

TCP/11/16(414)

Planning Application – 16/00231/IPL – Erection of a dwellinghouse (in principle) plot 3, land 30 metres south of Carsie View, Carsie

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TCP/11/16(414)

Planning Application – 16/00231/IPL – Erection of a dwellinghouse (in principle) plot 3, land 30 metres south of Carsie View, Carsie

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

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.

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	NORMAN	Forename	ALISON
Surname	MACHEOD	Surname	ARTHUR
Company Name		Company Name	ARTHUR STONE PLANNING
Building No./Name	18	Building No./Name	
Address Line 1	WALNUT GROVE	Address Line 1	JAMESFIELD BUSINESS CENTRE
Address Line 2		Address Line 2	
Town/City	BLAIRGOWRIE	Town/City	ABERNETHY
Postcode	PH10 6TH	Postcode	KY14 6EW
Telephone		Telephone	01738 850873
Mobile		Mobile	
Fax		Fax	
Email		Email	info@arthurstoneplanning.co.uk
3. Application Details			
Planning authority	PERTH & KINROSS		
Planning authority's application reference number	16/00231/APL		
Site address	Land 30 metres South of Cairnview, Cairn - Plot 3		
Description of proposed development	Erection of dwellinghouse		

Date of application

16/02/16

Date of decision (if any)

05/04/16

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

4. Nature of Application

Application for planning permission (including householder application)

☐

Application for planning permission in principle

☒

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)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. 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.

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

If you have marked either of the first 2 options, 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 necessary.

7. Site inspection

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

Can the site be viewed entirely from public land?

☒

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

☐

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

Private grazing land

8. 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.

Attached document

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

Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. 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

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.

10. Checklist

Please mark the appropriate boxes to confirm that 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 requesting 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 hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

JULIA GRAY

Date:

16/5/16

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.

Local Review Body Statement



Erection of Single Dwellinghouse (in Principle)

Plot 3 - Land at Carse, South of Carsie

Perthshire

Introduction

The purpose of this statement is to provide a reasoned justification in support of the approval of the application for planning permission in principle for a single dwellinghouse at land at Carse, South of Carsie, Perthshire. The application was refused by Perth and Kinross Council for the following reasons:

- 1. The proposal is contrary to Policy RD3 Housing in the Countryside of the Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to satisfactorily comply with category (2) Infill Sites specifically in regards to the plot size/road frontage, the lack of identifiable boundaries, that existing adjacent uses could prevent the achievement of an adequate standard of amenity and that the proposal would contribute to ribbon development. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.*

In support of this application the applicant would like to make the following points:

- The plot size and road frontage is **comparable to neighbouring existing plots** in the surrounding locality
- The site **has identifiable and permanent boundaries** to the north, south and west and is located between 2 houses/buildings
- The plot is of a size that **can easily accommodate a single house plot**
- The character of the surrounding area is made up of small groups of housing
- One of the empty sheds to the far east of the Plot has been temporarily rented out for chicken production on a temporary basis
- Should planning permission not be granted the applicant is likely to use the Chicken Shed buildings for poultry rearing/egg production on a permanent basis to the detriment of all residents
- The **site is well contained and is being considered under the 'infill' policy** and not contributing towards ribbon development

Background

Policy RD3, Housing in the Countryside, of the Perth and Kinross Local Plan (2014) is the policy most relevant to this application. Most specifically **Part B, Infill Sites**. The relevant parts of the policy for this application are:

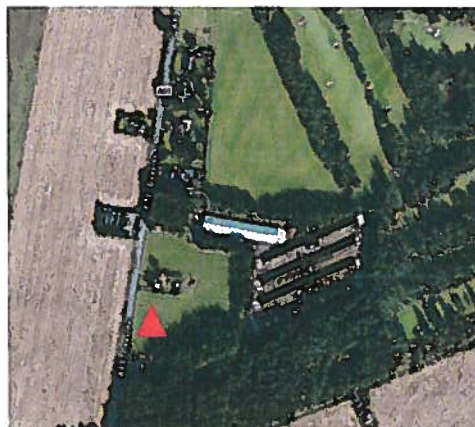
The development of up to 2 new houses in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage may be acceptable where:

- *The plot(s) created are comparable in size to the neighbouring residential property(s) and have a similar size of road frontage*
- *There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house(s), and the amenity of the existing house(s) is maintained*
- *The full extent of the gap must be included within the new plot(s) It complies with the siting criteria set out under category*

Proposals in any location, which contribute towards ribbon development will not be supported, nor will proposals which would result in the extension of a settlement boundary.

Given the requirements of the above policy and the reasons provided for refusal of this proposal we intend to discuss the following points:

- Surrounding Uses
- Siting and established boundaries
- Plot size/road frontage
- Ribbon Development





Surrounding Uses

The applicant for this current proposal also owns the former poultry sheds to the north east of the site. These sheds have not been used for poultry rearing or egg production for a number of years and are in a poor state of repair. However, in order to fund the development of housing on this site (and the adjacent 3 individual plots) the applicant has very recently rented out one of the sheds for egg production on a temporary basis.

It is the applicant's intention to cease all the poultry operations in the buildings should planning permission be granted for the proposal house plots in this case once the existing rental contract has finished. In addition, it is considered that there is no smell or noise associated with the business given that the site is only cleared once every two weeks.

Environmental Good Practice states that that livestock buildings should not be located within 400 metres of residential properties and where possible downwind of residential areas. The Case Officer for this application acknowledges that there are existing residential properties within a similar distance to the poultry buildings to the proposed site and as such this is an existing situation.

Should planning permission not be granted for this site (and the adjacent plots) it is likely that the applicant will have to refurbish all the existing poultry shed buildings and rent these buildings out on a more permanent basis for this use. This would be to the detriment of all surrounding residences and the users of the adjacent Golf Club, in terms of odour and noise. It is therefore considered that the redevelopment of this housing plot would create a positive outcome in residential amenity terms for all surrounding residential properties.

Siting and Established Boundaries

As illustrated by the annotated photograph below the site can be described as being well contained by existing built and landscape features and located within 2 dwellings/buildings. An existing one and a half storey house is located to the north, 'Carse View'. To the south the site is bounded by a further dwellinghouse, 'Balrae'. To the west the site is bounded by the existing road, A93. As such we



Arthur Stone Planning
& Architectural Design

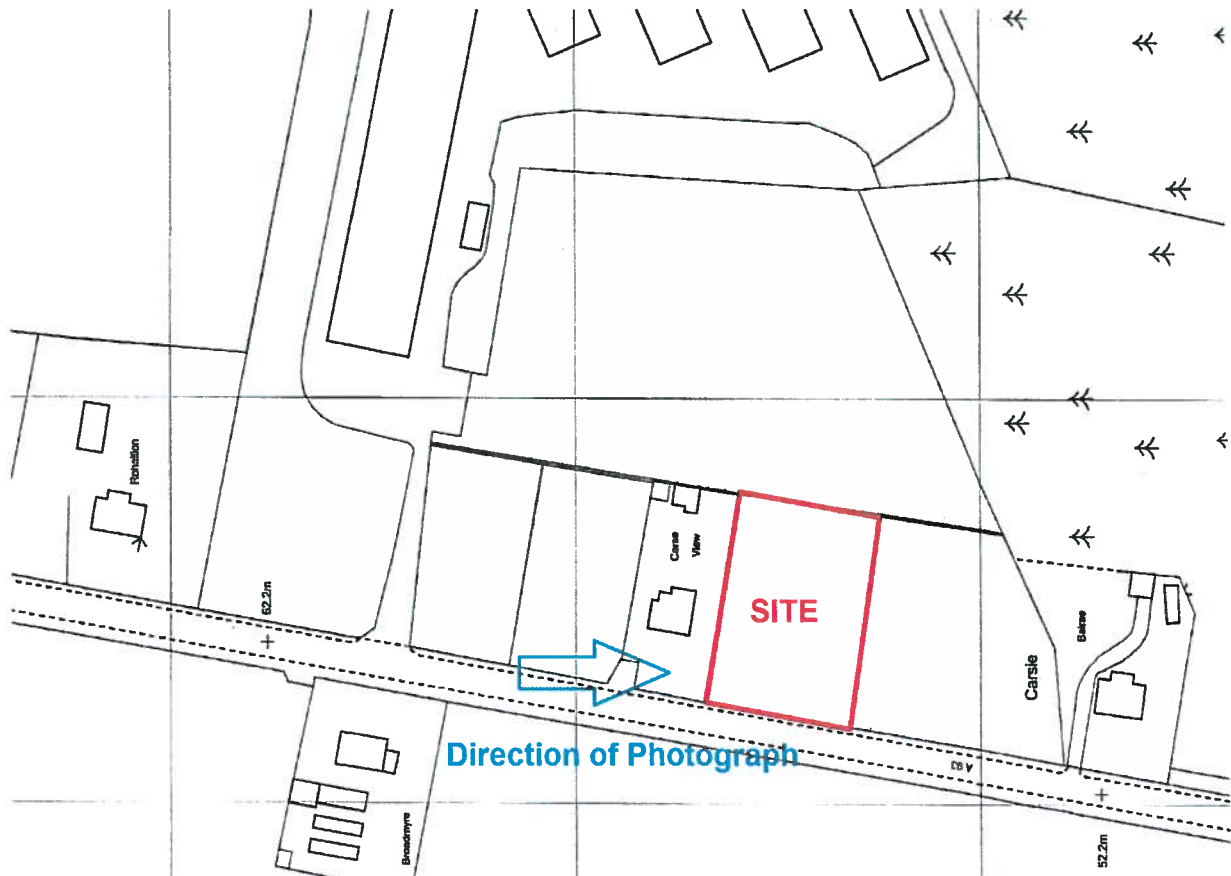


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consider that the site complies with the spirit of the Housing in the Countryside Policy and is an acceptable and sufficiently contained site to provide for a single dwellinghouse (alongside the proposed adjacent plot).





Plot Size/Road Frontage

The Case officer for the application acknowledges that the size of this plot is of a size capable of accommodating a new house. Nevertheless, the Officer also advises that the plot sizes and road frontages are much larger than the surrounding properties in the area and therefore do not comply with Policy.

However, having conducted a short survey of the adjacent road frontages in the surrounding area it can be acknowledged that there are a variety of different plot sizes; some of which are comparable and in fact larger in plot area, than the sites proposed by our client. As such, it is considered that this statement made by the Planning officer in the Report of Handling is incorrect and misleading and that the proposal complies with the requirements of the Local Plan Policy in this regard.





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Ribbon Development

The Case Officer for this application suggests that the proposal would contribute to 'ribbon' development and that it would have a detrimental impact on the rural character and visual amenity of the area. However, they also refer to the sites as infill.

The surrounding area is characterised by small pockets of rural housing. It is therefore considered that the modest nature of the proposal would have no detrimental visual impact on the setting or appearance of the area. We would contest that given Perth and Kinross' Local Plan policy allows for infill development for up to 2 units within the countryside between existing residential units, it is completely unreasonable to suggest that the proposal is not acceptable as it would contribute to ribbon development. Should this be the case, the policy would allow for virtually no new development under the infill category.

Summary

Our client asks respectfully that members note the afore mentioned positive attributes of the proposed site and consider whether the prime objectives of the Local plan, to encourage appropriate development, would be satisfied through the approval of this application.

100

TCP/11/16(414)
Planning Application – 16/00231/IPL – Erection of a
dwellinghouse (in principle) plot 3, land 30 metres south of
Carsie View, Carsie

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr Norman MacLeod
c/o Arthur Stone Planning And Architectural Design
Alison Arthur
Jamesfield Business Centre
Abernethy
United Kingdom
KY14 6EW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 05.04.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00231/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 16th February 2016 for permission for **Erection of a dwellinghouse (in principle) plot 3 Land 30 Metres South Of Carsie View Carsie** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy RD3 Housing in the Countryside of the Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to satisfactorily comply with category (2) Infill Sites specifically in regards to the plot size/road frontage, the lack of identifiable boundaries, that existing adjacent uses could prevent the achievement of an adequate standard of amenity and that the proposal would contribute to ribbon development. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

16/00231/1

16/00231/2

16/00231/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00231/IPL	
Ward No	N3- Blairgowrie And Glens	
Due Determination Date	15.04.2016	
Case Officer	Joanne Ferguson	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle) plot 3

LOCATION: Land 30 Metres South Of Carsie View Carsie

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: 29 February 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for erection of a dwelling (in principle) plot 3 at Land 30 metres south of Carsie View, Carsie. The application has been submitted along with three other applications for nearby/adjacent sites.

The site lies to the south of Carsie View within an open area of grassland. Carsie View forms the north boundary of the site and the A93 forms the west. The site has no defined boundaries to the east and south (although the redline site boundary of plot 4 defines the site to the south).

SITE HISTORY

16/00069/IPL Erection of 2no dwellinghouses (in principle) plots 3 and 4 26 January 2016 application withdrawn

PRE-APPLICATION CONSULTATION

Pre application Reference: No pre-application discussions

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 RD3 - Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories will be supported. This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

OTHER POLICIES

Housing in the Countryside Supplementary Guide 2012

CONSULTATION RESPONSES

Environmental Health	Object due to potential detrimental impact on residential amenity on relation to odour
Local Flood Prevention Authority	No objection full drainage arrangements required by condition
Scottish Water	No response within time
Transport Planning	No objection, conditions required
Contributions Officer	As application is in principle condition required
Historic Environment Scotland	No objection
PKHT	Archaeological interests, condition required.

REPRESENTATIONS

No letters of representation received

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	Submitted

Access Statement	
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

The site is located to the south of the defined settlement of Carsie and is therefore considered under Policy RD3 Housing in the Countryside and Supplementary Guide.

The proposed site will be considered in conjunction with the application for the plot to the south 16/00232/IPL (plot 4). It is argued in the supporting statement that the most relevant section of the Housing in the Countryside Policy and Guide is Category 2/B Infill sites. This category supports development of up to 2 new houses in gaps between established houses where certain criteria are met. Some of these criteria cannot be fully considered at this stage as the proposal is in principle. The relevant criteria are as follows.

- The plots created shall be of a comparable size to the neighbouring residential properties and have a similar size of road frontage.
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house.
- The full extent of the gap is included within the plot(s)
- The proposal complies with the siting criteria set out under category 3.

It is also states that proposals which contribute towards ribbon development will not be supported.

The site along with the neighbouring plot 4 is contained within a gap between two existing dwellings.

In terms of the plot size and road frontage the application site and the one to the south have road frontages of 36m and 53m which are larger than the plots at either end of the gap site which have road frontages of 22m and 24m. The

plots are also much larger in area than the existing ones. The plot proposed is therefore not comparable in size and doesn't have a similar road frontage.

The policy also states that there should be no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house. The plans indicate that to the north east/east of the application site there are poultry houses and within the supporting statement submitted with the application it states "there are considered to be no adjacent uses that would inhibit the amenity of new residential development on the site particularly since the former egg production sheds to the north east are now redundant."

A site visit dated 7 March 2016 by Environmental Health confirmed that one of the poultry sheds is in production. Further to this a telephone call dated 10 March 2016 from the owner Mr Richard Halhead of the poultry farm site confirmed that he rents out the first shed on the site. The operational shed houses 36,000 birds for approximately 16 weeks for egg production, then are cleaned out over a two week period, then a new stock of birds comes in.

Although there are existing properties within a similar distance to the poultry farm, these properties are long established and have an expectation of level of amenity based on the existing neighbouring uses. Ultimately however this policy seeks to protect the amenity for future residents and it is considered that the use of these sheds would prevent the achievement of an adequate standard of amenity for the proposed house.

Proposals must also meet the siting criteria which require an identifiable site with established boundaries. The plot created lacks two boundaries to the south and east. It is reasonable to accept the formation of a new boundary between the two plots to be formed. However the east boundary on both these sites is undefined. There is an existing tree belt further east of the sites but this does not form a boundary.

The policy also states that proposals should not contribute to ribbon development. This proposal in conjunction with the other three plots would infill two areas of open space which contribute to the character of the area and create ribbon development extending from the property Balrae extending towards the south of the settlement boundary with Carsie. The effective infilling of this area with housing will detrimentally impact on the rural character of the area and the visual amenity of the area.

In addition to this I consider the proposal does not comply with any further category of development outlined in the Policy/Guide.

Design and Layout

The application is in principle and no details of the house design or layout of the plot has been provided. It is considered however that a dwelling could be accommodated on the site with adequate private amenity space, parking, turning etc.

Landscape/Visual Impact

The application site and adjoining sites which are also under consideration form an open grazed area which contributes to the landscape setting and visual amenity of the area. Development of the site would I consider have a detrimental impact.

Residential Amenity

The application is in principle however it is considered that the site could be developed without detrimental impact on the existing adjacent dwellings.

Environmental Health have a concern is that future residents of the proposed dwelling could be impacted by odours from adjacent uses. 'The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity which was prepared in 2005 by the Scottish Executive recommends that new livestock buildings should not be within 400 meters of residential properties and where possible downwind of residential areas'. The site is approximately 150 metres away from the existing operational poultry shed. There is therefore the potential for properties to be adversely affected by odours, especially when shed is being cleaned out after every 16 week period for two weeks.

The application site is adjacent to the A93 and Environmental Health consider that any future residents will be aware of road traffic, but there are already existing properties within close proximity to the road. They also note that they have no powers with regards to noise from road traffic.

There will be noise from vehicle movements for the poultry farm especially with the new/old stock coming on and off site and any vehicle movements associated with cleaning operations of the shed.

Archaeology

PKHT confirm that the proposed development site lies within an area that is considered to be archaeologically sensitive. A nationally important archaeological site (Broadmyre, pit-enclosure 130m SSW of - Scheduled Monument 7168) is located less than 50 meters west of the proposed development site. The monument is a possible mortuary enclosure and may be expected to have had a ceremonial function. It comprises an oval pit-enclosure of prehistoric date, probably dating to the Neolithic period, and is visible as cropmarks on oblique aerial photographs. There is the possibility that, as yet unknown, archaeological remains associated with this archaeological site may survive within the proposed development area.

Should the principle of development be acceptable it is recommended that an archaeological evaluation take place to assess the presence / absence, character and significance of archaeological deposits on the site. The

evaluation will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits.

Historic Scotland has also been consulted and has no objection to the proposal.

Roads and Access

Transport Planning have no objection to the proposal in principle.

Drainage and Flooding

The application form states that the property would connect to the public drainage system. The Flood Team have no objection but consider full drainage arrangements would be required prior to any detailed consent being given for the site.

Developer Contributions

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 Newhill Primary School.

As this application is only in principle it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.

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

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to Policy RD3 Housing in the Countryside of the Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to satisfactorily comply with category (2) Infill Sites specifically in regards to the plot size/road frontage, the lack of identifiable boundaries, that existing adjacent uses could prevent the achievement of an adequate standard of amenity and that the proposal would contribute to ribbon development. It is also considered that the proposal cannot satisfy any of the remaining categories (1) Building Groups, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

Justification

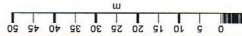
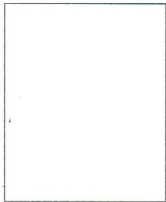
The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Informatives Not Applicable.

Procedural Note Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00231/1
16/00231/2
16/00231/3



OS MasterMap 1250/2500/10000 scale
02 October 2015, ID: MNOW-0048130
mapsnow.co.uk
1:1250 scale print at A3, Centre: 317382 E, 742090 N
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Mapping sourced from

MapsNow





Planning Statement

Planning permission in principle for
The erection of 1 residential unit
Land at Carse, South of
Carsie, Perthshire



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Perth. PH2 0ED

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07855538906

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Introduction

The purpose of this statement is to provide a reasoned justification in support of an application for planning permission in principle for the erection of 1 new dwellinghouse at land at Carse, to the South of Carsie, Perthshire. The application should be read in conjunction with the separate planning application for a single dwellinghouse on Plot 4. The statement will deal with the following issues:

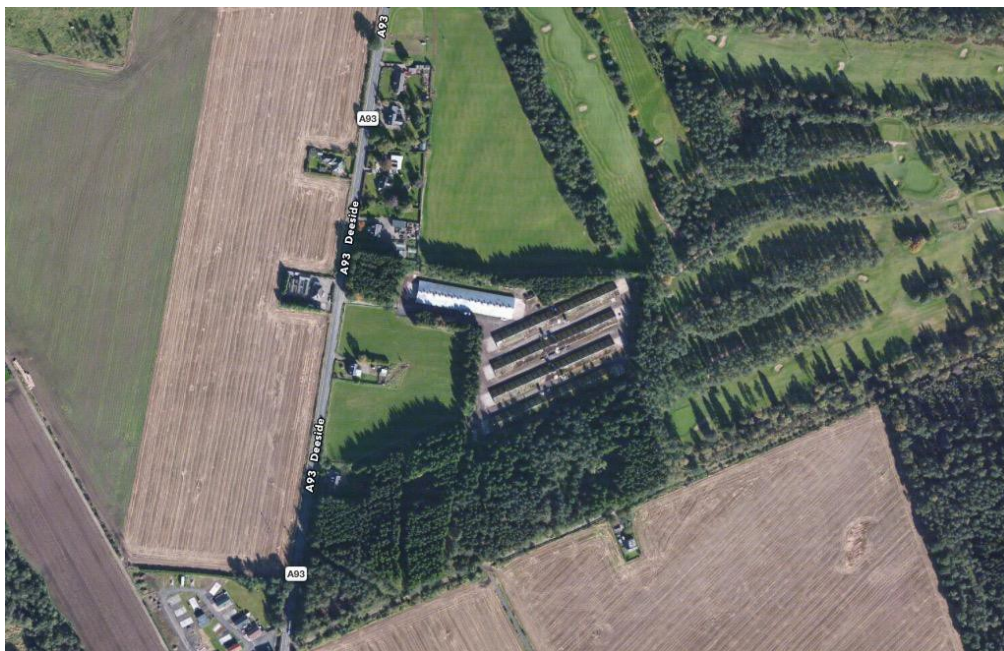
- Site Description
- Proposal
- Principle of Use
- Residential Amenity
- Design
- Transportation



Site Description

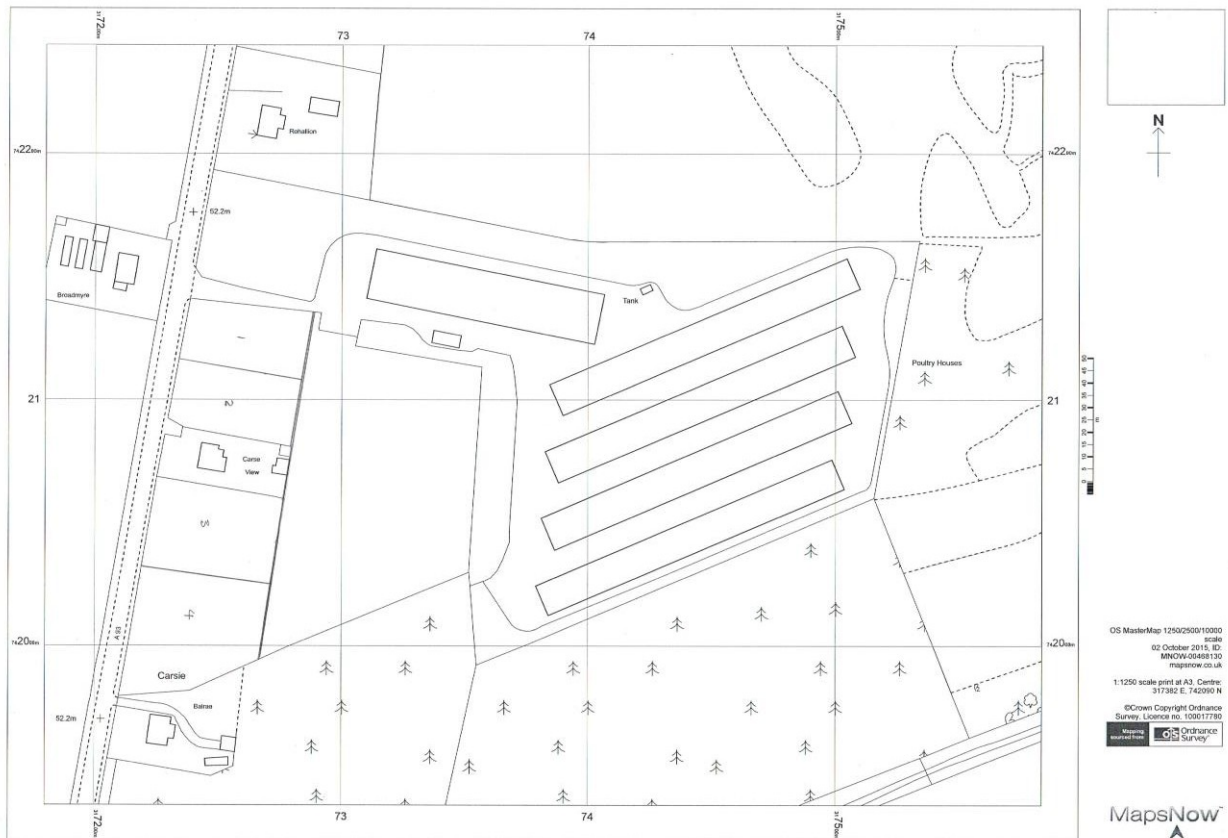
The application site is located directly to the east of the A93 Deeside Road at Carsie, Perthshire. The site is open grassland, currently used as pony paddocks. The site is bounded by an existing cottage to the north, a tree belt and further cottage to the south and by a tree belt and chicken shed buildings to the east. Both the existing cottages are one and a half storey in height and incorporate their own vehicular access onto the A93 road.

The village of Carsie is located to the north of the site and is characterised by a mixture of traditional and modern house types. A single residential property is located to the north west of the A93 directly opposite the vehicular access to Blairgowrie Golf Club and the former chicken sheds.



Proposal

This application seeks planning permission in principle to erect 1 dwellinghouse on the site to the south of the existing cottage, Carse View and to the north of the further cottage known as Balrae.



The unit would incorporate its own vehicular access directly onto the A93, which has good visibility in either direction. Conversely the unit could incorporate a simple shared access arrangement. A notional plan has been included (above) which illustrates the potential split arrangements of plot and the associated sites. No designs or visuals have been provided at this stage; however, we are more than happy to provide these on request. We would ask that following the Planning Officers initial assessment we are able to discuss their thoughts on the application prior to any decision being made.

Principle of Use

Policy RD3, Housing in the Countryside, of the Perth and Kinross Local Plan (2014) is the policy most relevant to this application. Most specifically **Part B, Infill Sites**. The excerpt below is from Perth and Kinross Housing in the Countryside Guide, 2012.

2. Infill Sites The development of up to 2 new houses in gaps between established houses or a house and another substantial building at least equivalent in size to a traditional cottage may be acceptable where:

- The plot(s) created are comparable in size to the neighbouring residential property(s) and have a similar size of road frontage
- The proportion of each plot occupied by new building should be no greater than that exhibited by the existing house(s)
- There are no uses in the vicinity which would prevent the achievement of an adequate standard of amenity for the proposed house(s), and the amenity of the existing house(s) is maintained
- The size and design of the infill houses should be in sympathy with the existing house(s)
- The full extent of the gap must be included within the new

plot(s)

3. Proposals in any location, which contribute towards ribbon development will not be supported, nor will proposals which would result in the extension of a settlement boundary.

Perth & Kinross Council Housing in the Countryside Guide Supplementary Planning Guidance, 2012

In this case it is considered that the proposed unit would form clear infill development on the site as illustrated in the notional plan provided in the previous section of the report. It is considered that the proposed dwellinghouse would be contained by the existing dwellinghouse Carse View to the north, by the cottage Balrae to the south and by the existing tree belts, chicken sheds and road (A93) to the east and west. This gap site is physically and visually contained by both landform and buildings and so if granted consent would not lead to any further (ribbon) development or an extension to Carsie itself given they are clearly separated by thick woodland.



In direct response to the criteria of Policy 3 of Perth and Kinross Housing in the Countryside Guide, 2012 it is considered that:

- the plot size is easily comparable to the neighbouring properties both adjacent to the site and within the village of Carsie, which will allow for a similar layout and plot ratio to be applied
- the sites have a similar layout and road frontage to the existing properties at Rohallion, Carse View and Balrae
- there are considered to be no adjacent uses that would inhibit the amenity of new residential development on the site particularly since the former egg production sheds to the north east are now redundant
- the full extent of the gap site is incorporated into the proposal

Given the above, it is considered that the principle of use is acceptable in this case and that the proposal accords with the Council's Housing in the Countryside Policy.

Residential Amenity & Garden Ground

As this is an application for a planning permission in principle the matters of residential amenity and garden ground provision would be dealt with at the detailed full application stage. However, the layout plans submitted alongside this application clearly demonstrate that the site has capacity for the erection of the a dwellinghouse proposed in this case. The plot would be generous in size, reflecting the plot sizes of the adjacent residential properties. There would be more than sufficient space within each plot to provide generous private garden areas, off street parking and sufficient space available to negate any direct overlooking concerns. In addition, as a result of the visual and physical containment of the site with woodland and mature trees the units would not create any undue overlooking onto any neighbouring properties.

Design & Visual Amenity

As with the matter of residential amenity, the proposed design of the unit would be dealt with as part of a subsequent detailed planning application. However, it is intended that the proposed units will incorporate a mix of traditional proportions in order to replicate the traditional features of the adjacent Carsie village and modern materials such as timber cladding. A typical house design for this site can be provided to the Planning Officer should they feel it would assist in their determination of the application.

In terms of visual impact, it is considered that this degree of residential development would alter the rural character if the area given the existing residential buildings and the existence of the Egg Production buildings already on part of the site.

Transportation

As noted above, in this case it is proposed to create separate residential access directly onto the A93 for each plot. The existing residential properties (Carse View and Balrae) each have their own accesses and the road is very straight with good visibility to both the north and south along the A93. However, the applicant would be more than happy to incorporate a single shared residential access for both plots should Transportation Officers feel that this would be more appropriate in this case.



Conclusion

In conclusion, it is considered that the proposal for the erection of a single residential unit on the site is acceptable in this case and meets the requirements of the current Development Plan for Perth and Kinross in relation to the principle of development, the site's capacity and road safety.

The applicant would be more than happy to discuss the proposal with the case officer should they have any concerns with the application or require any further information.

TCP/11/16(414)

Planning Application – 16/00231/IPL – Erection of a dwellinghouse (in principle) plot 3, land 30 metres south of Carsie View, Carsie

REPRESENTATIONS



To:	Joanne Ferguson, Planning Officer
From:	Sarah Malone, Heritage Officer
Tel:	[REDACTED]
Email:	[REDACTED]
Date:	25 th February 2016

16/00231/IPL: Erection of a dwellinghouse (in principle) plot 3 at Land 30 Metres South of Carsie View, Carsie

Thank you for consulting PKHT on the above application. I can confirm that the proposed development site lies within an area that is considered to be archaeologically sensitive. A nationally important archaeological site (Broadmyre, pit-enclosure 130m SSW of - Scheduled Monument 7168) is located less than 50 meters west of the proposed development site. The monument is a possible mortuary enclosure and may be expected to have had a ceremonial function. It comprises an oval pit-enclosure of prehistoric date, probably dating to the Neolithic period, and is visible as cropmarks on oblique aerial photographs. There is the possibility that, as yet unknown, archaeological remains associated with this archaeological site may survive within the proposed development area.

It is recommended that an archaeological evaluation take place to assess the presence / absence, character and significance of archaeological deposits on the site. The evaluation will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits.

Recommendation:

In line with Scottish Planning Policy historic environment section (paragraphs 135-137 and 150), it is recommended that the following condition for a programme of archaeological works be attached to consent, if granted:

No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.

Notes:

1. **Should consent be given, it is important that the developer, or his agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**
2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00231/IPL	Comments provided by	E McMillan
Service/Section	TES - Flooding	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Plot 3 Land 30 Metres South Of Carsie View Carsie for Mr Norman MacLeod		
Comments on the proposal	<p>This application is for the construction of 1 no. dwelling house however equivalent applications have also been submitted for 3 adjacent plots 16/00232/IPL, 16/00229/IPL and 16/00228/IPL).</p> <p>Therefore, should a full application for planning permission be submitted full drainage arrangements would be required for approval prior to agreement for the development.</p>		
Recommended planning condition(s)	<p>I have no objection to this application however should a full application be submitted and approved the following conditions should be applied;</p> <p>Condition: The developer shall ensure that during the construction of the development that all surface water is controlled, treated and discharged under the principles of SUDS all to the satisfaction of the Council as Flood Authority.</p> <p>Reason: In the interests of best practice surface water management; to avoid undue risks to public safety and flood risk.</p> <p>Condition: Storm water drainage from all paved surfaces shall be disposed of by means of suitable sustainable Urban drainage systems to meet the requirements of best Management practices.</p> <p>Reason: In the interest of vehicle and pedestrian safety</p>		
Recommended informative(s) for applicant	Perth & Kinross Council 'Developers Guidance Note on Flooding & Drainage' June 2014		
Date comments returned	1/3/2016		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00231/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle) plot 3		
Address of site	Land 30 Metres North Of Carsie View Carsie for Mr Norman MacLeod		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Newhill Primary School.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>As this application is only "in principle" it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.</p>		
Recommended informative(s) for applicant	N/A		
Date comments returned	02 March 2016		

Historic Environment Scotland

Àrainneachd Eachdraidheil Alba

Sent by e-mail:
developmentmanagement@pkc.gov.uk

Planning
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Edinburgh
EH9 1SH

Direct Line: 0131 668 8896
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deirdre.cameron@hes.scot

Our ref: AMH/7168/10
Our Case ID: 201507465
Your ref: 16/00231/IPL

04 March 2016

Dear Sirs

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 of a dwellinghouse (in principle), plot 3, land 30m south of Carsie View, Carsie

Thank you for your consultation which we received on 22 February.

You have consulted us because you believe the development may affect:

- **Broadmyre, pit-enclosure 130m SSW of (SM Index No: 7168)**

Historic Environment Scotland have reviewed your consultation, and we consider the proposals do not raise issues of national significance, so we can confirm that we do **not object**.

While we do not object, we do wish to highlight that the development lies in an area notable for its concentration of ritual and burial sites dating from the earliest Neolithic farmers to the early historic Pictish period. We would, therefore recommend that, if you have not done so already, you should seek the advice of your own archaeological advisers in this case.

Note

Historic Environment Scotland, HES, has a national remit for the Historic Environment, and as such does not provide detailed comments on every application. We consider consultations in national terms, and will decide whether to provide detailed advice depending on the scale, nature or complexity of the proposals.

A decision not to provide detailed comments or not to object should not be taken as support for the proposals by HES, and the application should be assessed as normal by your Council against local and national policy and guidance on the Historic Environment.

Historic Environment Scotland Àrainneachd Eachdraidheil Alba

Detailed guidance on the application of National policy is set out in our 'Managing Change in the Historic Environment' series available online at <http://www.historic-scotland.gov.uk/managingchange>.

If you require any further information, please contact me directly.

Yours faithfully

DEIRDRE CAMERON

Senior Heritage Management Officer, Monuments, East

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00231/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse (in principle) plot 3		
Address of site	Land 30 Metres North Of Carsie View Carsie		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development provided the condition indicated below is applied, in the interests of pedestrian and traffic safety.		
Recommended planning condition(s)	Prior to the occupation and use of the approved development all matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.		
Recommended informative(s) for applicant			
Date comments returned	10 March 2016		

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 16/00231/IPL

Our ref LRE

Date 14 March 2016

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission PK16/00231/IPLRE: Erection of a dwelling house (in principle) Plot 3 land 30 metres South of Carsie View Carsie for Norman MacLeod

I refer to your letter dated 23 February 2016 in connection with the above application and have the following comments to make.

Environmental Health (assessment date –14/03/16)

Recommendation

I cannot support this application due to the potential for loss of amenity at nearby/neighbouring residential properties

Comments

This application is for the construction of a single dwelling house, however I note there are equivalent applications which have also been submitted for 3 adjacent plots for the same applicant. The reference numbers for the other applications are 16/00229/IPL (Plot 2), 16/00228/IPL (Plot 1) and 16/000232/IPL (Plot 4).

Noise

The application site is adjacent to the A93 and it is my contention that any future residents will be aware of road traffic, but there are already existing properties within close proximity to the road. Please note this Service has no powers with regards to noise from road traffic.

There will be noise from vehicle movements for the poultry farm especially with the new/old stock coming on and off site and any vehicle movements associated with cleaning operations of the shed.

Odour

Plans indicate that to the north east/ east of the application site there are poultry houses, however within the supporting statement submitted with the application it states “there are considered to be no adjacent uses that would inhibit the amenity of new residential development on the site particularly since the former egg production sheds to the north east are now redundant.”

A site visit dated 7 March 2016 confirms that one of the poultry sheds is in production.

A telephone call dated 10 March 2016 from the owner Mr Richard Halhead of the poultry farm site confirmed that he rents out the first shed on the site. The operational shed houses 36,000 birds for approximately 16 weeks for egg production, then are cleaned out over a two week period, then a new stock of birds comes in.

'The Code of Good Practice for the Prevention of Environmental Pollution from Agricultural Activity which was prepared in 2005 by the Scottish Executive recommends that new livestock buildings should not be within 400 meters of residential properties and where possible downwind of residential areas'.

My concern is that future residents of the proposed dwelling, which will be approximately 150 metres away from the existing operational poultry shed, have the potential to be adversely affected by odours, especially when shed is being cleaned out after every 16 week period for two weeks.

There are no letters of support or objections at the time of writing this memorandum

