

TCP/11/16(594) – 19/00139/IPL - Erection of a dwellinghouse (in principle) on land 40 metres north east of Flowerdale Farm, Kinrossie

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TCP/11/16(594) – 19/00139/IPL - Erection of a dwellinghouse (in principle) on land 40 metres north east of Flowerdale Farm, Kinrossie

**PAPERS SUBMITTED
BY THE
APPLICANT**

22 MAR 2019

NOTICE OF REVIEW

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

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

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)Name MR R FILSHIEAddress FLOWERDALE FARM
KINROSSPostcode PH2 6HXContact Telephone 1 ---Contact Telephone 2 ---Fax No ---E-mail* [REDACTED]**Agent (if any)**Name ISOL ARCHITECTURAL & BUILDING
CONSULTANCYAddress BISHOPS HILL GATE
DALGUISH
DUNDEEPostcode PH8 0JXContact Telephone 1 0740373820Contact Telephone 2 ---Fax No ---E-mail* dmartin1504@gmail.com

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

19/00139/1PL

Site address

LAND 40 METRES NORTH EAST OF FLOWERDALE FARM, KINROSS

Description of proposed development

ERECTION OF DWELLINGHOUSE (IN PRINCIPLE)

Date of application

02.02.19

Date of decision (if any)

01.03.19

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:

1. Can the site be viewed entirely from public land? Yes ☐ No ☒
2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes ☒ No ☐

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

N/A

Statement

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

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

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

PLEASE REFER TO SUPPORTING STATEMENT - RESPONSE TO DELEGATED REPORT
 INCLUDING: ORIGINAL SUPPORTING STATEMENT
 EXISTING SITE PLAN
 PROPOSED SITE PLAN
 LOCATION PLAN

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.

THE SUPPORTING STATEMENT ENCLOSED CONTAINS RESPONSES TO THE PLANNING OFFICER'S DELEGATED REPORT. INFORMATION GENERALLY CONTAINED WITHIN THE ORIGINAL APPLICATION HAS BEEN FURTHER ELABORATED WHERE NECESSARY.

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.

SUPPORTING STATEMENT - RESPONSE TO DELEGATED REPORT
 ORIGINAL SUPPORTING STATEMENT
 EXISTING SITE PLAN
 PROPOSED SITE PLAN
 LOCATION PLAN
 INDICATIVE FLOOR PLANS & ELEVATIONS.

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:

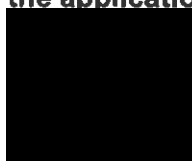
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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



ON BEHALF OF Mr R FUSHEE

Date

27.3.19

LOCAL REVIEW BODY APPEAL – SUPPORTING DOCUMENT

Client - Mr Robin Filshie

Site Address – Land 40 Metres North East of Flowerdale Farm, Kinrossie

Project – Erection of a dwellinghouse (in principle)

Planning Ref – 19/00139/IPL

We wish to sight matters raised in the delegated officer's recommendations for refusal as follows:-

Building groups and boundaries

The Report of Handling ('the Report') states that, in accordance with the guidance laid down in policy RD3 'Housing in the Countryside', the neighbouring buildings to the proposed site for the dwelling house at Flowerdale CAN be considered as a building group.

It then states however that, in accordance with the RD3 'Housing in the Countryside' guidance, *'the proposal constitutes an unacceptable extension to the existing grouping which would result in sprawl into the countryside, which would detract and destroy the character of the area'*.

The Report then comments that *'the proposals are seeking to artificially partition part of the existing field to form a new house plot which will constitute an unacceptable extension to the existing holding at Flowerdale Farm'*. The Report makes an assessment that the proposed plot is not considered to be an identifiable site under the siting criteria, as it is currently an agricultural field where there are no boundary treatments to the NE/NW boundaries.

We feel that this is an unfair and inflated assessment due to the following factors:

- a. The site was chosen specifically as it was thought that this was the most appropriate site to allow the owner to make a readjustment of the steading boundary. This extension will also facilitate some repurposing, regeneration and business expansion of the entire steading boundary. The total area required from the adjacent field is 0.03 hectares (Ha), out of a total field area of 13.55 Ha. This is a total of 0.2% of the total area of the field. Of this area, the proposed dwelling house will occupy less than 0.01 Ha of the 0.03 Ha (see **figure 1 and 2**), just 90 square meters. Any readjustment of the steading boundaries will ensure the minimum loss of agricultural land. It should be noted that the applicant is also the owner of the surrounding agricultural land in question.



Figure 1(above): Area of field to be utilized
Figure 2(below): aerial view of proposed site



b. The images presented in the delegated report do not fairly represent the placing of the proposed dwelling house, or the extent at which it will extend outward from the existing steading buildings. The proposed dwelling house extends only 9 meters past the existing steading boundary, with half of the dwelling house being sited within the boundary – a factor that lead to the selection of the site. When images looking toward the Steading from the North are examined (see **figures 2 and 3**), this more clearly shows much less impact of the proposed dwelling house than suggested by the images in the Report. The placement of the building was selected to minimize the impact of the new dwelling house on the surrounding countryside. In addition, the property will be in line with the existing surrounding buildings and will be sympathetically designed to further minimize impact of its placement, ensuring it does not detract from the residential and visual amenity of the existing group.



Figure 3(above): view of steading and proposed site from NW

Figure 4(below): View of steading and proposed site from N



c. Suitable definable boundaries. The Report states that there are no suitable and definable boundaries to the NE/NW. Although we concede that this is the case for the portion of plot that encroaches into the adjacent field, **figure 5** clearly shows that this site follows the line of an existing boundary, defined by existing topography/well established landscape features (grass verge). **Figures 2 and 6a/b** also demonstrates that the NW boundary will be in line with the existing boundary by the main farmhouse. As explained in para a, this was the specific reason for siting the proposed dwellinghouse here.

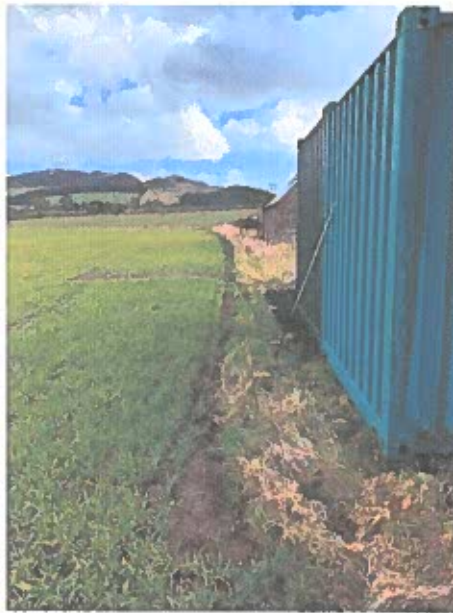


Figure 5: Shows existing boundary to the NE



Figure 6a and b: Shows existing boundary to the NW

- d. With the exception laid down in sub para c, the proposed development meets all of the other required siting criteria guidelines within RD3 'Housing in the Countryside'.

For these reasons we feel that the assessment made in the report that the proposal would result in sprawl into the countryside, which would detract and destroy the character of the area, has been greatly exaggerated and overstated and when all other factors in this appeal are taken into account, is inaccurate in this case.

Aesthetics

The Report examines design and layout, landscape and visual amenity and residential amenity factors. It also states that information is lacking due to the nature of the application on these elements, so we feel it is inappropriate to recommend refusal based on these factors without seeking clarification on more details of the proposal. As the application was for outline planning, we would have been more than happy to provide any further information that was requested to prevent refusal at this early stage.

- a. The site of Flowerdale Farm is prominent, and it is agreed that the site is highly visible from the surrounding area. For this reason, the design and aesthetics of the proposed dwelling house would be sympathetic to and have particular reference to the surrounding buildings, which would provide its backdrop in terms of style and design. This would minimize prominence from the surrounding area, making the entire Steading site no more prominent than it is now.
- b. Extensive landscaping of the proposed site and the rest of the adjoining residential areas will also feature in the development. Again this will ensure that the new dwelling house is no more prominent than the existing site is now, and will aid in the incorporation of the new dwelling house into the existing site.
- c. The Report references the potential for the proposed development to overlook and overshadow neighbouring dwelling houses. There is currently only one neighboring dwelling house, located approximately 40 meters to the South of the proposed dwelling house. The design of the existing farmhouse and the proposed new house (aspect, window placement etc.), including site layout, has been carefully considered to ensure that there are no issues with privacy or conflict, either now or in the future.
- d. The proposed site was chosen at the front of the farm complex due to the enhanced security and safety factors this provides.

Justification

The Report states that the supporting statement leaves the author '*unconvinced of the justification for a new house to aid with operations on the farm*'. In our mind there is a very clear need, in that there are to be 2 families working the farm, and both of those families require accommodation.

a. The long-term period of transition as the business is handed over to the next generation is critical in this case. The Farm management is being handed over to a military veteran with no agricultural experience, therefore it is critical that the farmer remains on site to help support this learning process and transition. The Farmer is still required to perform operational and support duties to ensure efficient farm operations and output is maintained until the next generation has sufficient knowledge and experience to manage the business independently.

b. Para 1 of RD3 'Housing in the Countryside' states the need for travel to be minimized. Retaining the farmer on the site will reduce additional travel to and from the site, which if displaced from the farm would mean him travelling to and from the farm on a daily basis.

b. The supporting statement in the original application details that one of the occupants of the new dwelling house is permanently wheelchair bound and in need of a fully accessible property. The supporting statement states the main farmhouse is no longer a feasible dwelling. Renovation would not provide all the facilities now required for adequate care of the individual, or the space needed for the individual to continue living comfortably within the existing farmhouse into the future. LDP Policy RD6 'Particular Needs Housing Accommodation' suggests that this element should have been taken into account when assessing the application, yet the Report did not make any mention of this. It is the wish of the family members who will be residing in both the farmhouse and the new dwelling house to be in such close proximity to each other to provide family support and elements of care to enable the wheelchair occupant to remain in the community and with her family into the future. It should also be articulated that previously sought and granted planning permission for the Bothy (on the steading, close to the proposed site) was for a single farm worker dwelling and not a family. The Bothy does not provide feasible and accessible accommodation as required by a permanent wheelchair user.

In summary, we believe the proposed scheme specifically meets the aims of policies PM1 'Placemaking', PM3 'Infrastructure Contributions', ER6 'Managing Future Landscape Change to Conserve and Enhance', TA1B 'Transport Standards and Accessibility Requirements', and RD3 'Housing in the Countryside'.

The proposal was made after specific consideration of RD3 'Housing in the Countryside' and 'Guidance on the siting and design of houses in rural areas'. We believe that the proposal meets all aims of both policies and will continue to do so if planning is allowed to continue. We have every intention of being utterly sympathetic to not only the policies in theory but practically, specifically safeguarding the surrounding environment and preserving the character of the area.

SUPPORTING STATEMENT FOR ROBIN FILSHIE NEW DWELLING, FLOWERDALE FARM, KINROSSIE

This application proposes the erection of one dwelling house adjacent to the existing farm complex. The dwelling will be a storey and a half, 3-bedroom house, orientated parallel to the adjacent existing outbuildings. The property will be sympathetic in orientation, proportion and materials to the rest of the surrounding buildings, respecting the character and amenity of the existing farm complex/steading¹. Where necessary, development will include the upgrade or enhancement of existing infrastructure provision (septic tank, drainage etc.), and will harness sustainable design principles maximising the use of renewable energy sources already on site (wind turbine, solar)².

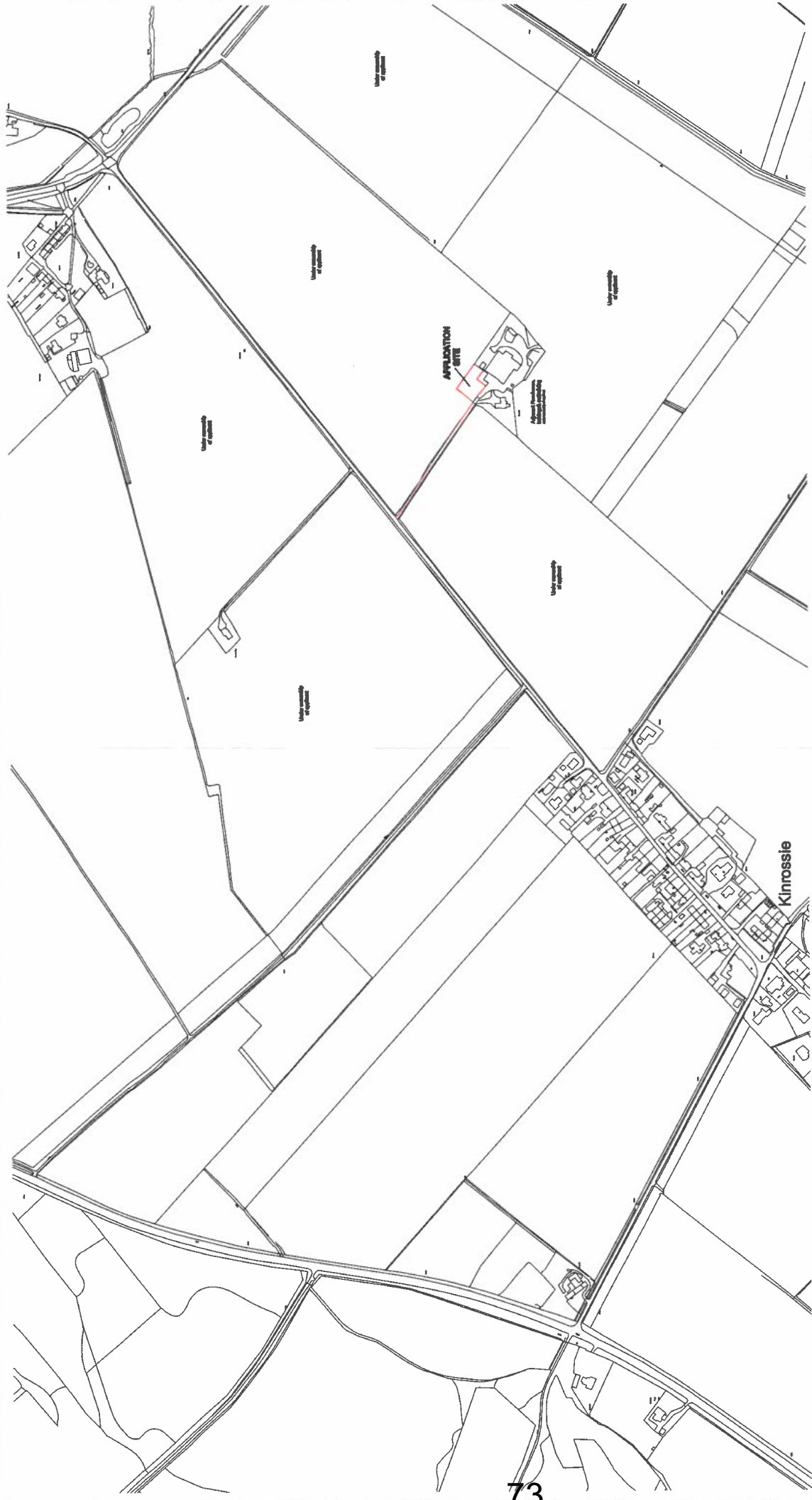
There is a requirement for the property to be fully accessible, as the main occupant is permanently wheelchair bound. For this reason, the main farmhouse is no longer a feasible dwelling, and renovation would not provide adequate provision (space, accessibility) for a wheelchair user. The new dwelling will ensure appropriate accessibility both within the property and the surrounding area.

Flowerdale Farm ('the Farm') is the hub for an arable farming enterprise spread over 3 locations covering an area of 210 Hectares. The cereal acreage is currently Contract Farmed whereby a neighbouring farmer carries out the fieldwork. The remaining acreage is down to Potatoes, Vining Peas and Set Aside, all of which are farmed out with the Contract farming agreement. The Farmer/Landowner is responsible for all Farm business management, liaison and planning, and all associated maintenance and farming support duties. Currently there is no labour employed directly by the business and all duties are carried out by the farmer. The farm is about to undergo a long-term period of transition as the business is handed over to the next generation. Approval of this planning application will support the viability and continued success of the Farm and business and the contribution it makes the local economy and environment, as the main farmer will remain on site to act as a partner and Consultant to the next generation. It is deemed necessary to provide accommodation for both families on site, and this supports current policy³, in particular para 3.3 *Economic activity*.

¹ PM1A – Placemaking, PAN72 – Housing in the Countryside

² Sustainable Design and Zero Carbon Development)

³ RD3 – Housing in the Countryside



1504

ARCHITECTURAL & BUILDING CONSULTANCY
 Blinopa Well Cottage, Dedgus, Dunstable, Bedfordshire, MK8 0UX
 email: martin@designart.co.uk tel: 077 4037 3620

Client: Mr R. Flaherty

Project:

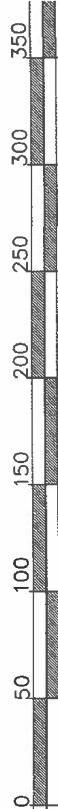
Address:

Day Title: Location Plan

Day Date: Dec 2018

Scale: 1:5000

Plan: planning



SCALE IN METRES 1: 2500



ISOH

ARCHITECTURAL & BUILDING CONSULTANCY
Bishop Weir Cottage, Dalgleish, Dundee, Perthshire, PH8 0JX
enquiries@iso4.com 01843 74035820

Client: Mr R Fildes

Project: New dwelling house

Location: Flowerdale Farm, Kinrossie, Perth

Day Title: Existing Site Plan

Day Date: Dec 2018

Scale: 1:1250

Discipline: planning

Adjacent Farmland
within ownership of applicant

Adjacent Farmland
within ownership of applicant

Adjacent Farmland
within ownership of applicant

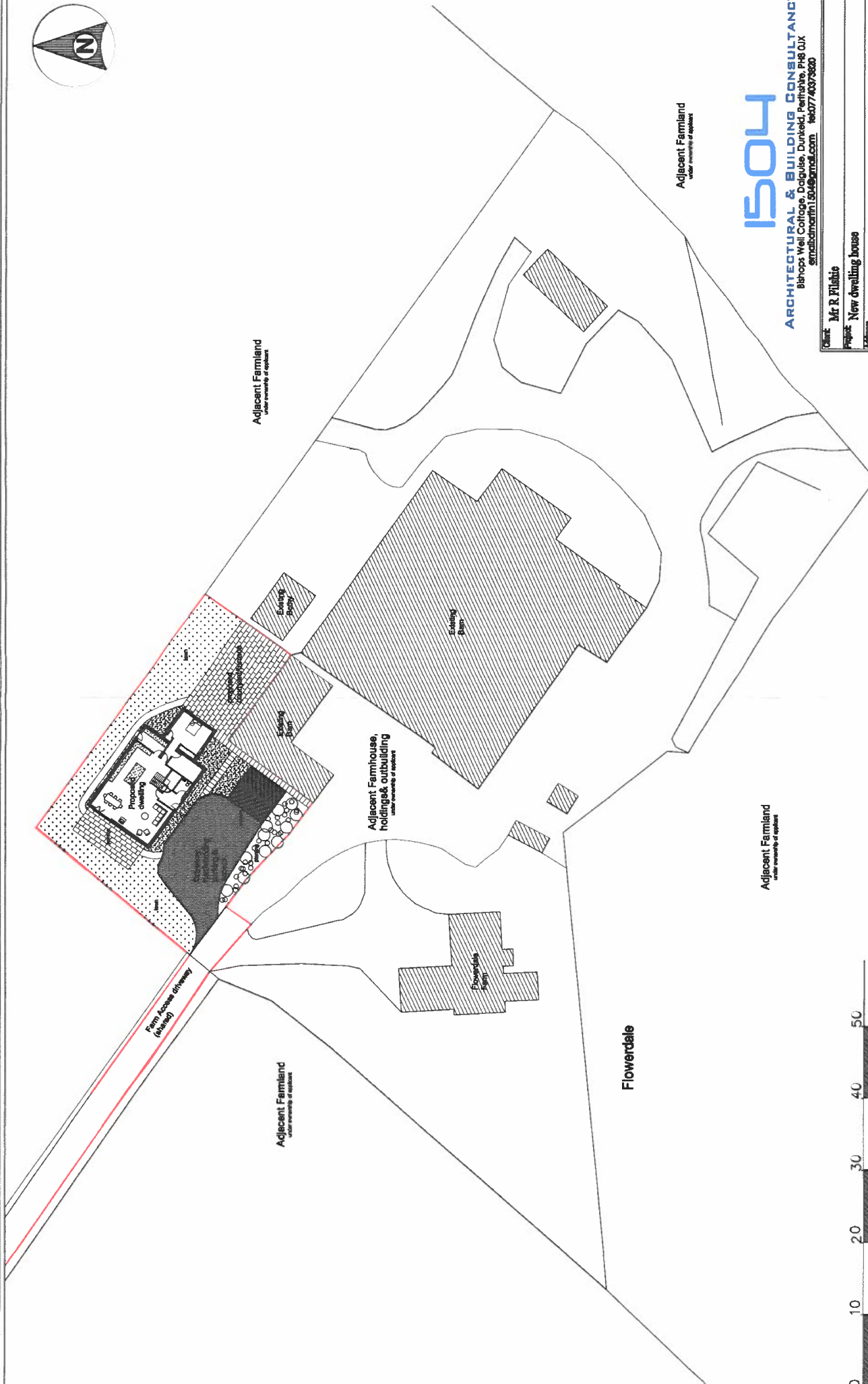
Adjacent Farmhouse,
holdings & outbuilding
within ownership of applicant

Adjacent Farmland
within ownership of applicant

Flowerdale



SCALE IN METRES 1:500



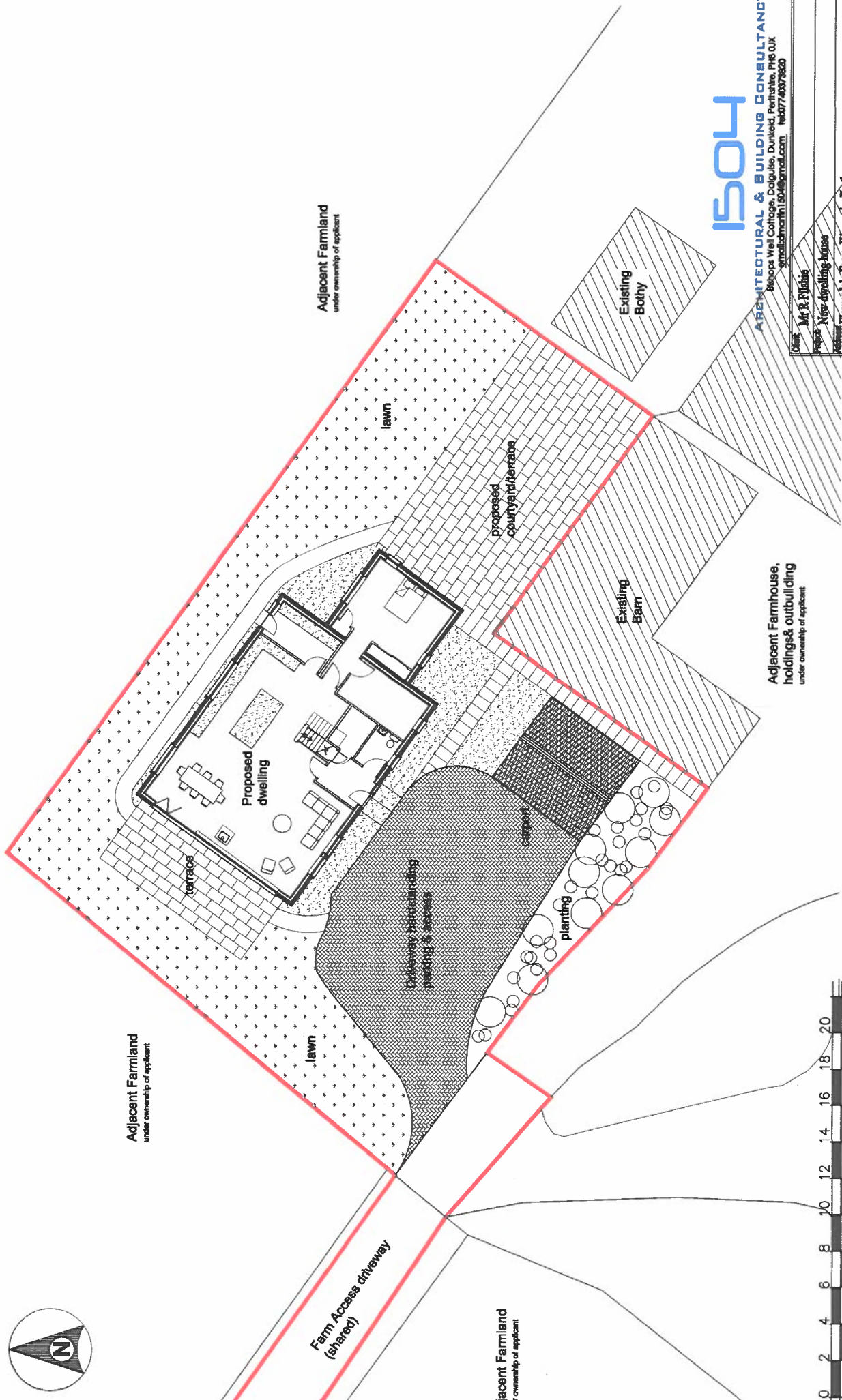
ISO4

ARCHITECTURAL & BUILDING CONSULTANCY
 Bishop Well Cottage, Digulise, Dunkeld, Perthshire, PH8 0JX
 email: martin.1504@bt.com tel: 01747 4037820

Client	Mr R. Filkins
Project	New dwelling house
Address	Flowerdale Farm, Kintrossie, Perth
Drawn by	Proposed Site Plan
Scale	1:1250
Day	Nov 2018
Sheet	1 of 1



SCALE IN METRES 1:500



ISO4

ARCHITECTURAL & BUILDING CONSULTANCY
 80000 Well College, Douglas, Dunfermline, Fife OX
 email: info@iso4design.co.uk tel: 01747 4037820

Client	Mr & Mrs
Project	New dwelling house
Location	Flowerdale Farm, Kinnaird, Perth
Drawn By	Proposed Site Plan
Date	Nov 2018
Scale	1:200
Sheet	1 of 1

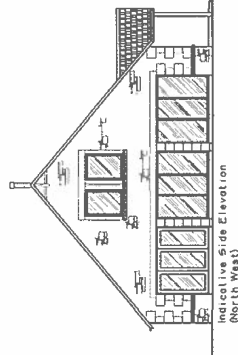


SCALE IN METRES 1:200

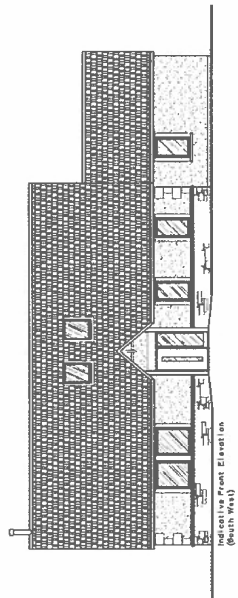


SCALE IN METRES 1:100

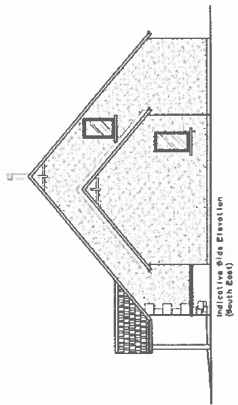
CAI



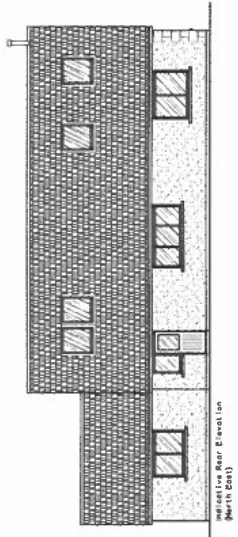
Indicative Side Elevation
(North West)



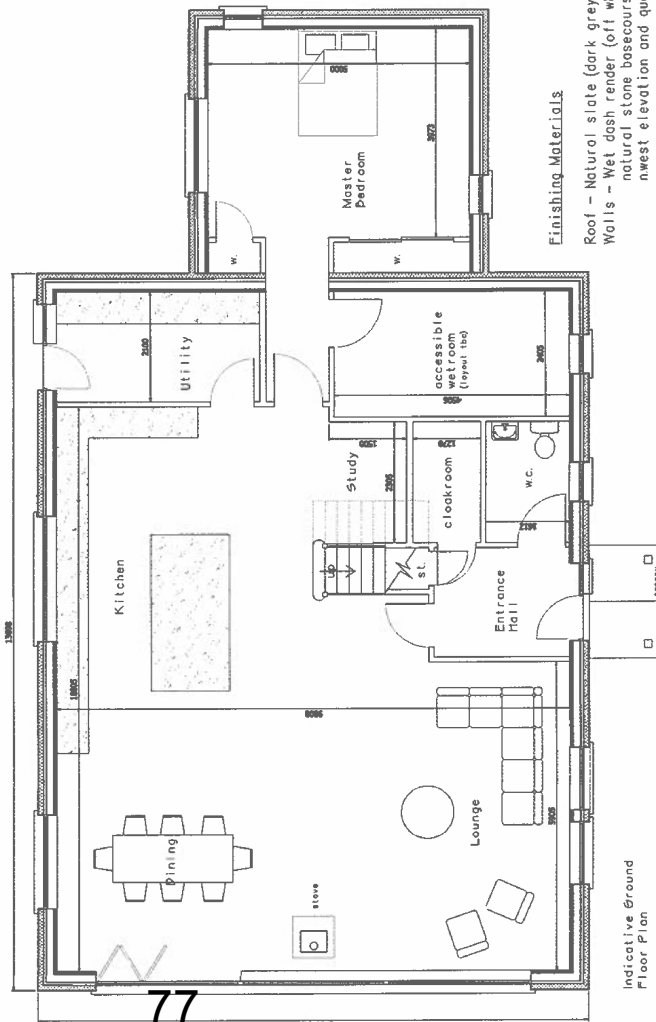
Indicative Front Elevation
(South West)



Indicative Side Elevation
(South East)



Indicative Rear Elevation
(North East)



Indicative Ground
Floor Plan

Internal footprint – 76m²

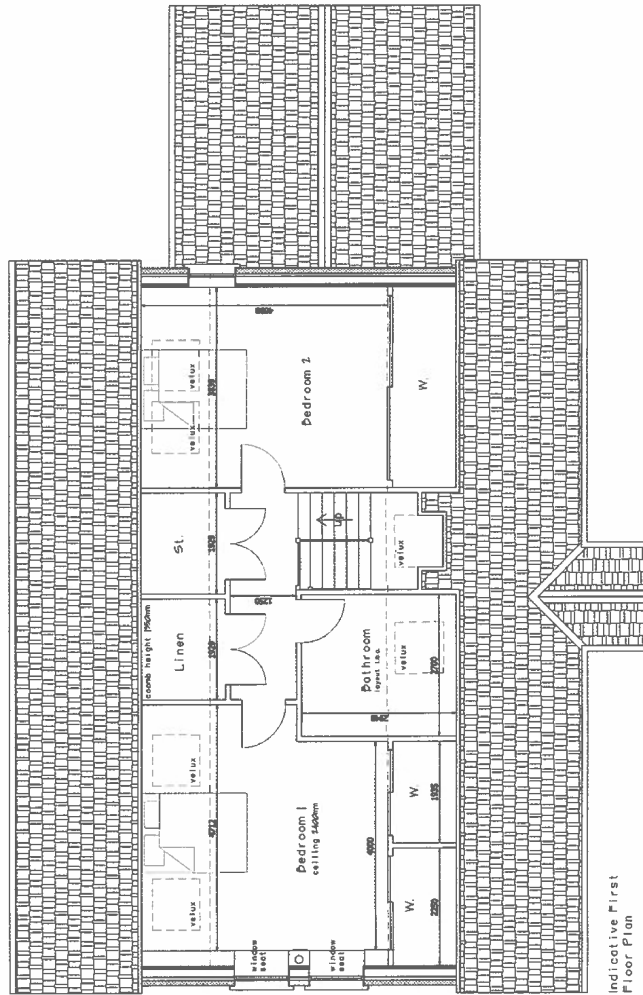
Finishing Materials

- Roof – Natural slate (dark grey)
- Walls – Wet dash render (off white),
natural stone basecourse,ing,
newest elevation and quoins
- Windows – High performance timber
double glazed (white)
Smooth render band perimeter
to lowest elevation
- Rainwater
goods – hr. cast rhones and circular
downpipes (black)



SCALE IN METRES 1:50

CAI



Indicative First
Floor Plan

Internal footprint – 76m²

1504

ARCHITECTURAL & BUILDING CONSULTANCY
Belconnen Way College, Douglas, Durrant, Parkside, P10 0LX
architectural@1504.co.uk 1504.co.uk

Client:	Mr R. Phipps
Project:	New dwelling house
Location:	Flowerdale Farm, Kinnear, Perth
Day:	Dec 2018
Scale:	1:50 / 1:20 / 1:10
Drawn:	1504

TCP/11/16(594) – 19/00139/IPL - Erection of a dwellinghouse (in principle) on land 40 metres north east of Flowerdale Farm, Kinrossie

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 71-77)*

PERTH AND KINROSS COUNCIL

Mr Robin Filshie
c/o 1504 Architectural And Building Consultancy
David Martin
Bishops Well Cottage
Dalguise
Dunkeld
PH8 0JX

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 1st March 2019

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **19/00139/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 2nd February 2019 for permission for **Erection of a dwellinghouse (in principle) Land 40 Metres North East Of Flowerdale Farm Kinrossie** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy RD3 'Housing in the Countryside' of the Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012, as it does not comply with any of the categories of the policy guidance where a dwellinghouse or dwellinghouses would be acceptable in principle at this location.

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

19/00139/1

19/00139/2

19/00139/3

19/00139/4

19/00139/5

19/00139/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	19/00139/IPL	
Ward No	P2- Strathmore	
Due Determination Date	01.04.2019	
Case Officer	Sean Panton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle).

LOCATION: Land 40 Metres North East of Flowerdale Farm, Kinrossie.

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: 15th February 2019

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site is on land 40metres North East of Flowerdale Farm, Kinrossie, by Perth. The application seeks planning permission in principle for a single dwellinghouse. The proposed site in full is approximately 957m² and is currently utilised for agricultural use, where there are also some storage containers present. The site is bound to the south by an existing barn

associated with Flowerdale Farm, to the west by a small access track and to the north and east there are no boundary treatments at present.

It is worth noting that the bothy adjacent to the site was granted planning consent in 2010 for the conversion of the unit to a dwellinghouse. This consent included part of the current site as garden ground. This consent has now expired.

SITE HISTORY

10/01250/FLL - Alterations and change of use of bothy building to form dwellinghouse at 29th September 2010: Application Approved.

PRE-APPLICATION CONSULTATION

Pre-application Reference: 16/00510/PREAPP

A pre-application enquiry was submitted for a new dwellinghouse and a selection of sites were identified. The pre-application response highlighted that any site in this location must be compliant with Policy RD3 'Housing in the Countryside'.

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 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 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 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 PM4 - Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

Policy ER5 – Prime Agricultural Land

Outside the identified settlements development on prime agricultural land will not be permitted unless it is necessary to meet a specific established need such as a major infrastructure proposal and there is no other sites available than on prime land.

Policy ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes

Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross and they meet the tests set out in the 7 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.

Policy TA1B - Transport Standards and Accessibility Requirements

Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. Supplementary Guidance will set out when a travel plan and transport assessment is required.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

Development Contributions and Affordable Housing Guide 2016

This document sets out the Council's Policy for securing contributions from developers of new homes towards the cost of meeting appropriate infrastructure improvements necessary as a consequence of development.

Housing in the Countryside Guide

A revised Housing in the Countryside Guide was adopted by the Council in October 2014. The guide applies over the whole local authority area of Perth and Kinross except where a more relaxed policy applies at present. In practice this means that the revised guide applies to areas with other Local Plan policies and it should be borne in mind that the specific policies relating to these designations will also require to be complied with. The guide aims to:

- Safeguard the character of the countryside;
- Support the viability of communities;
- Meet development needs in appropriate locations;
- Ensure that high standards of siting and design are achieved.

The Council's "Guidance on the Siting and Design of Houses in Rural Areas" contains advice on the siting and design of new housing in rural areas.

CONSULTATION RESPONSES

Internal

Perth & Kinross Heritage Trust (PKHT):
No archaeological mitigation required.

Transport Planning:
No objection to the proposed development.

Development Negotiations Officer:
Requested conditions in relation to education and transport contributions.

Environmental Health (Contaminated Land):
No objection to the proposed development.

External

Scottish Water:
There is currently sufficient capacity in the Perth Water Treatment Works to serve the development, however there is no Waste Water Infrastructure available.

Dundee Airport Ltd:
No objection to the proposed development.

INEOS FPS Ltd:
No comment to make on the application.

Shell UK Exploration & Production:
No concerns with the proposed development.

REPRESENTATIONS

No letters of representation were received regarding the proposed development.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	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	Submitted (Supporting Statement)

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 2016 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 local plan through Policy PM4 'Settlement Boundaries' specifies that development will not be permitted, except within the defined settlement boundaries which are defined by a settlement boundary in the Plan. This policy applies to this proposal as the site is not located within a designated settlement boundary.

However, through Policy RD3 'Housing in the Countryside', it is acknowledged that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported.

Having had the opportunity to undertake a site visit and assess the plans, I consider the application does not relate to any of the required categories:-

- (a) Building Groups
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

The submitted supporting statement indicates that a farmhouse is required for the next generation who will become farm workers at Flowerdale Farm. It is indicated that approval of this planning application will support the viability and continued success of the Farm and business and the contribution it makes the local economy and environment. The existing main farmer will remain on the

site to act as a partner and Consultant to the next generation. The proposal can therefore be assessed against 2 relevant criteria of Policy RD3. These would be criterion (a) building groups and criterion (c) new houses in the open countryside. These will be discussed in further detail below.

Building Groups

In relation to criterion (a), building groups, an existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. In this case, the neighbouring buildings can be considered as a building group as there are more than 3 existing buildings which stand together at Flowerdale Farm.

Notwithstanding the above, I turn to supplementary guidance, 'The Housing in the Countryside Guide' that was adopted by the Council in October 2014, which assists with the assessment of Policy RD3. This highlights that:-

'Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).'

In this case, the proposal constitutes an unacceptable extension to the existing grouping which would result in sprawl into the countryside, which would detract and destroy the character of the area. This is due to the site not having any suitable definable boundaries on the north western and north eastern boundaries, as stated as a requirement in the guidance. Whilst it is recognised that the site contributes to a building group, sites must extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. In this instance, as seen in the photograph below, the lack of boundaries on the north western and north eastern boundaries would not comply with the siting criteria. As such, the proposal cannot be accepted under criterion (a) building groups.



New Houses in the Open Countryside

The applicant is seeking to justify the proposed dwellinghouse under category 3.3 (a) 'Economic Activity' on the basis of operational need associated with Flowerdale Farm.

This category outlines that where the applicant proposes that a new house is required in association with an established or consented economic activity, it must be demonstrated to the satisfaction of the Council that there is a need for the proposed new dwellinghouse.

Having reviewed the supporting statement, I am unconvinced of the justification for a new house to aid with operations of the farm. The justification is weak and does not convey any farming need for a new dwellinghouse, other than a statement that the next generation are about to transition ownership of the farm and require a dwellinghouse on the site. There are no statistics or facts to demonstrate that an additional dwellinghouse is required on the site to aid with the operations of the farm.

Therefore, having reviewed the supporting statement, it is considered that there is no justification in this instance for the erection of a new dwellinghouse to support the farming of Flowerdale Farm.

However, notwithstanding the above, the policy also requires that all proposals for new houses accepted under this criterion must comply with the siting criteria. In this respect under part c) of the site criteria it states that the site must have:-

“an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which must separate the site naturally from the surrounding ground (e.g. a dry stone dyke, a hedge at minimum height of one metre, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site). The sub-division of a field or other land artificially, for example by post and wire fence or newly planted hedge or tree belt in order to create the site, will not be acceptable”

In this instance, as mentioned above, the proposed plot is not considered to be an identifiable site as it is currently an agricultural field where there are no

boundary treatments on the north western and north eastern boundaries. The proposals are seeking to artificially partition part of the existing field to form a new house plot which will constitute an unacceptable extension to the existing holding at Flowerdale Farm. If a dwellinghouse was considered justified for Flowerdale Farm, there are other opportunities available, such as the conversion of the bothy on the farm which was granted consent in 2010 and never implemented (refer to application 10/01250/FLL). I do not consider that the selected site would be the most appropriate on the farm for a new dwellinghouse.

The proposal can therefore not be accepted under criterion (c) new houses in the open countryside in terms of either justification or siting.

Summary

Taking the above into account, the principle of housing development on the site is contrary to Policy RD3 both in terms of its justification and siting. No material considerations are evident that would justify setting aside the relevant provisions of the aforementioned Local Development Plan.

Design and Layout

As this application is simply seeking to establish the principle of a residential development on the site, there is no requirement for the submission of any detailed plans relating to the design or layout of the proposed units. All matters in relation to Design and Layout would be considered under a detailed application. An indicative plan has however been provided to show that an acceptable scheme can be achieved.

Landscape and Visual Amenity

The site is on a relatively exposed piece of land and therefore highly visible from the surrounding area. The existing definability of the site and lack of established boundary treatments make the proposal highly visible from the public road, although this will be partially minimised by the backdrop of the existing buildings at Flowerdale Farm. As this application is in principle only and full details are not required to be submitted, I am unable to comment on the complete visual impact of the proposal. The indicative plans submitted show that the proposed dwellinghouse will be highly visible from the public road however.

Residential Amenity

It is considered that the site is large enough to accommodate a modest dwellinghouse without detrimental impact upon existing residential amenity. The site is also large enough for ample private amenity space to be provided for the proposed dwellinghouse.

The formation of a residential development does however have the potential to result in overlooking and overshadowing to neighbouring dwellinghouses

and garden ground. There is a need to secure privacy for all the parties to the development including those who would live in the new dwellings and those that live in the existing houses, the adjacent farmhouse in particular. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

As this is a planning in principle application, the exact impact upon existing amenity and also the proposed residential amenity of future occupiers of the proposed dwellinghouses cannot be fully determined. However it is considered that an acceptable scheme could be achieved which would not compromise the amenity of existing residential properties and will equally provide a suitable level of residential amenity for future occupiers of the dwellinghouse.

Roads and Access

As this application is in principle, full details of the proposed roads and access are not required to be submitted, although it is indicated that access will be obtained from the existing track. My colleagues in Transport Planning were consulted as part of this application and stated that they have no objection to make on the proposed development. I therefore have no concerns in relation to roads and access at this stage as it is considered that an acceptable scheme can be achieved.

Drainage and Flooding

The site is not within an area known to flooding and as such it is therefore considered that there are no flooding implications associated with this proposal. All matters in relation to drainage would be considered under a detailed application.

Conservation Considerations

The site is not in close proximity to any listed building, conservation area or any other designated site of historical interest. It is therefore considered that the proposed development will have no adverse impact upon the historic environment. Furthermore, my colleagues in Perth & Kinross Heritage Trust were consulted as part of this application and consider that the proposed development raises no significant issues.

Developer Contributions

Primary Education

The Council's 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 at over 80% and is likely to be operating following completion of the proposed development,

extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Collace Primary School.

The Development Negotiations Officer was consulted as part of this application and requested that a condition is added to any consent granted in relation to education contributions.

Transport Infrastructure

The Council's Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and the Development Negotiations Officer requested that a condition to reflect this should be attached to any planning application granted.

Economic Impact

The development of this site would account for short term economic investment through the construction period and indirect economic investment of future occupiers of the associated development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application.

Reasons for Recommendation

- 1 The proposal is contrary to Policy RD3 '*Housing in the Countryside*' of the Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012, as it does not comply with any of the categories of the policy guidance where a dwellinghouse or dwellinghouses would be acceptable in principle at this location.

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 Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

19/00139/1
19/00139/2
19/00139/3
19/00139/4
19/00139/5
19/00139/6

Date of Report 1st March 2019

TCP/11/16(594) – 19/00139/IPL - Erection of a dwellinghouse (in principle) on land 40 metres north east of Flowerdale Farm, Kinrossie

REPRESENTATIONS

From: Anne Phillips
Sent: Mon, 4 Feb 2019 12:23:33 +0000
To: Development Management - Generic Email Account
Subject: Plan App 19/00139/IPL - Erect Dwellinghouse North East Of Flowerdale Farm Kinrossie

Your Ref: 19/00139/IPL

Dear Sir/Madam,

PROPOSAL: Erection of a dwellinghouse (in principle)
LOCATION: Land 40 Metres North East Of Flowerdale Farm Kinrossie

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for **Dundee Airport**.

Therefore, Dundee Airport Limited would have no objections to the proposal.

Regards

Safeguarding Team
on behalf of Dundee Airport Limited
c/o Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

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For more information please visit <http://www.mimecast.com>

06 February 2019

Dear Ms. Condliffe,

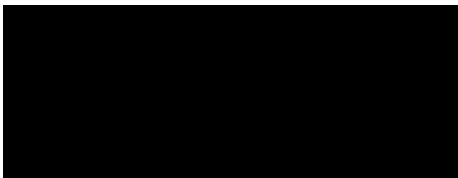
Application Ref: 19/00139/IPL

Description: Erection of a dwellinghouse (in principle)

Location: Land 40 Metres North East Of Flowerdale Farm Kinrossie

We consider that the safety and engineering integrity of the INEOS FPS Forties Pipeline will not be affected by this proposed development and therefore have no comment to make on this application.

Yours sincerely



Clark Findlay

FPS Wayleaves Team
INEOS FPS Limited

☎ Freephone: +44 800 28 12 79

✉ Email: fpspipelinesenquiries@ineos.com

6th February 2019

Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

PH2 Kinrossie Flowerdale Farm Land 40M NE Of
PLANNING APPLICATION NUMBER: 19/00139/IPL
OUR REFERENCE: 772655
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the Perth Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can

be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk

Yours sincerely

Angela Allison

Memorandum

To Head of Development Management From Regulatory Services Manager

Your ref 19/00139/IPL

Our ref RM

Date 8 February 2019

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

The Town and Country Planning (Scotland) Act 1997 as amended by Planning etc (Scotland) Act 2006

Consultation on an application.

RE: Erection of a dwellinghouse (in principle) Land 40 Metres North East Of Flowerdale Farm Kinrossie for Mr Robin Filshie

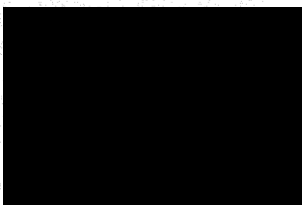
I refer to your letter dated 4 February 2019 in connection with the above application and have the following comments to make.

Contaminated Land (assessment date – 8 February 2019)

This redevelopment site has not been consulted prior to this consultation:

Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application. The proposed development is out with the area of farm buildings and will be constructed on Greenfield land.





Planning & Development
Head of Service David Littlejohn
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

08th February 2019

Our ref: UPO/W/PTT/FM
Your ref: 19/00139/IPL

Dear Sir

Planning Application 19/00139/IPL
Proposal: Erection of a dwellinghouse (in principle)
Address: Land 40 Metres North East Of Flowerdale Farm Kinrossie for Mr Robin Filshie
Grid Reference: 319503, 732631

Thank you for your recent consultation regarding the above planning application.

From the information provided, there is no reason why the development and associated construction works would directly affect our pipeline servitude strip or safety and integrity of our pipeline.

However the developer should be made aware that we should be consulted prior to anything associated with work that would need to cross our pipeline.

regards

PP  **Forbes Masterton**

Pipelines ROW Inspector

Shell U.K. Limited
Orchardbank Industrial Estate
FORFAR
Angus
DD8 1TD
United Kingdom
Tel +44 1307 462225
Internet <http://www.shell.co.uk>

Shell U.K. Limited,
Registered in England number 140141,
Registered office Shell Centre London SE1 7NA,
VAT reg number GB 235 7632 55

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/00139/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)		
Address of site	Land 40 Metres North East Of Flowerdale Farm, Kinrossie		
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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Collace Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards increasing primary school provision, in accordance with Development Plan Policy and Supplementary Guidance.</p>		

	<p>Transport Infrastructure</p> <p>CO00 The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards improvements of regional transport infrastructure, in accordance with Development Plan policy and Supplementary Guidance.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	11 February 2019



To: Sean Panton, Planning Officer

From: [REDACTED]
Management Archaeologist

Tel: [REDACTED]

Email: [REDACTED]

Date: 19th February 2019

**19/00139/IPL | Erection of a dwellinghouse (in principle) | Land 40 Metres North
East Of Flowerdale Farm Kinrossie**

Thank you for consulting PKHT on the above application.

In respect of archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development does not raise any significant issues. No archaeological mitigation is required in this instance.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	19/00139/IPL	Comments provided by	Alexander Low Transport Planning Graduate
Service/Section	Transport Planning	Contact Details	██████████ ██████████████████
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 40 Metres North East Of Flowerdale Farm Kinrossie		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	01/03/2019		

