

TCP/11/16(343)

Planning Application 14/01696/FLL – Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout, land 30 metres north east of Mains of Dalrulzion, Dalrunzion, Bridge Of Cally

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**PAPERS SUBMITTED
BY THE
APPLICANT**

17 FEB 2015

RECEIVED

NOTICE OF REVIEW

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

ROSALYN MCKAY

Address

ARDENCAPLE
BURNHEAD
AUCHTERHOUSE

Postcode

DD3 0QN

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes ☒ No ☐

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

14/01696/FLL

Site address

MAINS OF DARULZION
BRIDGE OF CALLYDescription of proposed
development

DETACHED 4 BEDROOM HOUSE

Date of application

28/09/2014

Date of decision (if any)

27/01/2015

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) ☐
2. Application for planning permission in principle ☐
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) ☒
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☐
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☒

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 ☐
2. One or more hearing sessions ☐
3. Site inspection ☐
4. Assessment of review documents only, with no further procedure ☒

- ☐ If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Statement

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

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

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

JUST TO REITERATE OUR EMAIL OF 2ND FEBRUARY,
OUR MAIN REASON FOR ASKING FOR A REVIEW
IS WE DON'T UNDERSTAND WHY A MODIFICATION
OF PLANNING COULD BE REFUSED BY THE
3 REASONS GIVEN WHEN NONE OF THESE WERE
IMPOSED ON THE PLANS BEING MODIFIED, IT
DOESN'T SEEM FAIR OR MAKE SENSE.

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.

REASONS FOR REFUSAL ATTACHED.

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

16/02/2015

Notes



2 February 2015 15:28

Planning Ref 14/01696/FLL modification of 13/00480/FLL

FAO

The Secretary

Local Review Body

Was disappointed to receive a letter on Friday declining planning permission for the Modification of the above land. We don't understand why it was refused and why it has taken so long to make a decision on a piece of land that has already had planning permission approved. Our drawings have been with the department since September, it seems these plans have been considered as a complete new planning application instead of a Modification or Amendment, deeming the reasons for refusal irrelevant. The reasons for not passing the plans are the same reasons as mentioned in the previous planning approval so knowing this it should have been considered the same, everything other than the house design are the same, the same piece of land, the same entrance, similar size of house, the only big difference in our opinion is the plans we have put forward are more in keeping with the area and the two buildings it lies between.. We feel we have been very badly treated, after numerous calls to talk or meet with someone to discuss any problems were met with an unbelievable avoidance, the only correspondence we had was to ask us the floor level of the house, why would we have been asked to do this work and measurements if there was a problem with the plans, surely the plans were looked at and deemed suitable before we were asked for those details, you would assume the rest should have been a formality, it doesn't make sense.

We bought the land with the plans that have been approved and will build this house if planning deems it more suitable but we implore you to look again at our plans which we feel being of traditional design with a stone frontage and stone turret will be more in keeping with the outdoor centre next door and the Farm house along the road.

We also want what is best for the area and are keen to get moving with our plans, we would be grateful if you would consider this application fairly.

We would appreciate any correspondence to now be with ourselves,

Many thanks

Roslyn

Reasons for Refusal

1. As a result of the sites isolated, open location and the lack of any evidence that the proposed dwelling would be specifically linked to a) economic activity, b) a local persons housing need or c) a pilot project relating to a eco-friendly house, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of the Local Development Plan 2014, both of which seek to ensure that all new proposals for housing in the open countryside meet with specific criteria.

TCP/11/16(343)

Planning Application 14/01696/FLL – Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout, land 30 metres north east of Mains of Dalrulzion, Dalrunzion, Bridge Of Cally

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Miss Roslyn Mackay
c/o Lawrence Bertram
Garlowbank Farmhouse
Kinnordy
Kirriemuir
DD8 4LH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 27th January 2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/01696/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 11th November 2014 for permission for **Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout Land 30 Metres North East Of Mains Of Dalrulzion Dalrunzion Bridge Of Cally** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As a result of the sites isolated, open location and the lack of any evidence that the proposed dwelling would be specifically linked to a) economic activity, b) a local persons housing need or c) a pilot project relating to a eco-friendly house, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of the Local Development Plan 2014, both of which seek to ensure that all new proposals for housing in the open countryside meet with specific criteria.

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

14/01696/1

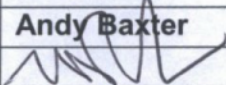

14/01696/2

14/01696/3

14/01696/4

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/01696/FLL	
Ward No	N3- Blairgowrie & Glens	
Due Determination Date	10.01.2015	
Case Officer	Andy Baxter	
Report Issued by		Date 26/1/15
Countersigned by		Date 27/1/15

PROPOSAL: Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout

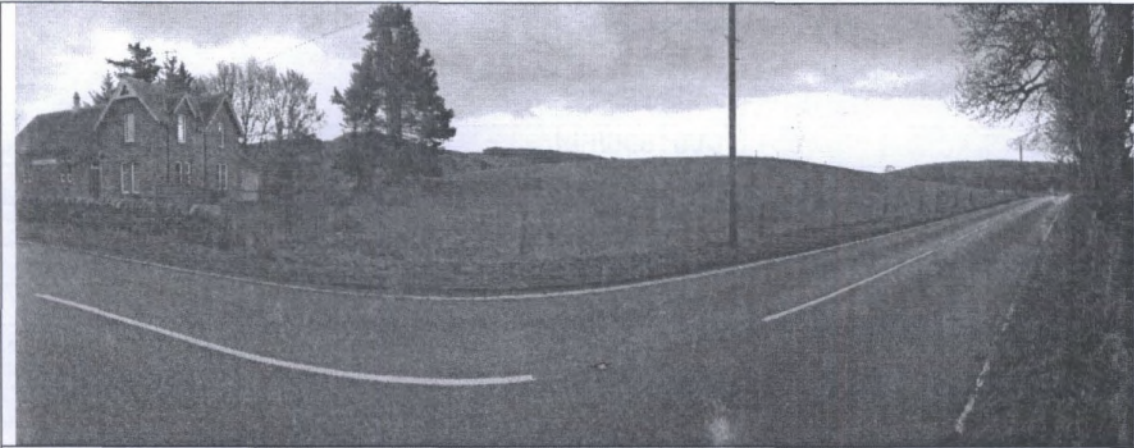
LOCATION: Land 30 Metres North East Of Mains Of Dalrunzion
Dalrunzion, Bridge Of Cally

SUMMARY:

This report recommends **refusal** of a detailed planning application for a change of house type on a consented residential plot at Dalrunzion as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

DATE OF SITE VISIT: 29 November 2014

SITE PHOTOGRAPHS



Top, view looking towards the site from the public road

Bottom, view looking up towards the Blackwater Training Centre. The site's southern boundary is approx. on the top of the hill in the centre of the picture.

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks a modification of a previous consent for the erection of a dwelling house to the south of the Blackwater training centre at Glenshee. The site is undulating and is essentially part of a larger paddock area. The site is bounded by the Blackwater centre to the north and by the A93 to the west. However the boundary of the site to the east is relevantly undefined, and to the south there is no defined boundary at all – the site simply merges into the southern section of the larger paddock.

The principal changes to this planning application from the extant consent are a change of house type and a revised location.

In terms of the house type, the extant consent related to a large dwelling which offered living accommodation over two levels, with the upper level contained within the roofspace. The house type subject of this application has

a smaller footprint and is designed in a castle style which will over accommodation over three levels.

In terms of the location of the dwelling, the extant consent proposed a dwelling in a central location of the site whilst the dwelling proposed under this current planning application is located at the southern end of the site.

SITE HISTORY

Planning permission was granted on the site in 2008 for the erection of a single dwelling (08/00149/FUL). That consent was granted on the basis that the proposal was considered to be consistent with the Glenshee Development Zone policy (policy 50) as contained in the Eastern Area Local Plan 1998.

That consent was renewed in 2013 (13/00480/FLL), however as the proposal was contrary to the emerging Local Development Plan, a permission requiring the commencement of the development within an 18 months period was granted.

This planning application seeks to modify the 2013 consent by proposing a different house type in a different location on the site. At the time this current application was lodged, the 2013 consent was still live however it has since expired on the 31 December 2014.

PRE-APPLICATION CONSULTATION

None relevant to this proposal.

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. Of specific relevance to this planning application is,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;

- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of relevance to this application are Paragraphs 74 - 83 which relate to promoting Rural Development.

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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site lies within the landward area of the Local Development Plan, where the following policies are applicable,

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 PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy 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 COUNCIL POLICIES

Housing in the Countryside Guide 2012

This Supplementary guidance is applicable across the entire landward area.

Developer Contributions 2014

This policy seeks to secure both A9 junction contributions and education contributions in certain circumstances. As the site benefited from a detailed planning consent (when this application was made, there is no requirement for an education contribution. This Supplementary Guidance should be read in conjunction with Local Development Plan *Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance*.

Developer Contributions, Transport Infrastructure 2014

This following Supplementary Guidance is about facilitating development. It sets out the basis on which the Council will seek contributions from developments in and around Perth towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites and to support the growth of Perth and Kinross.

This Supplementary Guidance should be read in conjunction with Local Development Plan *Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance*.

EXTERNAL CONSULTATION RESPONSES

Scottish Water have been consulted and have raised no objections.

INTERNAL COUNCIL RESPONSES

Environmental Health have commented on the application and raised no objection.

Contributions Officer has commented on the planning application and indicated that no contributions are necessary.

Transport Planning have commented on the planning application and indicated that they have no objections.

REPRESENTATIONS

None 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 Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other material considerations, the sites recent history and consideration of the Council's approved supplementary planning guidance are significant material considerations.

Policy change since the Previous Consent

Since the approval of the 2008 (and the 2013) application, there has been a significant policy change in terms of land use in the area which affects this planning application. In 2008, the relevant Local Plan was the Eastern Area Local Plan 1998 and within that Plan, the site was located within an area identified as the Glenshee Development Zone where there was a more relaxed policy in place in relation to new housing (*Policy 50*).

Contrary to the regular Housing in the Countryside Policy which was applicable across the rest of the landward area of Perth and Kinross, this relaxed policy offered support for new housing in isolated locations within the

Glenshee area, providing that other certain criteria could be met. It was under *Policy 50* that the original 2008 planning application was approved.

In 2013, the adopted Local Plan was still the Eastern Area Local Plan 1998, however the Council had approved its proposed Local Development Plan 2012 – which was then a material consideration in the determinations of planning application. Whilst the proposal was (still) consistent with the Eastern Area Local Plan, it was nevertheless contrary to the emerging Local Development Plan as the relaxed Glenshee policy had been removed from the plan and the proposal did not comply with the Housing in the Countryside Policy which was proposed to be applicable in the area. To this end, it was considered reasonable to offer support for the proposal in 2013, but because the proposals was considered to be contrary to the emerging Local Development Plan the permission was subject to a reduced timescale for commencing the consent.

However, since 2013 the Council has now formally approved the Local Development Plan 2014. Within the Local Development Plan, the previously relaxed provision of the Glenshee Development Zone is now removed.

To this end, the acceptability of the land use proposed (a single dwelling) is ultimately a question of the proposals compliance (or otherwise) of Policy RD3: Housing in the Countryside of the Local Development Plan, and its associated adopted Supplementary Guidance, Housing in the Countryside 2012.

As way of some additional background, it should be noted that in considering representations made in relation to the Housing in the Countryside Policy during the Examination stage of the Local Development Plan, the Scottish Government Reporter made the following comment:

“Policy RD3 supports housing development in the countryside where it falls within a wide range of categories and where it complies with the requirements that are set out in supplementary guidance. This approach recognises the benefits of new rural housing to community maintenance and enhancement. There is no evidence to support the claim that it is inappropriately slanted towards the prevention of development. Earlier approaches to the issue, which supported a greater level of rural housing in a wider range of locations, were evaluated by the authority and found not to have achieved the correct balance between support for rural communities and business on the one hand and environmental protection on the other.

Bearing that in mind, there is no convincing evidence that the authority's approach to this issue is unreasonable and no grounds to support the inclusion of an additional policy, which would take a more relaxed approach in particular parts of the authority's area. Reference should be made to the conclusion in Issue 20c that the Proposed Plan identifies a generous supply of land for housing, which further undermines any argument for a relaxation of controls over housing in the countryside.”

Policy Appraisal

In terms of land use issues, the principal Development Plan policies directly relevant to this proposal are contained within the adopted Local Development Plan. Within that Plan, the site lies within the landward area where *Policies PM1A (general development) and RD3 (HITCP)* are directly applicable.

Policy PM1A seeks to ensure that new developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the existing area, whilst *Policy RD3* relates to new Housing in the Countryside and states that the supplementary guidance will be applicable to new proposals in the landward area. The most recent SPG on Housing in the Countryside is the 2012 version.

For reasons stated below, I consider the proposal to be contrary to the Council's Housing in the Countryside Policies.

Land Use

Following on from the above paragraphs, it is therefore clear that the key land use consideration for this proposal is whether or not the proposal complies with the Council's current Housing in the Countryside Guide 2012, which *Policy RD3* of the Local Development Plan refers back to. The Housing in Countryside Guide offers a number of criteria which new housing is acceptable in the countryside.

This site is not part of an existing building group and is not an infill site between two existing dwellings or buildings. Likewise, there has been no reference within the applicant's submission in relation to either economic activity need, housing for a local person or the proposal being an eco-friendly house – all of which are the only circumstances when isolated dwellings may be supported.

To this end, I find it extremely difficult to match up the proposal with any of the acceptably categories of new housing as listed in the Housing in the Countryside Guide 2012, and ultimately consider the proposal to be contrary to the Housing in the Countryside Guide 2012, and also *Policy RD3* of the Local Development Plan.

In addition to acceptable siting criteria (i.e. infill, or being part of a building group), the Housing in the Countryside Guide 2012 also seeks to ensure that all new sites have a good, existing landscape framework which is capable of absorbing the development which is proposed. There is no doubt that the application site is extremely exposed and open particularly to the east and south. Whilst the area is typified by its openness, I nevertheless do not consider the sites natural boundaries to be suitable for a new dwelling.

Weighting of previous Site History

Whilst I have some sympathy for the applicant insofar as they have perhaps become involved in this site on the back of the site's previous, recent planning history and the fact that an extant consent was in place when this application was made, it is extremely relevant that the previous 2013 consent was granted on the basis that it was contrary to the emerging Local Development Plan and the shortened timescale for the commencement of the development reflected this. Whilst the 2013 application was contrary to the emerging Local Plan, it is now a matter of fact that the proposal is now contrary to adopted Local Development Plan.

To this end, I consider it appropriate to acknowledge the presence of the previous permission, but do not consider it appropriate to give sufficient weighting to it to allow the site history to override the content of the Council's current policies.

Visual Amenity / Design

In terms of design issues, I do not have any particular concerns regarding this proposal subject to details over finishes being finalised.

Layout

The proposed location of the house has been moved to the southern end of the plot. Whilst a reasoning for this has not been suggested by the applicant, one potential reason could be that the applicant is looking to secure planning permission for a second unit between the dwelling hereby proposed and the existing Blackwater training centre. In the event of this application being approved the Council would have difficulty in resisting another residential unit as the result plot would be a fairly natural infill or gap site between two existing buildings. To this end, I consider the location of the proposed dwelling to have the potential for future development in the area which would not be in the spirit of the of the Council's current Housing in the Countryside Policies.

Residential Amenity

As a result of the isolated location of the site, the proposal will have no impact on any existing residential amenity. In terms of the residential amenity which will be provided for future occupiers, sufficient private amenity space is available.

Roads and Access

The proposal raises no issues with access or parking issues.

Drainage and Flooding

The proposed raises no new issues in terms of drainage and flooding.

Developer Contributions

Primary Education

As the site benefits from an extant detailed permission (at the time when this application was made), there is no requirement for an education contribution.

Transport Infrastructure

The site lies outwith the catchment area for transport contributions.

Economic Impact

With the exception of works associated with the construction phases, which may or may not be undertaken by local tradesmen, this development is unlikely to have a significant economic impact on the local area – either positively or negatively.

Conclusion

In conclusion, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the Development Plan, and on that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application for the following reason,

As a result of the sites isolated, open location and the lack of any evidence that the proposed dwelling would be specifically linked to a) economic activity, b) a local persons housing need or c) a pilot project relating to a eco-friendly house, the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of the Local Development Plan 2014, both of which seek to ensure that all new proposals for housing in the open countryside meet with specific criteria.

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 applicable.

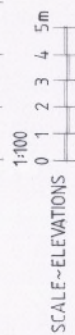
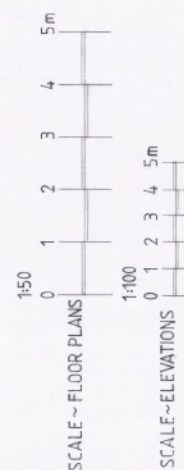
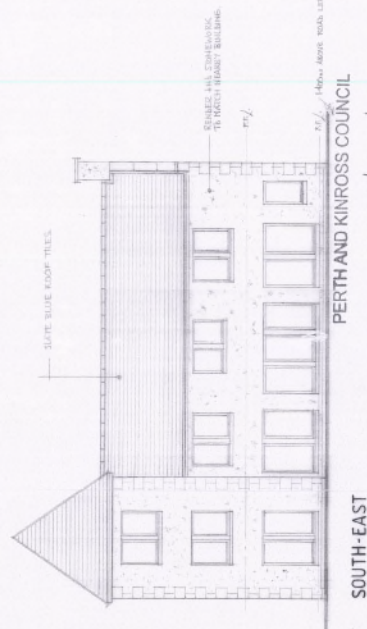
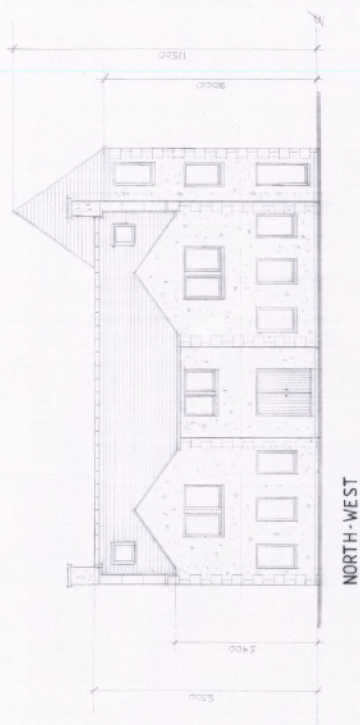
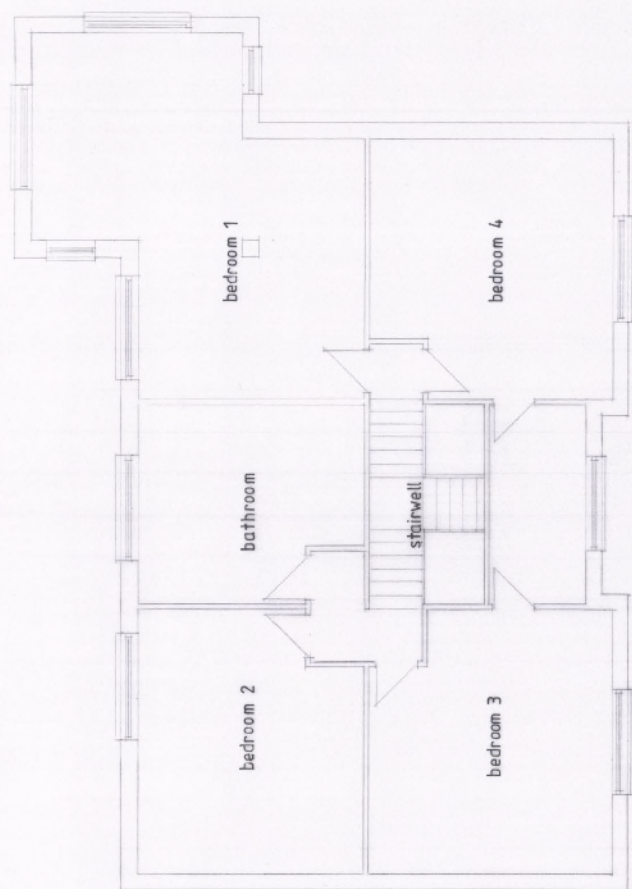
Procedural Notes

Not applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/01696/1 - 14/01696/4 (*inclusive*)

Date of Report 26.01.2015



PERTH AND KINROSS COUNCIL

DRAWING REF: 14/01696/1

PROPOSED
AT

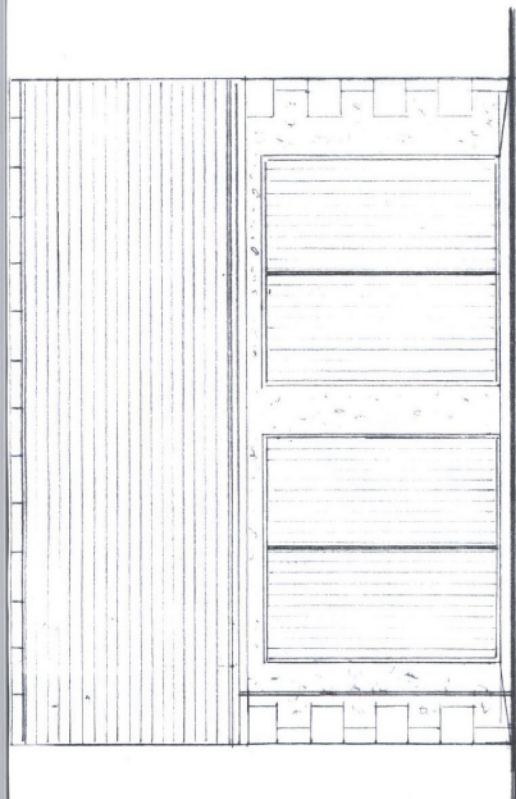
PROPOSED
AT
HOUSE and GARAGE
LAND NORTH EAST of
MAINS of DALRUNZUN,
BRIDGE of CALEY.

FOR
Miss ROSLYN MACKAY

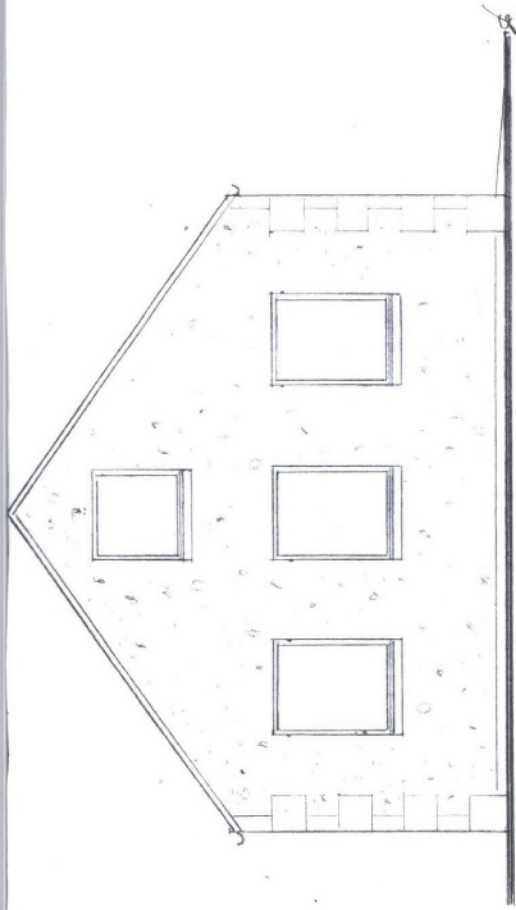
DATE JULY 2014

SCALES	1:50	1:100
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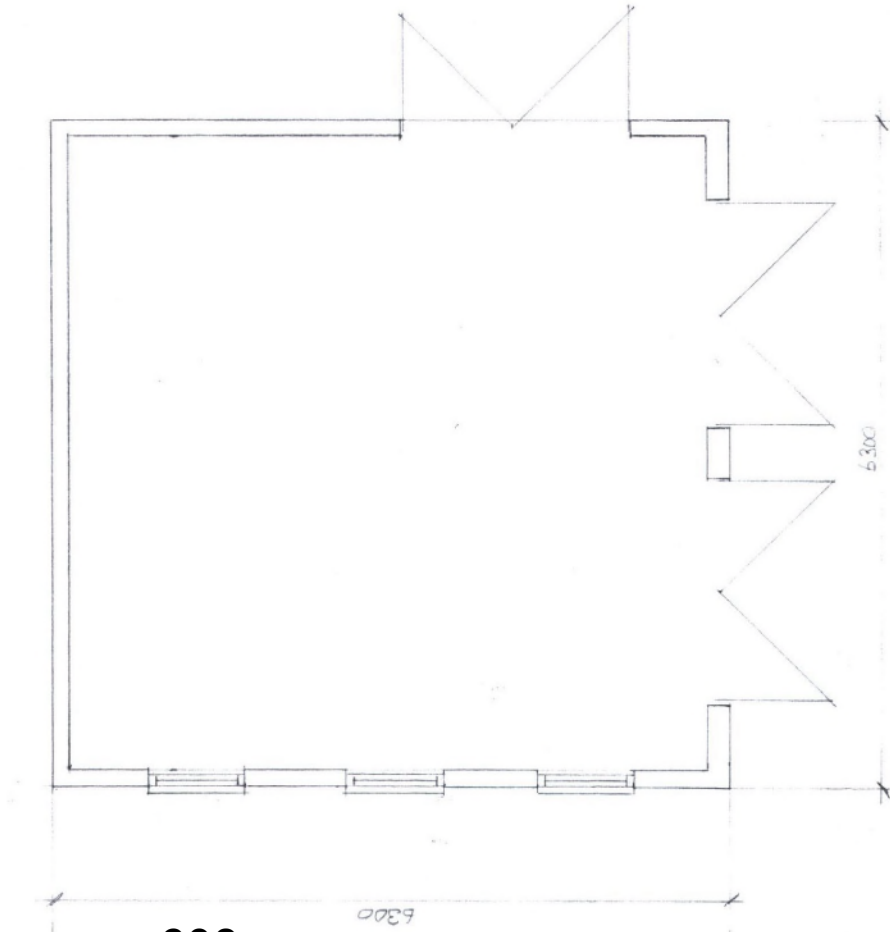
DRAWING N°RM/MOD/01



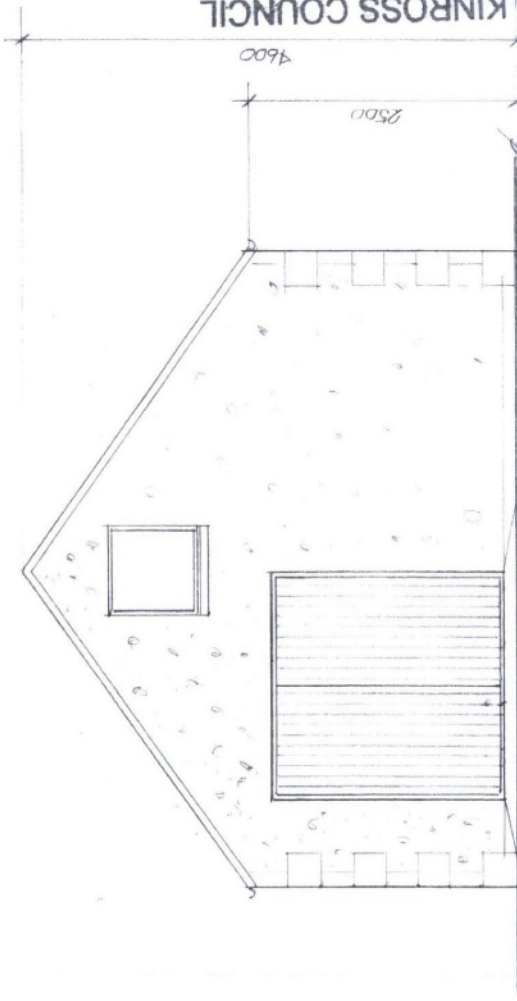
NORTH-EAST 1:50



NORTH-WEST 1:50



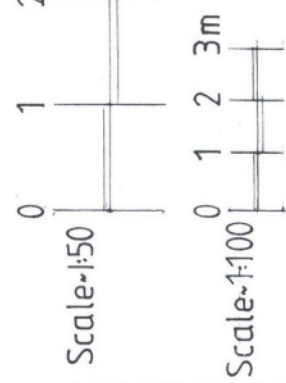
FLOOR PLAN 1:50



SOUTH-EAST 1:50



SOUTH-WEST 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 14/01696/2



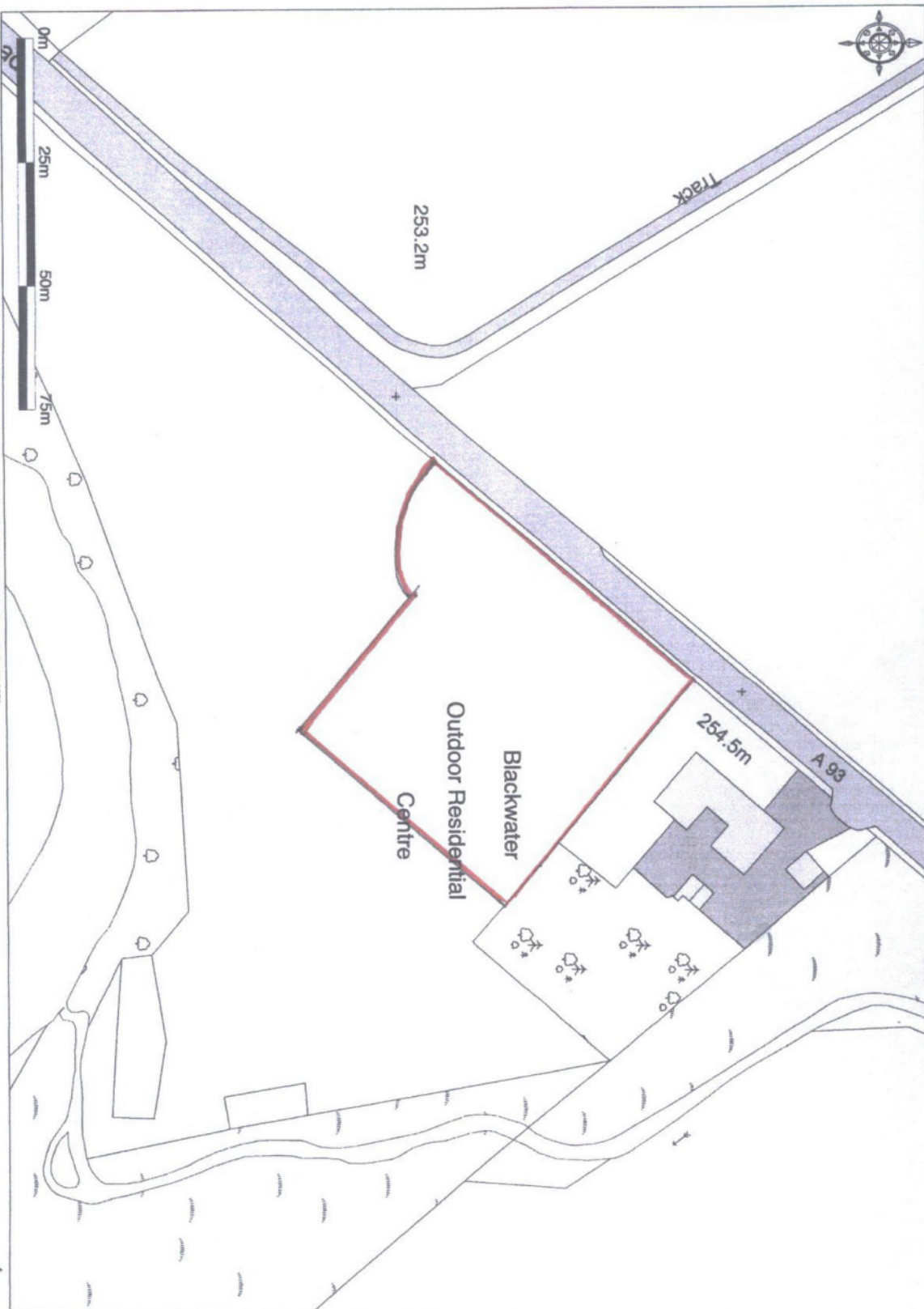
SITE PLAN Scale ~1:500



PERTH AND KINROSS COUNCIL

DRAWING NO. 14/01696/3

DRAWING N°RM/MOD/03



PERTH AND KINROSS COUNCIL

DRAWING REF: 14/01696/4

TCP/11/16(343)

Planning Application 14/01696/FLL – Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout, land 30 metres north east of Mains of Dalrulzion, Dalrunzion, Bridge Of Cally

REPRESENTATIONS

- Representation from Development Negotiations Officer, dated 19 November 2014
- Representation from Regulatory Service Manager, dated 20 November 2014
- Representation from Transport Planning, dated 28 November 2014

INTERNAL CONSULTATION ON PLANNING APPLICATION



To: Development Management
From: Euan McLaughlin
Date: 19 November 2014
Planning Reference: 14/01696/FLL

Description of Proposal: Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout Land 30 Metres North East Of Mains Of Dalrulzion Dalrunzion Bridge Of Cally for Miss Roslyn Mackay

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.

Primary Education

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.

This proposal is within the catchment of Kirkmichael Primary School.

This site has extant planning consent under 13/00480/FLL. This proposal is not seeking to increase the number of dwellings on site. In line with the Developer Contributions Supplementary Guidance no contribution towards Primary Education will be required.

Summarised as follows

Education: £0

Total: £0

Contacts

The main point of contact for enquiries relating to the interpretation of developer contributions will be the Development Negotiations Officer:

Euan McLaughlin
Tel: 01738 475381
Email: emclaughlin@pkc.gov.uk

If your query specifically relates to the provision of affordable housing please contact the Council's Affordable Housing Enabler:

Stuart McLaren
Tel: 01738 476405
Email: sjmclaren@pkc.gov.uk

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 14/01696FLL

Our ref MA

Date 20 Nov 2014

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE: Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout Land 30 Metres North East Of Mains Of Dalrulzion Dalrunzion Bridge Of Cally for Miss Roslyn Mackay

I refer to your letter dated 18 Nov 2014 in connection with the above application and have the following comments to make.

Water (assessment date – 20/11/14)

Recommendation

I have no objections to the application but recommend the undernoted condition and informatives be included in any given consent.

Comments

The development is for a dwelling house in a rural area with a private water supply known to serve Blackwater Outdoor Centre. To ensure the new development has an adequate and consistently wholesome supply of water and to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following condition and informatives. No public objections relating to the water supply were noted at the date above.

Condition

Prior to commencement of site works, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways / private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The approved protective or replacement measures shall be put in place before the site works commence and shall be so maintained throughout the period of construction.

Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

Informative 2

The applicant shall ensure the private water supply for the house/ development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

MA

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	14/01696/FLL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	x76512
Description of Proposal	Modification of permission 13/00480/FLL (erection of a dwellinghouse and garage) change of house type and layout		
Address of site	Land 30 Metres North East Of Mains Of Dalrulzion Dalrunzion Bridge Of Cally		
Comments on the proposal	I have no objections to the proposed modification to the existing consent as no changes are proposed to the access arrangements and the site layout still indicates adequate parking and turning facilities.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	28 November 2014		

