal is contrary Policy 3 of Tayplan 2012 as it fails to preserve the setting and special character of the green belt or safeguard the countryside from inappropriate encroachment.*
- 3. The proposal is contrary to Policy PM1A and PM1B(d) Placemaking of the Perth and Kinross Local Development Plan 2014 as the development represents tandem, or backland, development which would not respect the existing pattern of building in the area and would not contribute positively to the quality of the surrounding built environment.*

### **Background to the proposal**

The review site is a 0.091ha area of ground situated within a group of existing dwellinghouses and consists of a plot of land associated with the former dwellinghouse and garden ground at White Cottage, Corsiehill, Perth. White Cottage was a historic property and is indicated on historic maps of the area dating back to at least 1860.

The site configuration has 2 elements and consists of a narrow sloping strip fronting the access road at 9m x 25m and extends out at the rear to a square configuration of level profile and approximately 25m x 25m.

The cottage was demolished in 2000 and was situated to the front of the site adjacent to the access road. Prior to demolition of the cottage, a letter to the landowner Mr Hutchison from Mr Sleith, the Head of Development Control at Perth and Kinross Council at the time, recommended the demolition of White Cottage for safety reasons and it was also considered detrimental to the aesthetic of the surrounding area. (Doc 2.)

In the letter of 17 February 2000 to Mr Hutchison, Mr Sleith wrote that:-

"I am aware of the fact that you have been discussing potential development on the ground which you own at Corsiehill, and I would wish to point out that complete demolition of the building will not disadvantage any development potential which the site may have."

Following this letter the house was duly demolished. In 2005 a detailed application was submitted for the development of a single dwellinghouse on the site, reference 05/00084/FUL. The dwellinghouse in the 2005 application was 1.5 storeys in height with a pitched roof and dormers situated in the level area of square shaped ground to the rear of the plot.

Under application 05/00084/FUL the proposal was assessed under the Housing in the Countryside Policy and the adopted local plan at the time was the Perth Area Local Plan 1995 and the Perth and Kinross Structure Plan 2003.

Despite the fact that this proposal was for a replacement dwellinghouse for White Cottage which was recommended by Mr Sleith to be demolished, planning permission was refused in April 2005, much to the surprise and disappointment of the applicant following the reassurances from the Head of Development Control.

After this refusal and with the onset of the recession there was no further action taken by the applicant and now under an improved housing market situation the applicant is looking to provide a replacement dwellinghouse on the plot of the former White Cottage.

With the adoption of the Perth and Kinross Local Development Plan 2014 the review site and the grouping of houses at Corsiehill have now been included in the green belt designation of the local plan.

## **Current Planning Policy Context**

### **TayPlan 2012-2032**

#### **Policy 3: Managing TayPlan's Assets**

Where along with protecting employment land, natural and historic assets and finite resources, an aim is to continue to designate green belt boundaries at St Andrews and Perth to protect their settings views and special character and safeguard the countryside from encroachment.

#### **Perth and Kinross Local Development Plan 2014**

The application site falls within the designated green belt of the adopted Perth and Kinross Local Development Plan 2014 where the relevant policies are considered to be:-

#### **Policy NE5: Green Belt**

Within the area designated as Green Belt, development will only be permitted where:

- (a) it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt; or
- (b) It constitutes woodlands or forestry, including community woodlands; or
- (c) It constitutes uses which advance the Council's aims of improving public access to the countryside around Perth and are appropriate to the character of the Green Belt, including recreational, educational and outdoor sports development including modest related buildings which are located and designed in such a way as not to detract from the character of the Green Belt; or
- (d) For buildings, where it involves alterations, extensions and changes of use to existing buildings these must not detract from the character of the Green Belt, (in the case of changes of use to residential property, these will only be permitted where the building is of suitable architectural quality); or
- (e) For essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment it must be demonstrated that they require a Green Belt location and
- (f) For all development within the Green Belt appropriate measures may require to mitigate any adverse impact on the character of the Green Belt.

#### **Notes:**

1. The Housing in the Countryside Policy RD3 does not apply in the Green Belt.
2. The Council, in partnership with landowners and others, will seek to prepare Supplementary Guidance which will take the form of a management plan for the Green Belt with the aim of developing the following:

- A sustainable rural economy
- Increased recreational usage
- Landscape enhancement where appropriate
- Improved path network providing links to the wider countryside
- Links to relevant Green Networks within settlements

#### **Policy PM1A: Placemaking.**

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

#### **Other policies**

Developer Contributions and Affordable Housing Supplementary Guidance September 2016 including guidance on education provision and transport infrastructure.

#### **Reasons for Refusal and Grounds of the Review**

The reasons for the review and matters to be taken into account in the determination of the review refer to the reasons for refusal, which state that the proposal is contrary to the Perth and Kinross Local Development Plan 2014 and the TayPlan 2012 - 2032 green belt policies and the placemaking policy of the Perth and Kinross Local Development Plan 2014 where it is considered that the review proposal does not respect the existing pattern of building in the area.

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

- 1 The proposal is contrary to Policy NE5: Green Belt of the Perth and Kinross Local Development Plan 2014 as it does not lie in one of the categories of acceptable development outlined within the policy.*

- 2 The proposal is contrary Policy 3 of Tayplan 2012 as it fails to preserve the setting and special character of the green belt or safeguard the countryside from inappropriate encroachment.**
- 3 The proposal is contrary to Policy PM1A and PM1B(d) Placemaking of the Perth and Kinross Local Development Plan 2014 as the development represents tandem, or backland, development which would not respect the existing pattern of building in the area and would not contribute positively to the quality of the surrounding built environment.**

### **Green Belt**

**In the Planning Officer's Report of Handling (Doc 3) it is considered that with regard to the review proposal:-**

***" no support is gleaned from policy NE5 for the erection of a dwellinghouse accordingly it is contrary to Tayplan and the adopted Perth and Kinross Local Development Plan 2014. "***

**As stated above, this is an application for a replacement dwellinghouse on this plot. There was already a dwellinghouse on the site and it was only removed/demolished at the insistence of the Head of Development Control at the time, as outlined above. The principle of a dwellinghouse on the plot is considered to be acceptable irrespective of whether it is within the green belt or not – the green belt therefore is not and should not be considered 'sacrosanct' within the context of this review for a replacement dwellinghouse.**

**Providing the dwellinghouse is acceptable in terms of scale and design it will not be detrimental to the character or appearance of the surrounding housing. The review site is situated within an existing building group and it will not have any detrimental impact on the character or status of the green belt. The neighbouring houses at Corsiehill are also situated within the green belt and are a mixture of both traditional and modern house types. It is considered that the review proposal which is a modern contemporary design is acceptable within this context.**

**The Planning Officer stated in the Report of Handling that there are no issues with the proposed modern design:-**

*"I don't have particular issue with the design as stated previously the stepped elevation sets the building back and the design provides interest and variation in the streetscape."*

There are also no issues with regard to residential amenity, access and road safety as outlined in the Report of Handling.

The purpose of the green belt is to provide a green buffer around the city and to help maintain rural character and limit sporadic development in the countryside and coalescence of smaller settlements close to the city boundary. The review site is within an existing building group and within the garden ground of a former dwelling where any development on this site would be contained to the wider countryside and the designated green belt. The review proposal therefore does not constitute development within the 'open' green belt and will not impact on the integrity of the green belt or threaten it's status in being able to achieve it's main aims. It is contended here that for these reasons outlined above the review proposal is not contrary to Policy NE5 of the adopted local plan.

Each development proposal must be considered on it's own merits and the review proposal, as stated above, does not threaten the integrity of the wider green belt as it is situated within an existing building grouping on the plot of the former White Cottage.

With regard to the second reason for refusal then, it is considered that the review proposal will not be contrary to Policy 3 of TayPlan 2012-32 as it will preserve the setting and special character of the green belt at this location, because the review site is within the curtilage of the former White Cottage and it is within an existing building group and therefore already contained to the wider open green belt. Situated within the confines of the existing building group and on an existing house plot the review proposal does not represent inappropriate encroachment into the green belt, it cannot as it does not encroach into the green belt.

The previous dwellinghouse White Cottage was in a state of dereliction and poor repair and it is considered therefore, that this replacement dwellinghouse, which is of a high architectural quality, will provide interest and variation to the character and appearance not only of the existing building grouping but the wider green belt around Corsiehill, in accordance with Policy NE5 of the adopted local development plan and Policy 3 of TayPlan 2012 – 2032.

#### Housing character and pattern of development

The third reason for refusal relates to the pattern of building in the area stating that the review proposal "represents tandem or backland development which would not respect the existing pattern of building in the area and would not contribute positively to the quality of the surrounding built environment".

The definition of backland and tandem development is given below:-

*"Backland development is generally the more comprehensive development of land behind an existing frontage, where one dwelling is directly behind the other and is served by the same driveway, whilst tandem development is generally the placing of one dwelling behind another within a single plot." (Charnwood Borough Council)*

The review site comprises the curtilage of the former White Cottage. There is no subdivision in the review proposal of a single plot to provide another dwellinghouse, the review site is an existing housing plot, therefore the review proposal cannot be considered as tandem development according to the above definition.

The review site has its own vehicular access, and importantly this is similar to the situation for the dwellinghouse at Bonnie View, the neighbouring plot to the south. Bonnie View is also in a similar position as the review proposal within the building group. This is not considered to be backland development but represents development within an existing grouping as there is housing to both the front, rear and side of the review proposal.

There are no strong or rigid building lines or frontages within the grouping at Corsiehill and this is indicated on the location plan and the historic o.s maps of the area. (Doc 4) The review proposal therefore is considered to be acceptable and is in accordance with and respects the existing pattern of building in the area. As a consequence of this, the review proposal will not be detrimental to the quality of the surrounding built environment. As stated in the Report of Handling:-

*"I don't have particular issue with the design as stated previously the stepped elevation sets the building back and the design provides interest and variation in the streetscape."*

## Conclusions

The review proposal is an existing housing plot and the review application is for a replacement dwellinghouse as outlined in the description of the proposal in the application form (Doc 5). The existing dwellinghouse is not on the site because the Council recommended that it should be demolished.

As stated in the Report of Handling there are no issues with the design and layout of the review proposal and the proposal will not have any detrimental impact on the residential amenity of the surrounding area.

The review proposal is within an existing building group and is contained within this group and does not encroach into the green belt or have any impact on the character or status of the green belt in accordance with Policy NE5 of the adopted local development plan and Policy 3 of TayPlan 2012 – 2032.

In terms of the pattern of development at Corsiehill the siting of the review proposal within the building group is similar to the existing Bonnie View's siting and both

**dwellings have their own vehicular access. The proposal therefore does not represent backland or tandem development but development of an existing plot within a building group which will provide interest and variation within the streetscape and will not be detrimental to the quality of the surrounding built environment and in accordance with the Placemaking policies of the Perth and Kinross Local Development Plan 2014.**

**For the reasons outlined above it is considered that the review proposal for a single dwellinghouse on an existing housing plot is acceptable and it is respectfully requested that the review is upheld.**

## **PERTH AND KINROSS COUNCIL**

Mr Don Hutchison  
c/o Mark Williamson  
34 Hermitage Drive  
Perth  
PH1 2SY

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 10.03.2017

### **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Number: 16/02240/FLL

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 12th January 2017 for permission for **Erection of a dwellinghouse Land 30 Metres East Of Cairnbank Corsiehill Perth** for the reasons undemoted.

Interim Head of Planning

#### **Reasons for Refusal**

- 1 The proposal is contrary to Policy NE5: Green Belt of the Perth and Kinross Local Development Plan 2014 as it does not lie in one of the categories of acceptable development outlined within the policy.
- 2 The proposal is contrary Policy 3 of Tayplan 2012 as it fails to preserve the setting and special character of the greenbelt or safeguard the countryside from inappropriate encroachment.
- 3 The proposal is contrary to Policy PM1A and PM1B(d) Placemaking of the Perth and Kinross Local Development Plan 2014 as the development represents tandem, or backland, development which would not respect the existing pattern of building in the area and would not contribute positively to the quality of the surrounding built environment.

## **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](http://www.pkc.gov.uk) "Online Planning Applications" page**

### **Plan Reference**

**16/02240/1**

**16/02240/2**



**PERTH &  
KINROSS  
COUNCIL**

Planning &  
Development Services

PO Box 77 2 High Street Perth PH1 5PH  
Tel: 01738 475000 Fax: 01738 475310  
email: [planning@pkc.gov.uk](mailto:planning@pkc.gov.uk)

Contact: Mr I Sleith or Mr B Stanford  
Direct Dial: 01738 475303 or 475356

Our ref LC/200/1

Your ref:

Date: 17 February 2000

D Hutchison  
Greenbank  
Muirhall Road  
Perth

Dear Sir

**Cottage at Corsiehill, Perth**

I am requested by some local residents and by the local Councillor Heather Stewart to request that you give consideration to demolishing the cottage which you own at Corsiehill on the grounds that it is perceived to be dangerous and is unsightly. While I am aware that you have demolished certain parts of the building which were dangerous in the opinion of my Senior Building Control Officer, there nevertheless remains concern that the present condition of the building is prejudicing the safety of adjoining houses and is detracting from the appearance of the area.

I am aware of the fact that you have been discussing potential development on the ground which you own at Corsiehill, and I would wish to point out that complete demolition of the building will not disadvantage any development potential which the site may have.

It is also suggested that I should advise you to consider whether you have adequate insurance cover on the existing building given that children have recently been noted climbing on the building.

I would be pleased if you would confirm your intentions regarding the building.

Yours faithfully

Ian Sleith  
Head of Development & Building Control

IS/RM

Copy to:-  
Councillor Heather Stewart  
Norman Macleod, Senior Building Control Officer

(FEBRUARY/LC2001-IS.DOC)



# REPORT OF HANDLING

## DELEGATED REPORT

<b>Ref No</b>	<b>16/02240/FLL</b>	
<b>Ward No</b>	<b>N12- Perth City Centre</b>	
<b>Due Determination Date</b>	<b>11.03.2017</b>	
<b>Case Officer</b>	<b>Joanne Ferguson</b>	
<b>Report Issued by</b>		<b>Date</b>
<b>Countersigned by</b>		<b>Date</b>

**PROPOSAL:** Erection of a dwellinghouse

**LOCATION:** Land 30 Metres East Of Cairnbank Corsiehill Perth

### 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:** 20 February 2017

### SITE PHOTOGRAPHS





## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

The application is for erection of a dwelling at Land 30 metres East of Cairnbank, Corsiehill, Perth. The site is located within a small grouping of buildings to the east of Perth out with the settlement boundary.

The agent has stated that in 2000 the existing cottage on the site was demolished and that the Head of Development and Building Control, at the time, had advised that complete demotion would not disadvantage any development potential. It must be highlighted that this advice was given in 2000, 17 years ago, and in the intervening time there has been a policy change.

Furthermore in 2005 an application for erection of a dwelling on the site was refused as it was located within the AGLV and there was no operational need given for the development as required by policy. In addition it was considered that the development represented tandem or backland development which would not accord with the existing pattern of building in the area.

## **SITE HISTORY**

05/00084/FUL Erection of a dwellinghouse 3 May 2005 Application Refused

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: N/A

## **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 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *"By 2032 the TAYplan region 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 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 NE5 - Green Belt**

Development in the Green Belt will only be allowed where it conforms with the 5 criteria set out. The Housing in the Countryside Policy RD3 does not apply in the Green Belt.

## **OTHER POLICIES**

No other policies

## **CONSULTATION RESPONSES**

Transport Planning	No objection, no conditions
Scottish Water	No response within time
Contributions Officer	Contributions required
Perth Airport	No response within time

Environmental Health      No objection, conditions recommended

## **REPRESENTATIONS**

The following points were raised in the 11 representations received:

- Contrary to Local Development Plan
- Overdevelopment
- Increase in traffic
- Inappropriate design/out of character
- Detrimental impact on visual amenity of the area
- Loss of privacy/overlooking
- Loss of view
- Inaccurate description
- Damage to existing properties from excavation to for basement
- Ownership of the access road
- Construction traffic damage to road

These issues are addressed in the appraisal section of the report with the exception of the points covered below;

The original description included the word 'replacement' as the agent wished to indicate that there had formally been a dwelling on the site. However the word replacement was removed from the description prior to advertisement of the application.

Loss of a view has been raised however this is not a material planning consideration.

## **ADDITIONAL STATEMENTS RECEIVED:**

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
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 2012 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**

TayPlan 2012 requires a Green Belt to be designated around Perth as per Policy 3. The Green Belt boundary is now defined and incorporated into the adopted Perth and Kinross Local Development Plan 2014. Policy NE5 Greenbelt confirms that development in the Green Belt will only be permitted where it can be demonstrated that it is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt. There is some scope within the policy for alterations, extensions or changes of use of existing buildings as well as some other developments including those for essential infrastructure or those that improve public access to the countryside and are appropriate to the character of the Green Belt.

Furthermore the Housing in the Countryside policy and guide do not apply in the Green Belt.

Accordingly no support is gleaned from policy NE5 for the erection of a dwellinghouse accordingly it is contrary to Tayplan and the adopted Perth and Kinross Local Development Plan 2014.

The proposal is also considered in relation to Policy PM1 Placemaking which requires, amongst other criteria, that proposals should respect the character of the place and respect an existing building line. The settlement has a definite building line along the road the only exception being Bonnie View to the south however this property is not located directly behind any property and it has its own sense of space. However, due to the backland nature of the development and proximity of the dwelling to the site boundaries, it would be contrary to this Policy by detracting from the character and amenity of the existing group.

### **Design and Layout**

The dwelling is of contemporary design with three floors of accommodation. The site is to be excavated to form a small basement store. The ground floor has a large square footprint with flat roof and a smaller upper floor with a rectangular footprint has been set back from the front elevation. A sketch of the proposed dwelling has been submitted to show how the design allows the building to set up the site and site within the plot.

The proposed materials are a sarnafil flat roof and vertical timber clad walls. Concerns have been raised regarding the contemporary design. I don't have particular issue with the design as stated previously the stepped elevation sets the building back and the design provides interest and variation in the streetscape. I do consider however that the back land nature of the site and the proximity to boundaries would result in the dwelling dominating the site and reducing the useable amenity space.

## **Residential Amenity**

The dwelling is proposed centrally within the larger part of the site to the east. The site is large in area 900 sq metres approx. However due to the narrowing of the site towards the road development has been limited to the rear. The dwelling is located between 5-6 metres from three boundaries (west, south, east). The upper floor windows due to the upper floor being smaller in area and set back meet the recommended 9 metre window to boundary distance. On the ground floor a bedroom and office windows are proposed 5 metres to the boundary, however the high timber fence on the facing boundary would mitigate any potential impact. It is considered that the other windows which serve the kitchen and bathrooms would not impact on residential amenity.

This application contains provision for a wood burning stove and associated flue. Perth and Kinross Council have a duty to assess biomass boilers of capacity of greater than 50kW based on their effect on air quality in the area, however this will not be necessary with a domestic sized stove. Another matter pertaining to the stove which could cause issue is the potential for smoke or odour nuisance. This can be minimised by the applicant using fuel recommended by the manufacturer, therefore a condition has been recommended if the application was to be approved.

## **Roads and Access**

Transport Planning have been consulted and have no objection to the proposal and no condition to add.

Concerns have been raised about the access road, ownership and construction traffic. The road is not public and is therefore for owners and those who have rights of access to agree such access and maintain. Construction traffic and construction implications are not a long lasting impact of development however an informative would have been added if the proposal was acceptable to note guidelines on construction operations.

## **Drainage and Flooding**

There is no drainage or flooding implications from the development of the site.

## **Developer Contributions**

### **Primary 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 Kinnoull Primary School.

## **Transport Infrastructure**

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.

This site is within the full transport contributions area and the following contributions would be required if the application was recommended for approval.

Education: £6,460 (1 x £6,460)

Transport Infrastructure: £3,549 (1 x £3,549)

## **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 2012 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 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 NE5: Green Belt of the Perth and Kinross Local Development Plan 2014 as it does not lie in one of the categories of acceptable development outlined within the policy.

2 The proposal is contrary Policy 3 of Tayplan 2012 as it fails to preserve the setting and special character of the greenbelt or safeguard the countryside from inappropriate encroachment.

3 The proposal is contrary to Policy PM1 Placemaking as the development represents tandem or backland development which would not accord with the existing pattern of building in the area.

### **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**

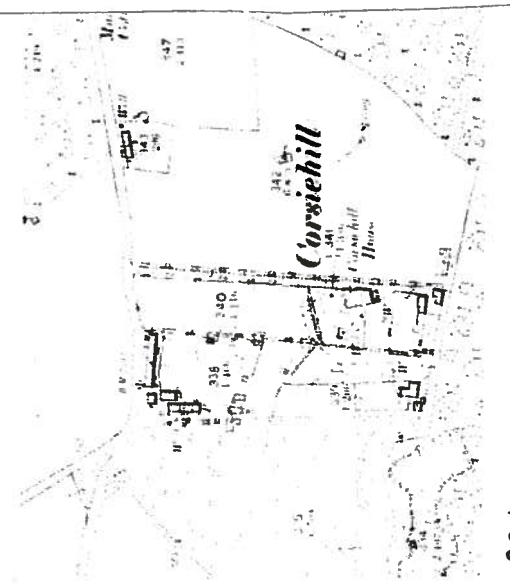
Not Applicable.

### **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

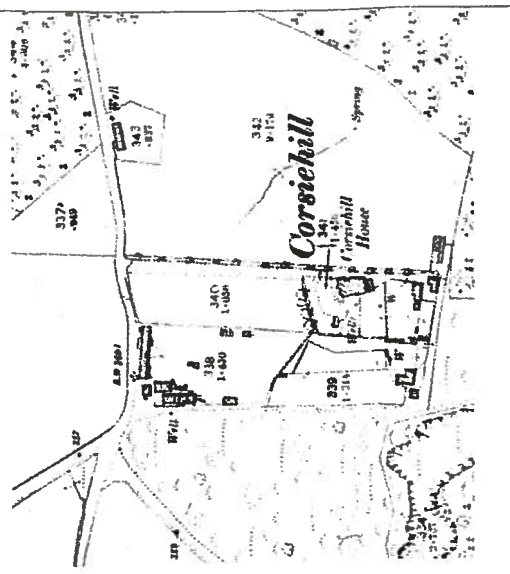
16/02240/1

16/02240/2

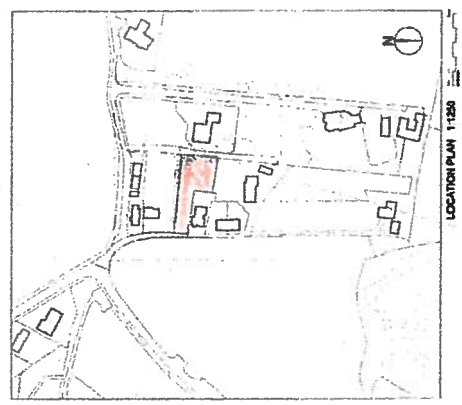
**Date of Report 09.03.2017**



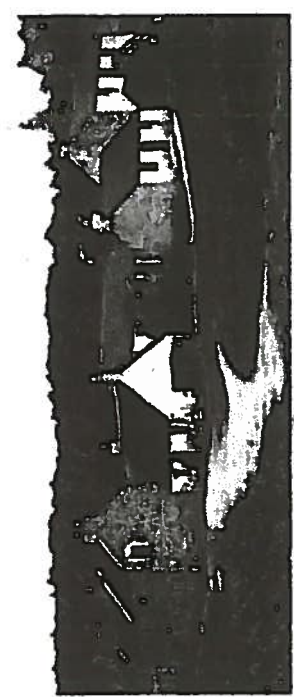
1901



1932



PRESENT



OLD PHOTO OF CORSEHILL  
FROM NORTH WEST



DOCUMENT 5

16/02240/FLL RECEIVED

23 DEC 2016

CUSTOMER SERVICE  
POINT

22 DEC 16

## APPLICATION FOR PLANNING PERMISSION

RECEIVED

Town and Country Planning (Scotland) Act 1997  
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application  
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	DON	Forename	MARK
Surname	HUTCHISON	Surname	WILLIAMSON
Company Name		Company Name	
Building No./Name		Building No./Name	
Address Line 1		Address Line 1	34 HERMITAGE DRIVE
Address Line 2		Address Line 2	
Town/City		Town/City	PERTH
Postcode		Postcode	PH1 2SY
Telephone		Telephone	07761 908656
Mobile		Mobile	
Fax		Fax	
Email		Email	mark.williamson@virginmedia.com

3. Postal Address or Location of Proposed Development (please include postcode)
LAND EAST OF CAIRNBANK, CORSEHILL, PERTH PH2 7BN

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application
What is the application for? Please select one of the following:
Planning Permission <input checked="" type="checkbox"/>
Planning Permission in Principle <input type="checkbox"/>
Further Application* <input type="checkbox"/>
Application for Approval of Matters Specified in Conditions* <input type="checkbox"/>
Application for Mineral Works** <input type="checkbox"/>

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

\*Please provide a reference number of the previous application and date when permission was granted:

Reference No:  Date:

\*\*Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.

### 5. Description of the Proposal

Please describe the proposal including any change of use:

ERECTION OF A REPLACEMENT DWELLING HOUSE.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

### 6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

### 7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

0.091

Square Metre (sq.m.)

910

### 8. Existing Use

Please describe the current or most recent use:

SITE OF FORMER WHITE COTTAGE - ASSOCIATED  
GARDEN GROUND

### 9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

2

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

### 10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☐ No ☒

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

No, proposing to make private drainage arrangements

Not applicable – only arrangement for water supply required

☒  
☐  
☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

Discharge to watercourse(s) (including partial soakaway)

Discharge to coastal waters

☐  
☐  
☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐  
☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☒ No ☐

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

#### 11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

#### 12. Trees

Are there any trees on or adjacent to the application site?

Yes ☒ No ☐

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled. NO MATURE TREES WILL BE LOST

#### 13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

WITHIN DWELLINGHOUSE .

#### 14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

If yes how many units do you propose in total?

1

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

SINGLE REPLACEMENT 2 STOREY DWELLINGHOUSE

**15. For all types of non housing development – new floorspace proposed**

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☒

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

**16. Schedule 3 Development**

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

**17. Planning Service Employee/Elected Member Interest**

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

**DECLARATION**

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

☒

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☒

Signature:

Name:

M. WILLIAMSON

Date:

22/12/16

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

# LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997  
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013

## CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

### CERTIFICATE A ✓

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

MR. D. HITCHISON

- (1) No person other than myself was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

On behalf of:

MR. D. HITCHISON

Date:

22/12/16

### CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

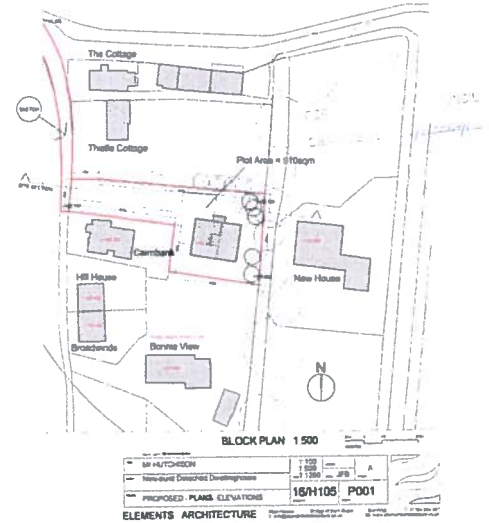
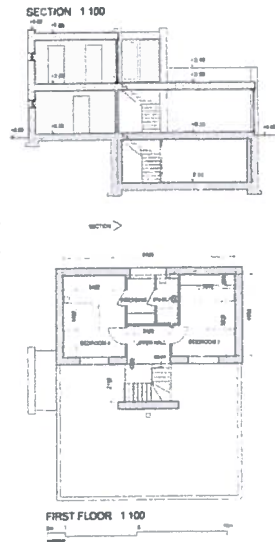
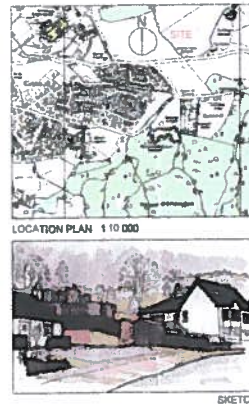
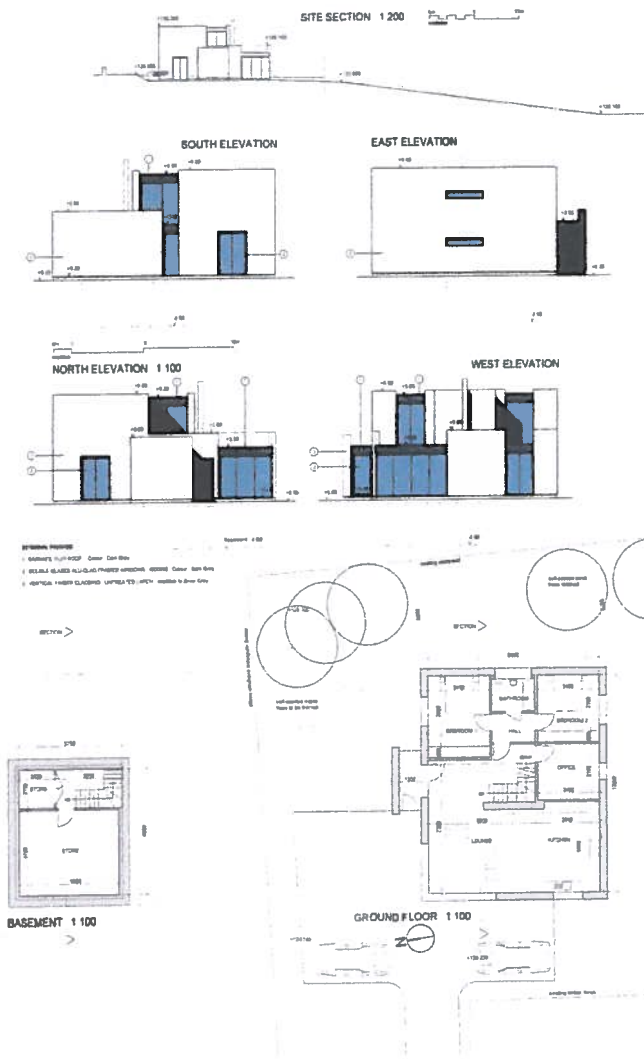
- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐





**TCP/11/16(474) – 16/02240/FLL – Erection of a dwellinghouse on land 30 metres East of Cairnbank, Corsiehill, Perth**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 203-204)*

**REPORT OF HANDLING** *(included in applicant's submission, see pages 207-214)*

**REFERENCE DOCUMENTS** *(part included in applicant's submission, see page 223)*



## **Supporting Statement**

### **Erection of a replacement dwellinghouse on land east of Cairnbank, Corsiehill, Perth**

#### **Introduction**

This is an application for the erection of a replacement dwellinghouse at Cairnbank, Corsiehill. The application site is a 0.091ha area of ground situated within a group of existing dwellinghouses and consists of land associated with the former dwellinghouse and garden ground at White Cottage, Corsiehill, Perth.

The site configuration has 2 elements and consists of a narrow sloping strip fronting the access road at 9m x 25m and extends out at the rear to a square configuration of level profile and approximately 25m x 25m. The cottage was demolished in 2000 and was situated to the front of the site adjacent to the access road. Prior to demolition of the cottage, a letter to the landowner from Mr Sleith who was the Head of Development Control at Perth and Kinross Council at the time recommended the demolition of White Cottage for safety reasons and it was considered detrimental to the aesthetic of the surrounding area. (see attached photos)

In the letter of 17 February 2000 to Mr Hutchison Ian Sleith wrote that:-

"I am aware of the fact that you have been discussing potential development on the ground which you own at Corsiehill, and I would wish to point out that complete demolition of the building will not disadvantage any development potential which the site may have" (see attached)

Following this letter the house was duly demolished. In 2005 a detailed application was submitted for the development of a single dwellinghouse on the site, reference 05/00084/FUL. The dwellinghouse in the 2005 application was 1.5 storeys in height with a pitched roof and dormers situated in the level area of square shaped ground to the rear of the plot.

Under this application the proposal was assessed under the Housing in the Countryside Policy and the adopted local plan at the time was the Perth Area Local Plan 1995 and the Perth and Kinross Structure Plan 2003. Despite the fact that this proposal was for a replacement dwellinghouse for White Cottage which was recommended by Mr Sleith to be demolished, planning permission was refused in April 2005, much to the surprise and disappointment of the applicant.

The reasons for refusal were that:-

1. The proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 – Incorporating alteration No1 Housing Land 2000, as the development

represents tandem or backland development which would not accord with the existing pattern of development in the area.

2. The proposal is contrary to Policy 12 of the Perth Area Local Plan 1995 – Incorporating alteration No1 Housing Land 2000, as there is no operational need given for the development and the Policy indicates that there will be a presumption against built development within the AGLV except for development necessary for operational need.
3. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 – Incorporating alteration No1 Housing Land 2000, as the proposal, although falling within an existing building group, would adversely affect the character and amenity of the group by virtue of elevated height, overlooking, and the backland nature of the development.
4. The proposal is contrary to the Council's Housing in the Countryside Policy 1999 as the proposal, although falling within an existing building group, would adversely affect the character and amenity of the group by virtue of elevated height, overlooking and the backland nature of the development.
5. The proposal is contrary to the Design Guidance for Corsiehill which makes no provision for new housing on this site.

### **Current Planning Policy Context**

#### **Perth and Kinross Local Development Plan 2014**

The application site falls within the designated green belt of the adopted Perth and Kinross Local Development Plan 2014 where the relevant policies are considered:-

##### **Policy NE5: Green Belt**

Within the area designated as Green Belt, development will only be permitted where:

- (a) it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt; or
- (b) It constitutes woodlands or forestry, including community woodlands; or

(c) It constitutes uses which advance the Council's aims of improving public access to the countryside around Perth and are appropriate to the character of the Green Belt, including recreational, educational and outdoor sports development including modest related buildings which are located and designed in such a way as not to detract from the character of the Green Belt; or

(d) For buildings, where it involves alterations, extensions and changes of use to existing buildings these must not detract from the character of the Green Belt, (in the case of changes of use to residential property, these will only be permitted where the building is of suitable architectural quality); or

(e) For essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment it must be demonstrated that they require a Green Belt location and

(f) For all development within the Green Belt appropriate measures may require to mitigate any adverse impact on the character of the Green Belt.

#### Notes:

1. The Housing in the Countryside Policy RD3 does not apply in the Green Belt.

2. The Council, in partnership with landowners and others, will seek to prepare Supplementary Guidance which will take the form of a management plan for the Green Belt with the aim of developing the following:

- A sustainable rural economy
- Increased recreational usage
- Landscape enhancement where appropriate
- Improved path network providing links to the wider countryside
- Links to relevant Green Networks within settlements

#### Policy PM1A: Placemaking.

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

### Other policies

Developer Contributions and Affordable Housing Supplementary Guidance September 2016 including guidance on education provision and transport infrastructure.

### Relevant Policy Considerations

Since the previous refusal of application 05/00084/FUL a new local plan, the Perth and Kinross Local Development Plan 2014 has been adopted and in this plan the application site is now situated in the green belt where Policy NE5 is the relevant policy. The neighbouring houses at Corsiehill are also situated within the green belt and are a mixture of both traditional and modern house types.

The purpose of the green belt is to provide a green buffer around the city and to help maintain rural character and limit sporadic development and coalescence of smaller settlements close to the city boundary. The application site is within an existing building group on the garden ground of a former dwelling where any development on this site would be contained to the wider countryside and the designated green belt.

The previous dwellinghouse White Cottage was in a state of dereliction and poor repair and it is considered therefore, that this replacement dwellinghouse, which is of a high architectural quality, will result in an improvement to the character and appearance not only of the building grouping but the wider green belt around Corsiehill, in accordance with Policy NE5. The proposal's impact on visual and residential amenity and character are outlined below.

### Scale and Design

The proposed dwellinghouse is a modern flat roof single and 2 storey design which has 4 bedrooms and has it's own access. The dwellinghouse is 6m to the ridge and the mixture of single and double storeys and glazing breaks up and varies the elevations of the dwelling. The external materials proposed are good quality comprising larch cladding to the walls to reflect the countryside and wooded setting, the roof to be dark grey sarnofil and dark grey aluminium clad windows and doors. It is considered that while it is modern in design the proposal is not inappropriate at this location.

## **Residential Amenity**

The build to plot ratio for the dwellinghouse is approximately 15% with a build footprint of 137 sq m to a 910 sq m plot size and there is enough remaining garden ground around the dwelling to provide a satisfactory level of amenity space for the enjoyment of occupiers. There will be no adverse impact on any neighbouring amenity in terms of overlooking as the high level windows are 9m or more from any neighbouring boundary. Any ground level windows within 9m of any neighbouring boundary can be screened to protect privacy by condition. There are sufficient distances to boundaries to prevent any overshadowing to neighbouring garden ground. The proposal therefore will not have any detrimental impact on any neighbouring residential amenity and there will be a satisfactory level of amenity for the occupiers of the dwellinghouse.

## **Visual Impact and character**

The proposed dwellinghouse will sit within a grouping of buildings at Corsiehill. As stated in the previous Delegated Report for 05/00084/FUL – “neighbouring properties vary in style and design from traditional to modern and as such there is no real definite design style to this area”. A modern dwellinghouse therefore would be appropriate in this context.

The application drawings and the sketch representation of the dwellinghouse indicate that the proposal is well contained within the grouping. With a maximum roof height of 130.3m above ordnance datum (AOD) the proposed dwellinghouse will sit below the height of neighbouring housing with existing dwellings to the east, south east and south west having higher ridge heights than the proposed dwellinghouse – Bonnie View at 137.2m AOD, New House to the east at 133.3 AOD and Broadwinds at 131.5m. AOD. The proposed dwellinghouse therefore will not be a prominent visual element within the grouping.

The sketch representation illustrates a view from the public road to the north west and demonstrates that the proposed replacement dwellinghouse will be visually contained within its setting with the backdrop of trees and the more elevated neighbouring dwellinghouses. The external materials proposed will enhance containment by reflecting the wooded context. The plot ratio is acceptable and the plot size is not significantly different from the existing neighbouring plots, so there will be no impact on residential density and character as a consequence of the proposal. For these reasons the proposed dwellinghouse will not have a detrimental impact on the appearance, character or status of the green belt at Corsiehill.

## **Conclusions**

It is very important to note that in assessing this application it is an application for a replacement dwellinghouse following the insistence of Perth and Kinross Council that the applicant should demolish the original dwellinghouse on this site in 2000. That is why there is no visible evidence of the former cottage on site. The position of the replacement dwellinghouse is different from the former position but it is within the garden ground of the former cottage and it will allow the applicant to provide a dwellinghouse that will accommodate his family and meet up to date building space standards and regulations.

The proposed dwellinghouse is a modern design, however it will not be out of character with the surrounding neighbouring dwellinghouses which are a mixture of both traditional and modern house types. The external materials reflect the wooded setting at Corsiehill and allow the proposed dwelling to blend with it's setting.

The plot ratio is approximately 15% which offers a suitable level of amenity for the dwellinghouse and there are suitable distances to neighbouring gardens to prevent any privacy or overshadowing concerns. The plot size is not out of character with the existing settlement pattern.

The proposed replacement dwellinghouse will be visually contained within it's setting with the backdrop of trees and the more elevated neighbouring dwellinghouses and it will not have any detrimental impact on the character, appearance or status of the green belt at this location.

For the above reasons it is requested that the proposal is approved.



WHITE COTTAGE  
CORSKILL  
(DEMOLISHED 2000)





**TCP/11/16(474) – 16/02240/FLL – Erection of a  
dwellinghouse on land 30 metres East of Cairnbank,  
Corsiehill, Perth**

## **REPRESENTATIONS**



**Tracy McManamon**

---

**From:** D CYSTER <[REDACTED]>  
**Sent:** 22 January 2017 17:49  
**To:** Development Management - Generic Email Account  
**Subject:** Planning application, Corsiehill, Perth

Dear Sir/Madam,

Thank you for notifying me of the planning application to build a house behind Cairnbank, Corsiehill, Perth by Mr Don Hutchison.

I am writing to submit my objections to this plan for the reasons given by Perth and Kinross Council to a previous application which was refused in April 2005. Corsiehill has been designated as a Green Belt area, and therefore no further house development should take place. The area of land is far too small to insert a large house which will also increase traffic on an already poor quality, unmade road. The design of the house will not be in keeping with existing properties, my cottage and others nearby being eighteenth century. This large house will block views for houses behind, and remove privacy for houses around.

Therefore, I trust my views will be taken into consideration in your deliberations.

Yours faithfully,

Dorothy E Cyster

The Cottage

Corsiehill

PERTH PH2 7BN





## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	16/02240/FLL	<b>Comments provided by</b>	Euan McLaughlin
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Negotiations Officer:</b> Euan McLaughlin Tel: [REDACTED] Email: [REDACTED]
<b>Description of Proposal</b>	Erection of a dwellinghouse		
<b>Address of site</b>	Land 30 Metres East Of Cairnbank, Corsiehill Perth		
<b>Comments on the proposal</b>	<p><b>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</b></p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p><b>Primary Education</b></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 Kinnoull Primary School.</p> <p><b>Transport Infrastructure</b></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>This site is within the full transport contributions area.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Summary of Requirements</b></p> <p>Education: £6,460 (1 x £6,460) Transport Infrastructure: £3,549 (1 x £3,549)</p>		

	<p><b><u>Total: £10,009</u></b></p> <p><b>Phasing</b></p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days after occupation.</p>
<p><b>Recommended informative(s) for applicant</b></p>	<p><b>Payment</b></p> <p><b>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</b></p> <p><b>Methods of Payment</b></p> <p>On no account should cash be remitted.</p> <p><b>Scheduled within a legal agreement</b></p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p><b>NB:</b> The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p><b>Other methods of payment</b></p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p><b>Remittance by Cheque</b></p> <p>The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of</p>

	<p>receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.</p> <p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:  Perth and Kinross Council  Pullar House  35 Kinnoull Street  Perth  PH15GD</p> <p><b>Bank Transfers</b>  All Bank Transfers should use the following account details;  <b>Sort Code:</b> 834700  <b>Account Number:</b> 11571138</p> <p>Education Contributions  For Education contributions please quote the following ledger code:  1-30-0060-0001-859136</p> <p>Transport Infrastructure  For Transport infrastructure contributions please quote the following ledger code:  1-30-0060-0003-859136</p> <p>Direct Debit  The Council operate an electronic direct debit system whereby payments may be made over the phone.  To make such a payment please call 01738 475300 in the first instance.  When calling please remember to have to hand:</p> <ul style="list-style-type: none"> <li>a) Your card details.</li> <li>b) Whether it is a Debit or Credit card.</li> <li>c) The full amount due.</li> <li>d) The planning application to which the payment relates.</li> <li>e) If you are the applicant or paying on behalf of the applicant.</li> <li>f) Your e-mail address so that a receipt may be issued directly.</li> </ul> <p><b>Indexation</b></p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p><b>Accounting Procedures</b></p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
<b>Date comments returned</b>	25 January 2017



### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	16/02240/FLL	<b>Comments provided by</b>	Tony Maric Transport Planning Officer
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	[REDACTED]
<b>Description of Proposal</b>	Erection of a dwellinghouse		
<b>Address of site</b>	Land 30 Metres East Of Cairnbank Corsiemoor Perth		
<b>Comments on the proposal</b>	Insofar as the roads matters are concerned, I have no objections to this proposal.		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	29 January 2017		



Mrs L Holden

Bonnieview

Corsiehill

Perth

PH2 7BN

30 January 2017

Dear Sir / Madam

**Ref 16/02240/FLL**

**Erection of a dwellinghouse, Land 30 Metres East of Cairnbank, Corsiehill, Perth**

I write in connection with the above planning application. I have reviewed and examined the plans and wish to object strongly to the development of this house in this location. Corsiehill is a small secluded area located on the edge of Kinnoull Hill and the City's green belt. As the proposed development is on Green Belt land I believe that the application has to prove very special circumstances in order to be approved.

I feel strongly that the proposed development will be visually overbearing and is an inappropriate design for this area. Such a development would be totally out of keeping with the neighbouring properties, which are mainly a mix of older and more modern homes built in a traditional style designed to complement each other and the surroundings. The building of an ultra-modern house would dominate, destroy the character and have an overall detrimental impact on the visual amenity of the area which is currently enjoyed by myself, other residents and visitors to the area.

The proposed site of development is at such an angle that the primary amenity area of our home and garden, would be severely overlooked from the new development, resulting in a serious invasion of our privacy. In addition the single track, unmade private road to the property is in poor condition and even small additional traffic would only lead to further deterioration of the road.

We would be grateful if the council would take our objections into consideration when deciding this application.

Yours faithfully

Lorraine Holden



JF-

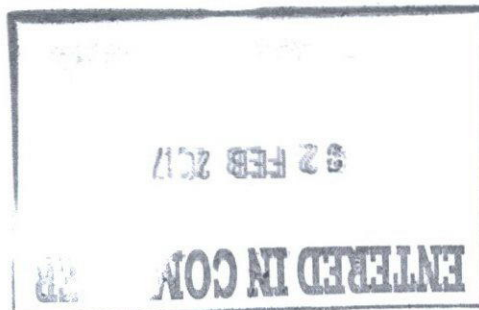
RECEIVED

02 FEB 2017

Broadwinds  
Corsiehill  
Perth  
PH2 7BN

31/01/17

Perth & Kinross Council  
Planning & Development  
Pullar House  
35 Kinnoull St  
Perth  
PH1 5GD



Dear Sirs,

**Planning Application Ref. 16/02240/FLL – Corsiehill, Perth**

I refer to notice issued 16/01/17 & wish to lodge an objection to the proposed development described as erection of a replacement dwelling house on land 30 metres east of Cairnbank, Corsiehill, Perth.

The reasons are as listed as below:

- Increased traffic flow will have a detrimental effect on the existing access road.
- Development will be detrimental to visual amenity.
- The design of the proposed dwelling is not in keeping with the current houses in the area.
- The development is described as 'erection of a replacement dwelling house'. Although there was a structure on the site in question it was in a derelict state prior to demolition and had not been occupied as a 'dwelling' in recent memory.

Yours faithfully,

[Redacted signature]

Alan Rutledge

Email

[Redacted email address]

Mobile

[Redacted mobile number]



OF

RECEIVED

03 FEB 2017

New House

Corsiehill

Perth PH2 TBN

02/02/17  
SCANNED

Development Quality Manager,

PKC Planning and Development

Pullar House

Perth PH1 50D

CUSTOMER SERVICE  
POINT

ENTERED IN COMPUTER

- 2 FEB 2017

03 FEB 2017

RECEIVED

Dear Sir,

Thank you for the neighbour notification  
in respect of the planning application at Corsiehill  
Ref. 16/02240/FLL.

The proposed development bears no relation  
to the demolished White Cottage in terms of size or  
position. The original cottage was very small, located  
at the roadside on the lowest part of the plot.  
The 'replacement' house is large and to be built  
on the highest ground.

The house/plot ratio claimed is distorted  
as the sloping land leading from the road to the  
level building area is included in the plot size

The East elevation of the proposed house shows a large, grey, larch clad wall, two storeys (6metres?) high stretching across most of the plot. This is what we would see from our lounge and sitting room windows. It will be very dominant.

We appreciate that we have no legal right to our present open view but this large high building will reduce the natural light on the west side of our house. The proposed house is backland development and, for this area is too close to adjacent properties.

The applicant states that the apex of our roof is higher than that of the proposed house but we would point out that our house is single storey, the upstairs rooms are totally within the roof space. The roof itself is pyramid shaped occupying less space. The two are not comparable.

A previous application to build a 1.5 storey house on this land (Ref 05/00084 FVL) was rejected 12 years ago. We believe that the reasons for refusal then are still valid.

We would ~~urge~~ the planning committee

to visit the site, view it from all sides, and see for themselves just how detrimental this building would be to the setting and amenity of our home and the others nearby.

Yours sincerely

A black rectangular redaction box covering the signature of the letter.



JF

**Tracy McManamon**

**From:** Neil [REDACTED]  
**Sent:** 02 February 2017 15:40  
**To:** Development Management - Generic Email Account  
**Subject:** Planning application Reference 16/02240/FLL

Dear Sir

I write in relation to the application, by Mr. Hutchinson for building permission to construct a dwelling house on a plot of land in Corsiehill

Having viewed the plans of the proposed house I have a number of concerns

1. If constructed this building would completely dominate the sky line, the design of the building is such that it would not be in keeping with existing houses and would detract from the character of the area As mentioned in P+Kinross Local Development (Green Belt) page 43 policy NE 5
2. I have further concerns to this proposed development, as a great deal of excavation will be required in the construction, previous development uncovered a large quantity of whin stone ,due to this when the house was finally constructed it was on a higher elevation than planned
3. During previous development there was ground movement, resulting in a wall in my garden slipping , my garden is on a steep bank held in place by a dry stone wall protecting the garden from collapsing into the three houses to the front, I wonder what guarantee I would have if this should happen.
4. In the location plan submitted by Mr. Hutchinson he has it marked the access Road as being his property, this is not the case, it is a private Road giving access to my property and neighbouring houses.  
Further to this there are communal paths on the ground of the , proposed development, one in particular that runs the entire length of the wall separating the proposed development and the property on this marked New House , this path is on Mr. Hutchinson's side of this wall.  
This is clearly marked on my title deeds, the paths were to give access to a communal drying green which is situated between Mr.Hutchinson s ground and the property marked Bonnie View.  
Again this is on my title deeds  
(Registers of Scotland, General Register of Sasines County of Perth book 3307 Folio 88 dated 2nd May 1984.)
5. I have further concerns regarding the access Road, which is not wide enough to take heavy construction vehicles, this was proven during earlier construction and vehicles were driving onto the adjoining grass verge causing damage to shallow drains

I hope that you will give consideration to my concerns and notify me of your decision.

Yours Sincerely  
N.Jackson  
Thistle Cottage  
Corsiehill  
Perth  
PH2 7BN





RECEIVED

02 FEB 2017

Vivienne McGregor  
1 Stroma Court  
Perth  
PH1 3BS

Planning and Development,  
Pullar House,  
Kinnoull Street,  
Perth PH1 5GD

Re: Planning Application 16/02240/FLL  
Land 30 Metres East Of Cairnbank Corsiehill Perth

I am writing to object to the above planning application on the following grounds:

**Policy RD3: Housing in the Countryside**

The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:

- (a) Building Groups.
- (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.

This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings.

Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs.

Note: For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.

Policy RD3: Housing in the Countryside, which allows for replacement houses and infill houses, does not apply to Green Belt sites. Corsiehill sits within the Green Belt and so the site in question is fully within the Green Belt.

Policy NE5: Green Belt

Within the area designated as Green Belt, development will only be permitted where:

- (a) it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt; or
- (b) It constitutes woodlands or forestry, including community woodlands; or
- (c) It constitutes uses which advance the Council's aims of improving public access to the countryside around Perth and are appropriate to the character of the Green Belt, including recreational, educational and outdoor sports development including modest related buildings which are located and designed in such a way as not to detract from the character of the Green Belt; or
- (d) For buildings, where it involves alterations, extensions and changes of use to existing buildings these must not detract from the character of the Green Belt, (in the case of changes of use to residential property, these will only be permitted where the building is of suitable architectural quality); or
- (e) For essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment it must be demonstrated that they require a Green Belt location and
- (f) For all development within the Green Belt appropriate measures may require to mitigate any adverse impact on the character of the Green Belt.

Notes: 1. The Housing in the Countryside Policy RD3 does not apply in the Green Belt.

2. The Council, in partnership with landowners and others, will seek to prepare Supplementary Guidance which will take the form of a management plan for the Green Belt with the aim of developing the following:

- • A sustainable rural economy
- • Increased recreational usage
- • Landscape enhancement where appropriate
- • Improved path network providing links to the wider countryside
- • Links to relevant Green Networks within settlements

Policy NE5: The proposed house does not fit into any of the 6 mitigating circumstances that allow development within the Green Belt and certainly does not fit with the character of the area. The houses within Corsiehill are all of a stone or brick construction. On the side of Corsiehill which contains the proposed house the buildings are all either cottages or of a modern cottage style with sloping roofs. None of them are of a hideous wooden fort style.

#### Policy PM3: Infrastructure Contributions

Where the cumulative impact of new developments will exacerbate a current or generate a future 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. In calculating the impact of new developments the Council will look at the cumulative long-term effect of new development. Contributions will be sought for:

(a) the provision of on-site facilities necessary in the interests of comprehensive planning; and/or (b) the provision, or improvement of, off-site facilities and infrastructure where existing facilities or

infrastructure will be placed under additional pressure.

Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation such as the Local Government (Scotland) Act 1973 will be considered. Only where successors in title need to be bound will a planning obligation be required.

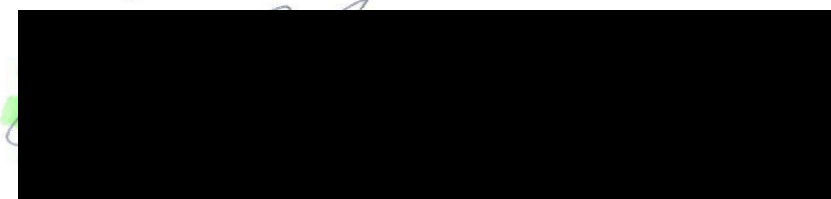
In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.

Note: Supplementary Guidance explaining how Developer Contributions will be implemented is published, with detailed contribution policies for Primary Education and the Auchterarder A9 junction with this Plan. Further Supplementary Guidance covering other issues including: Transport, Infrastructure and Community Facilities and Green Infrastructure will be developed during the Plan period.

It should also be noted that the area in question has already had recent developments impacting local roads at St Marys Gardens. There is also a site at Gannochy, which is earmarked for development, with further possible development at the former Murray Royal Hospital site. The junctions in the surrounding area are already incredibly busy, especially at Bridgend, which would also be affected by the proposed development at Scone. The impact of further additional housing should be considered in light of these proposed and completed developments.

Corsiehill is a entrance way into the Kinnoull Hill Woodland Park as such it is important that it maintains its character as a small country hamlet and not develop into a bustling village with many cars vying with the mountain bikes and pedestrians that use its lanes.

Best Regards.



Vivienne McGregor.



RECEIVED

03 FEB 2017

OF  
SCANNED

Tanya and Alan Kemp

Cairnbank

Corsiehill

Perth

PH2 7BN

Development Quality Manager  
Planning and Development,  
Pullar House,  
Kinnoull Street,  
Perth PH1 5GD



**Re: Planning Application 16/02240/FLL**  
**Land 30 Metres East Of Cairnbank, Corsiehill, Perth**

We are writing to object to the above planning application. As set out in detail below, the proposed development does not meet the requirements for building on Green Belt land; it does not constitute replacement of a previous dwelling; it will overlook existing properties constituting a substantive loss of amenity; and the considerable excavations required are likely to destabilise adjacent retaining walls. Further the unsympathetic nature of the modernist design is entirely out of keeping with the traditional silhouettes of the houses that adjoin a countryside park in what is an area of considerable visual amenity for the Perth community. Evidence for these objections is set out below.

**The planning application does not fulfill the criteria of the local development plan:**

Policy RD3: Housing in the Countryside, states

*The Council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the following categories:*

*(a) Building Groups.*

*(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.*

*This policy does not apply in the Green Belt.*

The cottage, which it is claimed that this application is to replace, was demolished almost 17 years ago and there are no longer any visible signs of it within the site. The application also seeks to put the proposed house in a different location from the site of the previous cottage by some forty metres. The footprint of the cottage and the footprint of the proposed new house not only do not overlap, but are separated by in excess of 35 metres. The application is for a property that is significantly larger in size, and unlike the entirely demolished cottage, it is not aligned with the frontage of the existing properties – that is to say it is not filling in an “otherwise built-up frontage”. Therefore this cannot be considered as an application for either “renovation or replacement of houses” or “infill” under policy RD3.

Further, Policy RD3 specifically states that the policy does not apply to the Green Belt. The proposed site is fully within the Green Belt; hence, were the application to comply with

Policy RD3 – which it does not – its location on Green Belt land should prevent it going forward.

Policy NE5 on the Green Belt states

*Within the area designated as Green Belt, development will only be permitted where:*

*(a) it can be demonstrated that the development is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt; or*

*(b) It constitutes woodlands or forestry, including community woodlands; or*

*(c) It constitutes uses which advance the Council's aims of improving public access to the countryside around Perth and are appropriate to the character of the Green Belt, including recreational, educational and outdoor sports development including modest related buildings which are located and designed in such a way as not to detract from the character of the Green Belt; or*

*(d) For buildings, where it involves alterations, extensions and changes of use to existing buildings these must not detract from the character of the Green Belt, (in the case of changes of use to residential property, these will only be permitted where the building is of suitable architectural quality); or*

*(e) For essential infrastructure such as roads and other transport infrastructure, masts and telecom equipment it must be demonstrated that they require a Green Belt location and*

*(f) For all development within the Green Belt appropriate measures may require to mitigate any adverse impact on the character of the Green Belt.*

The application does not relate to agriculture, horticulture or forestry operations, nor to essential infrastructure, and so (a) and (e) do not apply. The plans neither constitute woodlands nor advance the council's aims of improving public access to the countryside so neither (b) nor (c) apply. In addition, the unsympathetic modernist design cannot be considered to fall within the category of "*modest related buildings which are located and designed in such a way as not to detract from the character of the Green Belt*" under point (c). There is no building on site to be altered, extended or have its use changed – the previous building, which was in a completely different location on the site, was demolished almost 17 years ago. Hence, (d) does not apply. The application also makes no attempt to meet with the requirements of point (f): the bold, unconventional and eye-catching architecture proposed is in stark contrast to the sloping roofs and dormer windows of the cottage-style houses on the west side of Corsiehill.

#### **Loss of Residential Amenity**

The proposed development is on the raised portion of the plot, on substantially higher ground than the existing houses to the west and to the north. Thus the development will result in substantive loss of amenity via the loss of privacy in the existing houses that will be overlooked, notably Cairnbank, Thistle Cottage, New House, The Cottage, Winfield, Corsie Cottage, and to some extent Bonnie View and Hill House. It would also result in the loss of the view to Bonnie View which is, as indicated in the house's name, an important part of the residential amenity of that property.

**Ground Instability**

The application includes plans for a basement. Corsiehill has a very shallow depth of soil covering hard bedrock (volcanic dolerite, a granite like rock, that was previously quarried at Corsiehill). It will therefore be necessary for the basement to be cut out of the rock. This will cause substantial vibrations that are likely to damage retaining walls in neighbouring properties, which are vital on this hillside location. One retaining wall is along the boundary of Thistle Cottage with both Winfield and Corsie Cottage, another is along the boundary of Bonnie View with Broadwinds, Hill House, Cairnbank and the proposed plot, and there are further retaining walls within the gardens of Thistle Cottage, Cairnbank, Hill House and Broadwinds. There is a substantive risk that the cutting of the basement will cause at least one of these retaining walls to fail. It should be noted that there is already evidence in the garden of Thistle Cottage of ground movement relating to building of the other modern houses in west Corsiehill. Hill House, Broadwinds and Bonnie View are significantly further away from Thistle Cottage and required less ground excavation than the proposed development. Cairnbank, having no basement, required considerably less ground excavation than is proposed in this application.

**Increases the Density of Housing**

Corsiehill is a loose collection of houses and cottages, which are low density, in keeping with a location adjoining a well-loved and widely used woodland park. The placement of this property increases the density of the housing within this low density area and sites a house within a loose square of houses so that it is bounded and overlooked on all sides, and in turn overlooks the existing properties.

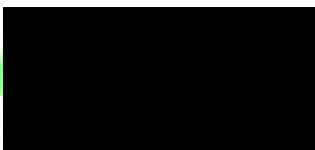
**Out of keeping with the character of the area.**

The design of the proposed development is out of keeping with the style of the houses within Corsiehill. The houses within Corsiehill are for the most part either cottages or modern cottage-style houses. They are mostly brick or stone in construction, with sloping roofs and dormer windows. That is to say they have traditional, unassuming silhouettes that are in keeping with their location adjacent to farmland and a woodland park. In contrast, the proposed development has a bold, eye-catching, and highly unconventional silhouette, which is entirely unsympathetic to an area where wildlife and natural scenery are the primary amenities for a substantial number of visitors from Perth and beyond.

Best Regards.



Dr. Tanya Kemp



Prof. Alan Kemp



# Comments for Planning Application 16/02240/FLL

## Application Summary

Application Number: 16/02240/FLL

Address: Land 30 Metres East Of Cairnbank Corsiehill Perth

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

## Customer Details

Name: Dr K Grust

Address: Corsie Cottage, Corsiehill, Perth PH2 7BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Inappropriate Housing Density
- Loss Of Open Space
- Loss Of Trees
- Noise Pollution
- Out of Character with the Area

Comment: The planned house is out of character with the area and may affect privacy of neighbours.



# Comments for Planning Application 16/02240/FLL

## Application Summary

Application Number: 16/02240/FLL

Address: Land 30 Metres East Of Cairnbank Corsiehill Perth

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

## Customer Details

Name: Ms Lisa Earl

Address: Winfield, Corsiehill, Perth ph2 7bn

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Out of Character with the Area
- Over Intensive Development
- Over Looking

Comment: The planned house is completely out of character with the area, is not in line with the other properties as i understand is a requirement and will affect privacy of numerous neighbours.



# Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	16/02240/FLL	Our ref	MP
Date	6 February 2017	Tel No	

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## **Consultation on an Application for Planning Permission RE Erection of a dwellinghouse Land 30 Metres East Of Cairnbank Corsiehill Perth for Mr Don Hutchison**

I refer to your letter dated 17 January in connection with the above application and have the following comments to make.

### Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

### Comments

This application contains provision for a wood burning stove and associated flue. Perth and Kinross Council have a duty to assess biomass boilers of capacity of greater than 50kW based on their effect on air quality in the area, however this will not be necessary with a domestic sized stove.

Another matter pertaining to the stove which could cause issue is the potential for smoke or odour nuisance. This can be minimised by the applicant using fuel recommended by the manufacturer, therefore I recommend this be included as a condition, which I have attached below.

### Condition

**EH50** The stove shall only operate on fuel prescribed and stored in accordance with the manufacturer's instructions. The stove and flue and any constituent parts shall be maintained and serviced in accordance with the manufacturer's instructions. No changes to the biomass specifications shall take place without the prior written agreement of the Council as Planning Authority.



# Comments for Planning Application 16/02240/FLL

## Application Summary

Application Number: 16/02240/FLL

Address: Land 30 Metres East Of Cairnbank Corsiehill Perth

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

## Customer Details

Name: Mrs jane Willis

Address: 14 Corsie Hill Road, Perth PH2 7BZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Loss Of Open Space
- Out of Character with the Area
- Over Looking

Comment: The proposed dwelling would be out of character with the existing cottages and would also affect the privacy of neighbouring properties



# Comments for Planning Application 16/02240/FLL

## Application Summary

Application Number: 16/02240/FLL

Address: Land 30 Metres East Of Cairnbank Corsiehill Perth

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

## Customer Details

Name: Mrs Julia Paterson

Address: Flat 1, Corsiehill House, Corsiehill, Perth PH2 7BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Out of Character with the Area
- Road Safety Concerns

Comment: A previous application to build on this land was rejected 12 years ago Ref: 05/00084 FUL. We believe that the reason for refusal then are still valid. Julia & Robin Paterson



## **CHX Planning Local Review Body - Generic Email Account**

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**From:** Neil Jackson [REDACTED]  
**Sent:** 12 June 2017 10:52  
**To:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** Re: TCP/11/16(474) FAO Gillian A Taylor

I refer to your email of 9th June 2017 and would advise that my objection to this development has not changed. I am still of the opinion that the proposed development is totally inappropriate and out of keeping with the surrounding area.

Could you advise if this email is sufficient or if I have to email another address.

Regards

Neil Jackson



## **CHX Planning Local Review Body - Generic Email Account**

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**From:** D CYSTER [REDACTED]  
**Sent:** 14 June 2017 14:55  
**To:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** Re: TCP/11/16(474)

Dear Ms.Taylor,

Thank you for your email notifying me of Mr. D. Hutchison's appeal to the refusal of building permission for a house East of Cairnbank, Corsiehill, Perth.

Again, I strongly object to this building in a conservation area for the reasons I stated before. I trust the Council will turn down this application.

Yours sincerely,

Dorothy E Cyster.

