

**TCP/11/16(298)**  
**Planning Application 13/01901/IPL – Erection of replacement dwellinghouse, change of use of horsemill to form part of dwellinghouse and erection of detached double garage, Horsemill Cottage, Craigend, Perth, PH2 8BY**

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**TCP/11/16(298)**

**Planning Application 13/01901/IPL – Erection of replacement dwellinghouse, change of use of horsemill to form part of dwellinghouse and erection of detached double garage, Horsemill Cottage, Craigend, Perth, PH2 8BY**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000072441-002

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

### Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: \*

Last Name: \*

Telephone Number: \*

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

You must enter a Building Name or Number, or both:\*

Building Name:

Building Number:

Address 1 (Street): \*

Address 2:

Town/City: \*

Country: \*

Postcode: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Other"/>
Other Title: *	<input type="text" value="Mr &amp; Mrs"/>
First Name: *	<input type="text" value="David &amp; Samantha"/>
Last Name: *	<input type="text" value="Greer"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="28"/>
Address 1 (Street): *	<input type="text" value="Lynedoch Rd"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Scone"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="PH2 6RJ"/>

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
---------------------	--

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Horsemill Cottage"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Craigend"/>	Town/City/Settlement:	<input type="text" value="Perth"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH2 8PY"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="719656"/>	Easting	<input type="text" value="312250"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Planning Permission in Principle Application for the demolition of the existing derelict cottage and erection of a new dwelling house.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Refer also accompanying letter, but in summary:

- We sought Planning in Principle but pre app advice has lead to the 'exemplar' scheme being considered in detail when it was just an examination of what may be possible;
- Assessment was against the new 2012 plan before its adoption;
- The precedent established by the neighbouring housing development has not been considered;
- A delegated decision was made without any form of courteous dialogue with our Architect.

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 the new matter, 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: \* (Max 500 characters)

The neighbouring housing was mentioned in our application but no photographs submitted. We have include photos with this application for review. David Greer's profession as a forestry contractor was not mentioned as it was not thought relevant given the precedent set by the neighbouring development.

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. You can attach these documents electronically later in the process: \* (Max 500 characters)

Letter from applicants;  
Additional photographs.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

13/01901/IPL

What date was the application submitted to the planning authority? \*

06/11/13

What date was the decision issued by the planning authority? \*

07/01/14

## 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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure \*

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? \* (Max 500 characters)

We believe that review of the site and the neighbouring housing development will help demonstrate why Planning Approval in Principle for a new house on the site should be granted.

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

Can the site be clearly seen from a road or public land? \*

Yes  No

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. (Max 500 characters)

There are overgrown areas and steep falls around the site as well as a derelict building. It would be better that the visit be accompanied by the applicant on safety grounds.

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*  Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*  Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*  Yes  No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*  Yes  No

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 (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Andrew McLeish

Declaration Date: 03/04/2014

Submission Date: 03/04/2014



Mr & Mrs David & Samantha Greer  
28 Lynedoch Rd  
SCONE  
PH2 6RJ

03<sup>rd</sup> April 2014

**Planning & Regeneration**  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5DG

Dear Sirs,

**Planning Permission in Principle Application ref 13/01901/IPL  
Horsemill Cottage, Craigend.**

We refer to the recent delegated decision to refuse our application for Planning Permission in Principle and wish to refer same to the local review body.

We sought consideration as a Planning in Principle application but the pre-application advice has led to the exemplar scheme being considered in detail and the assessment against the unadopted 2012 plan, which has prejudiced our case. The neighbouring housing established a precedent for development which is not related to agriculture, forestry, etc. I, David Greer, am a forestry contractor but did not seek approval noting this due to the neighbouring approvals. Surely the same issues in local plan 1995 that have been used against our application were relevant at the time of the neighbouring application. We also wish to understand why no consultation was afforded us when a delegated view was formed.

We have always been more than happy to work with Planning, Perth is a very special place and we have worked for many years towards being able to build this family home. We have both worked to provide employment and business to the area and following some time living and working in Spain, have been so looking forward to returning to continue these activities whilst realising our family dream of living by the river Earn.

We enclose the attached photos of our site and the large neighbouring houses in support of this request. We are dismayed by the refusal decision and by the decision being made under delegated powers without consultation with our Architect or ourselves.

We wish to note the following for consideration during the appeal:

- Our application was submitted following a pre application consultation with Perth and Kinross Council. Our Architect spoke by phone to John Russell in January 2013 noting we wished to submit an application for Planning Permission in Principle and seeking to clarify the planning issues and the exact requirements for this application. He was advised that the area was not currently zoned as green belt under the 1995 local plan, that the new plan was not yet adopted but that as we sought to replace the existing derelict cottage we should refer to the Housing in the countryside guide, which had just been updated. John e-mailed a copy to our Architect. Our Architect was further advised, to his surprise, that he should submit an 'exemplar' scheme for the site even though it was a simple Planning Permission in Principle that was to be sought. This, he was informed, would strengthen our application;

- We were surprised at this requirement to prepare a design as we wished to only establish the right to replace the current derelict house without detail, however thinking that more expense was necessary we instructed our Architect to proceed in March 2013 with an 'exemplar' design;
- Our Architect explored various designs for the site including putting a standard house design on the site. We all felt this was not the correct approach and given that the scheme was to be 'exemplar', instructed our Architect to develop the scheme which best respected the site and neighbouring properties. This allowed for a house of smaller scale than the neighbouring houses but with equivalent accommodation. The scheme also allowed for the development of the Horsemill which is a fabulous small building that we cherish and wish to see retained and developed as part of or ancillary to a new house;
- When we bought the site in May 2000 there was only an agricultural Steading next to our site. An application was however submitted by others to develop the neighbouring land for housing and despite reservations now over the scale of what was built, we were encouraged that approval was given as it seemed to provide a justification for our own future plans. Both houses are large and unrelated to the use of the land. We had looked at redevelopment of the cottage but extension and alteration of this cannot provide the accommodation we sought. The large development on the neighbouring site established a precedent that a 4 to 5 bedroom house would be possible to construct;
- The reason for submitting a planning in principle application was to establish the parameters of any future house design and even with the 'exemplar' scheme, given the approvals for the neighbouring site we had anticipated approval with conditions which would define the requirements and restrictions (if any) for our future design;
- The local plan which was referred to on your website up to submission of our application was the 1995 one and our site clearly did not fall into a green belt area as defined by this plan. This document restricts development in the countryside and it is true that the plan limits development as stated in the planning decision, however as noted above, I, David Greer, am a forestry contractor but also an existing house exists on the site and as such Policy 32 applies covering housing in the countryside. This was presumably what steered the neighbouring development which was, we believe, to have been within the foot print of the old steading and 1 ½ storey style. This is not what was built;
- This policy refers to the 1994 'Housing in the Countryside' guide, which is similar to the one our Architect was invited to work to following his initial planning conversation. Policy 32 does say that there will be a presumption against new houses except in certain designated areas, but horsemill does not fall into any of these areas;
- The 1994 'Housing in the Countryside' guide which this 'Local Perth Area Plan' refers to is similarly worded to the one we worked to, and states that the replacement of a house here will receive consent subject to design and where the existing house is neither worthy of retention or capable of rehabilitation. The existing cottage is in disrepair, has no unique features and is of no notable architectural merit which given the development of the neighbouring site is good justification for a new high quality design for the site. As our family is returning to the UK we were hoping to build a house which was habitable;
- The housing guide also refers to development of small groups of housing provided it will not lead to the extension of the group. The development of our neighbours housing and our plans fall into this category however extension of the group would not be possible due to the topography of the site where the site falls steeply to a burn to the side of the house and it is restricted by a line of trees to the north and the river earn to the south. Development on our site will therefore provide a natural completion of the linear development;
- Given all of the above and the subsequent planning decision we were dismayed to hear from the planning officer Persephone Beer that the application was considered and determined without any consultation with our Architect during the statutory period. Our Architect enquired re progress in early January believing that with the Christmas close down the application would be determined by mid to late January 2014. He has in the past been advised by your department not to call before week 7 of the statutory 8 week period as no view would be formed before this time. Week 7

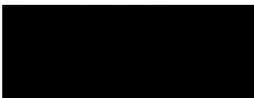
in this case was the Christmas week when we believe normal business is largely shut down;

- The planning decision arrived 2 days after our Architect spoke to Persphone. He was deeply disappointed that no attempt been made to contact him to discuss the application, as had he been aware that a refusal was imminent he would have sought to review the issues and advise us to withdraw the application to permit these issues to be addressed;
- We are now left with a site that has a refused planning application against it which will be a permanent matter of public record. Withdrawing the application would have allowed us to prevent this;
- The delegated report notes that our 'exemplar' scheme was not acceptable in character within what is now zoned green belt under the newly adopted local plan. We are dismayed at this given that it was an 'exemplar' scheme and also a scheme of contemporary but traditional form and smaller in scale than the 2 large neighbouring houses. Had we known when advised by John Russell that the scheme would be scrutinised as if it were a detailed application, we would not have submitted a design;
- The report also mentions the design as needing to be suitable in character given its proximity to the Grade B listed farmhouse, but the conservation consultant had no objections to make.

In summary, we believe that our application has not been afforded a fair and balanced consideration. Furthermore, our application has been assessed against a policy which has only now been adopted and at the time of application, the 1995 local plan was referred to as the relevant document.

We trust you will carry out full review of this decision and look forward to a reversal of the refusal decision.

Yours Faithfully

A solid black rectangular box used to redact the signature of the sender.

Mr David and Mrs Samantha Greer



To Perth

To Bridge of Eam

North

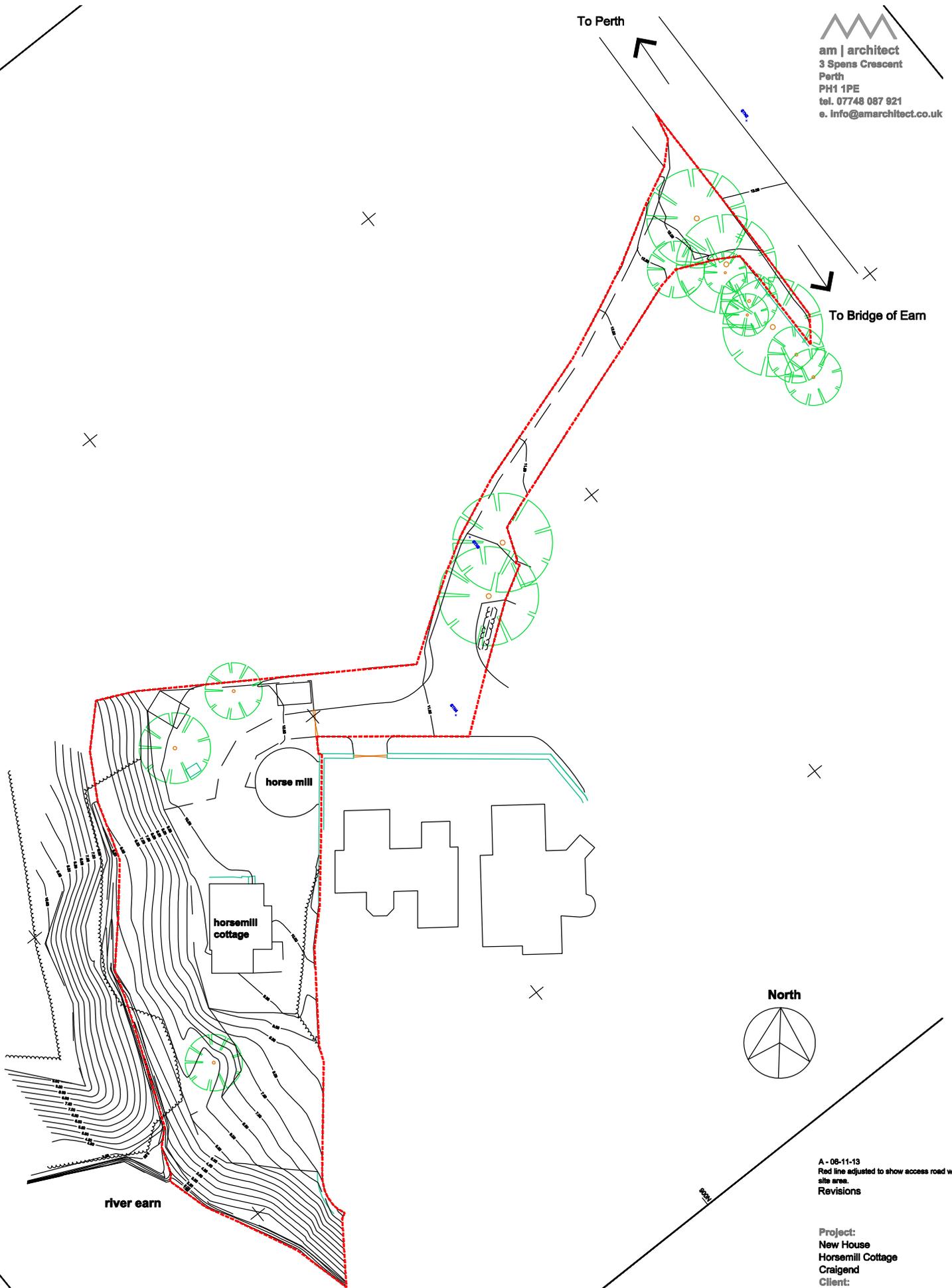
A - 06-11-13  
 Red line adjusted to show access road within  
 site area.  
 Revisions

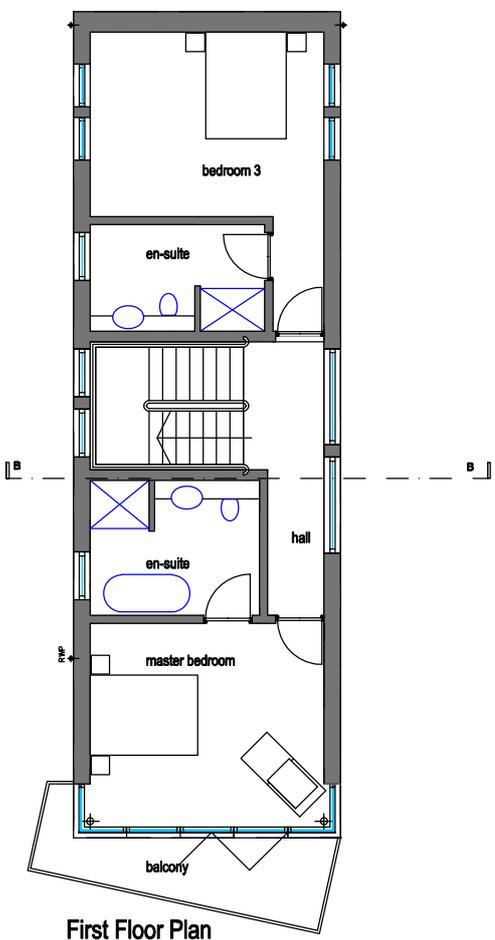
Project:  
 New House  
 Horsemill Cottage  
 Craigend  
 Client:  
 Mr D & Mrs S Greer  
 Dwg:  
 Existing Cottage  
 Site Block Plan  
 Scale:  
 1:500  
 Dwg no:  
 201212\_EX(90)001  
 Date:  
 03rd October 2013

Rev:  
 A

Existing Site Plan

0.0 5.0 10.0 15.0 20.0 25.0  
 Scale in metres



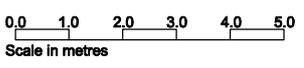


First Floor Plan



Ground Floor Plan

Proposed Floor Plans



Revisions

Project:  
 New House  
 Horsemill Cottage  
 Craigend  
 Client:  
 Mr D & Mrs S Greer  
 Dwg:  
 Exemplar Scheme  
 Floor Plans  
 Scale:  
 1:100  
 Dwg no:  
 201212\_PL(20)001  
 Date:  
 03rd October 2013

Rev:



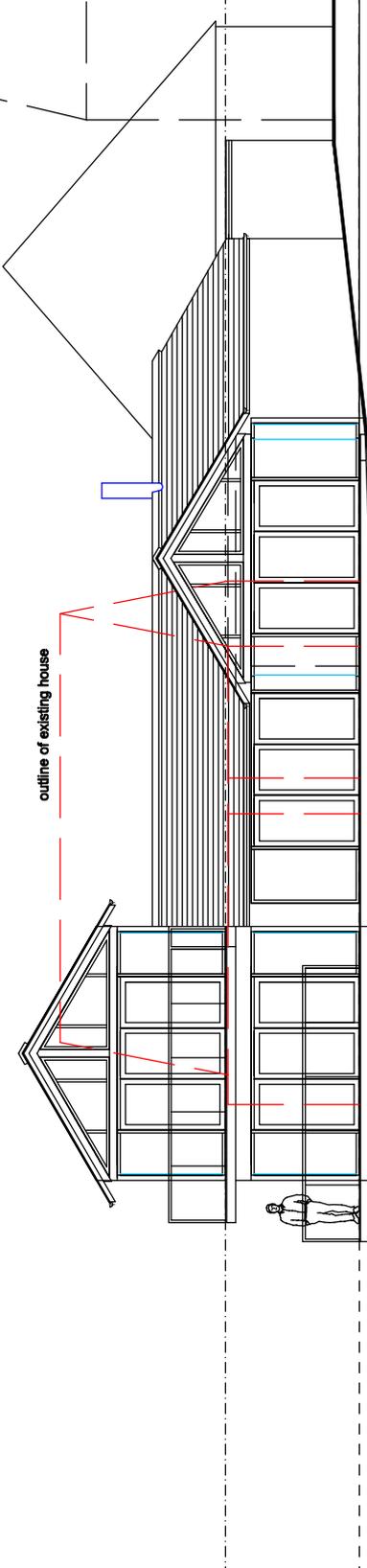
am | architect  
 3 Spens Crescent  
 Perth  
 PH1 1PE  
 tel. 07748 087 921  
 e. info@amarchitect.co.uk

**External Finishes:**

- Walls**  
 Timber cladding to 1st floor;  
 Wetdash style render to ground  
 floor matching existing cottage  
 finish.
- Roof**  
 Slate roof with painted timber  
 fascias and ci style rv goods;  
 Polished st st system chimney.
- Windows and Doors**  
 Aluminium faced timber or timber  
 windows and doors for painting;
- Horsemill**  
 Existing stone walls repaired with  
 appropriate lime based mortar.  
 Roof slate to be checked for  
 lamination etc and replaced in  
 matching slate to suit
- Aluminium faced timber or timber  
 windows and doors for painting.
- Deck & Balustrade**  
 Timber deck and balcony with  
 glass and st st balustrading.

outline of neighbouring house

outline of existing house



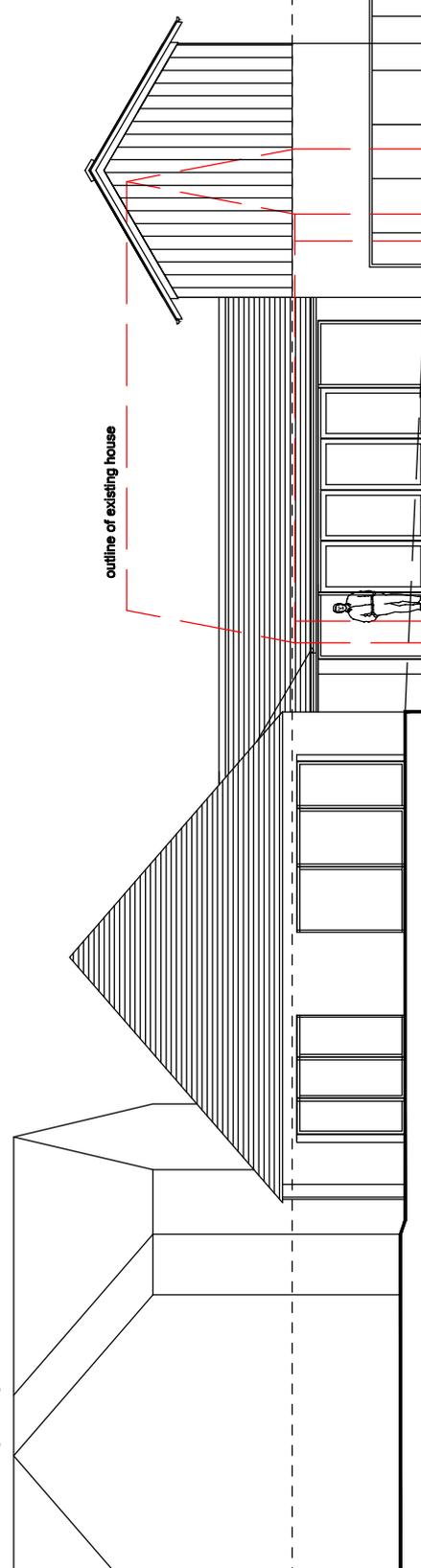
south elevation

**Revisions**

- Project:  
 New House  
 Horsemill Cottage  
 Craighend  
 Client:  
 Mr D & Mrs S Greer
- Dwg:  
 Exemplar Scheme  
 Elevations Sheet 1  
 Scale:  
 1:100
- Dwg no:  
 201212\_BW(20)002
- Date:  
 03rd October 2013
- Rev:

outline of existing house

outline of neighbouring house



north elevation

Proposed Elevations

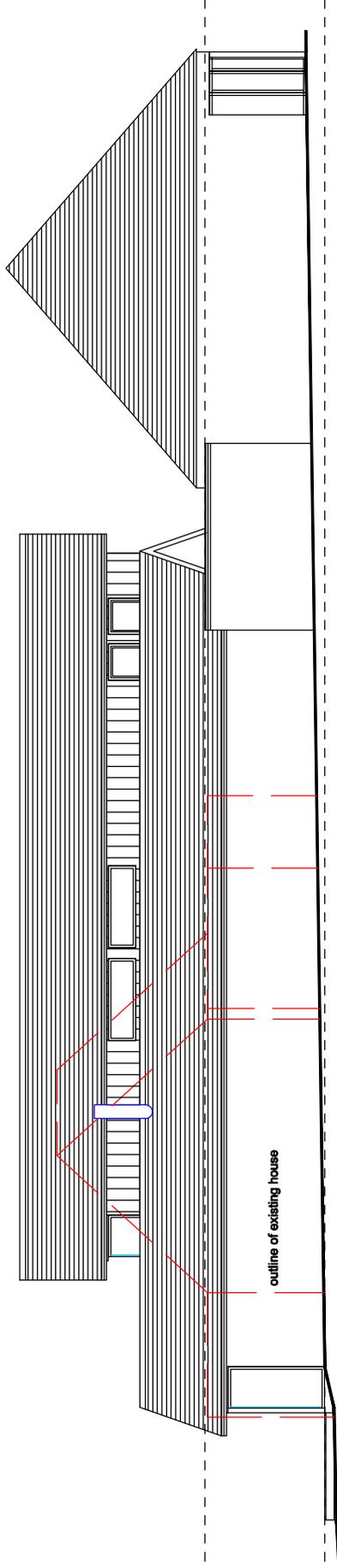




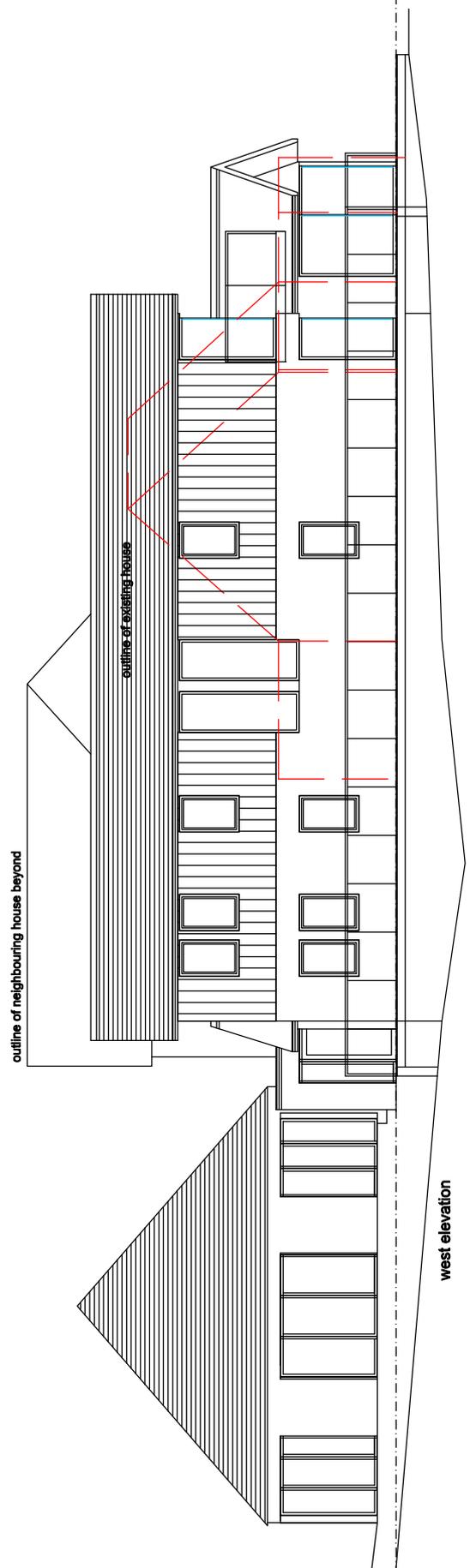
am | architect  
 3 Spens Crescent  
 Perth  
 PH1 1PE  
 tel. 07748 087 921  
 e. info@amarchitect.co.uk

**External Finishes:**

- Walls**  
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 Wetdash style render to ground  
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 Aluminium faced timber or timber  
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- Deck & Balustrade**  
 Timber deck and balcony with  
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east elevation



Proposed Elevations



**Revisions**

Project:  
 New House  
 Horsemill Cottage  
 Craighend  
 Client:  
 Mr D & Mrs S Greer  
 Dwg:  
 Exemplar Scheme  
 Elevations Sheet 2  
 Scale:  
 1:100  
 Dwg no:  
 201212\_BW(20)003  
 Date:  
 03rd October 2013  
 Rev:



am | architect  
 3 Spens Crescent  
 Perth  
 PH1 1PE  
 tel. 07748 087 921  
 e. info@amarchitect.co.uk

**External Finishes:**

**Walls**

Timber cladding to 1st floor;  
 Wetdash style render to ground  
 floor matching existing cottage  
 finish.

**Roof**

Slate roof with painted timber  
 fascias and ci style rv goods;  
 Polished st st system chimney.

**Windows and Doors**

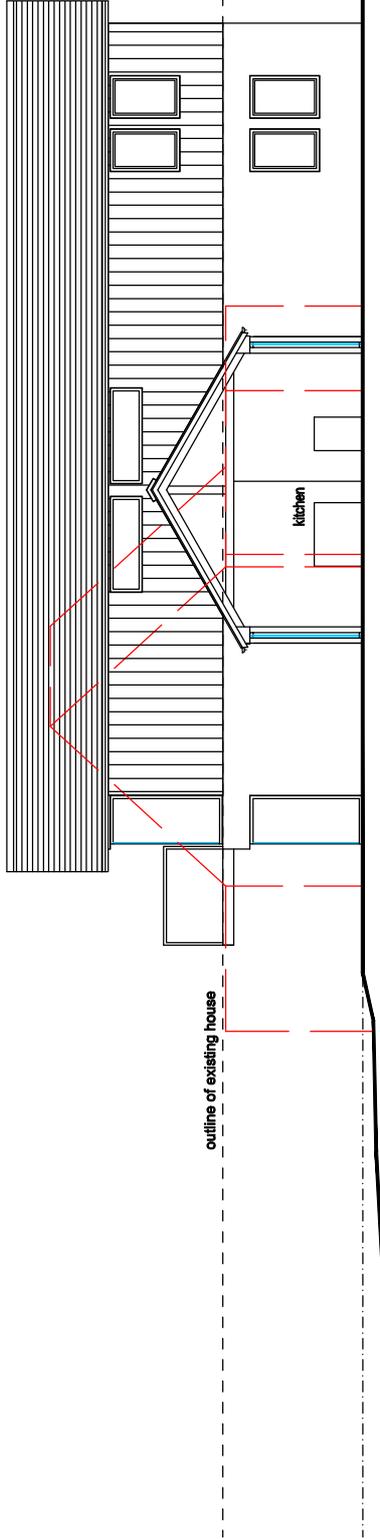
Aluminium faced timber or timber  
 windows and doors for painting;

**Horsemill**

Existing stone walls repaired with  
 appropriate lime based mortar.  
 Roof slate to be checked for  
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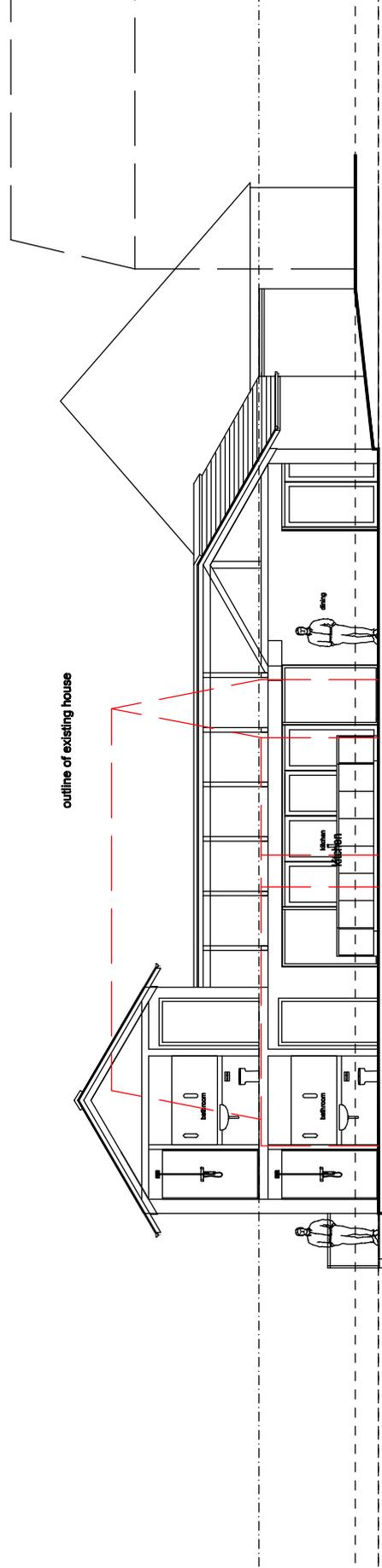
**Deck & Balustrade**

Timber deck and balcony with  
 glass and st st balustrading.



section AA

outline of neighbouring house



Proposed Sections

0.0 1.0 2.0 3.0 4.0 5.0  
 Scale in metres

**Revisions**

**Project:**  
 New House  
 Horsemill Cottage  
 Craigend  
**Client:**  
 Mr D & Mrs S Greer  
**Dwg:**  
 Exemplar Scheme  
**Sections**  
 Scale:  
 1:100  
**Dwg no:**  
 201212\_BW(20)004  
**Date:**  
 03rd October 2013

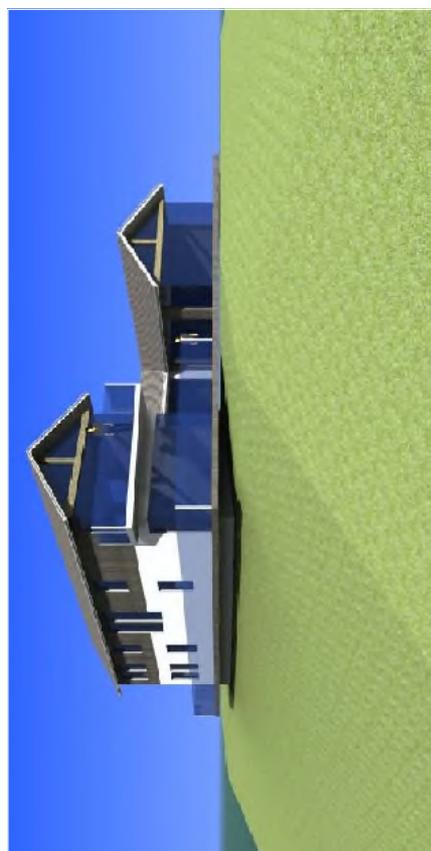
**Rev:**  
 -  
 03rd October 2013



am | architect  
 3 Spens Crescent  
 Perth  
 PH1 1PE  
 tel. 07748 087 921  
 e. info@amarchitect.co.uk

**External Finishes:**

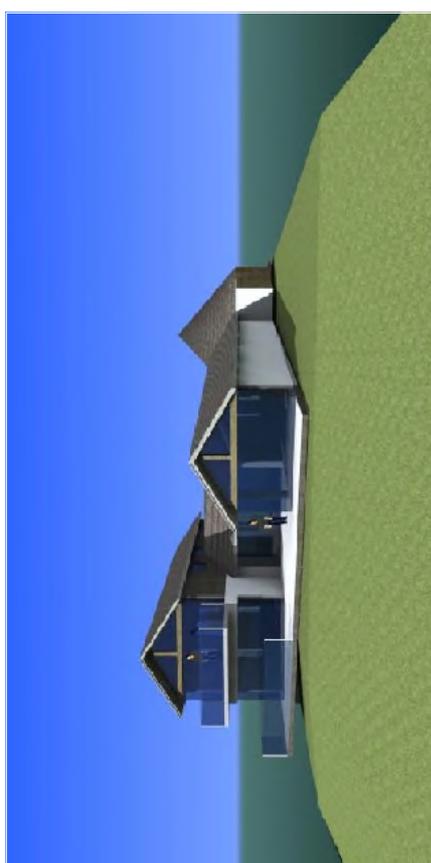
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View from South West



View from Site Entrance



View from South East

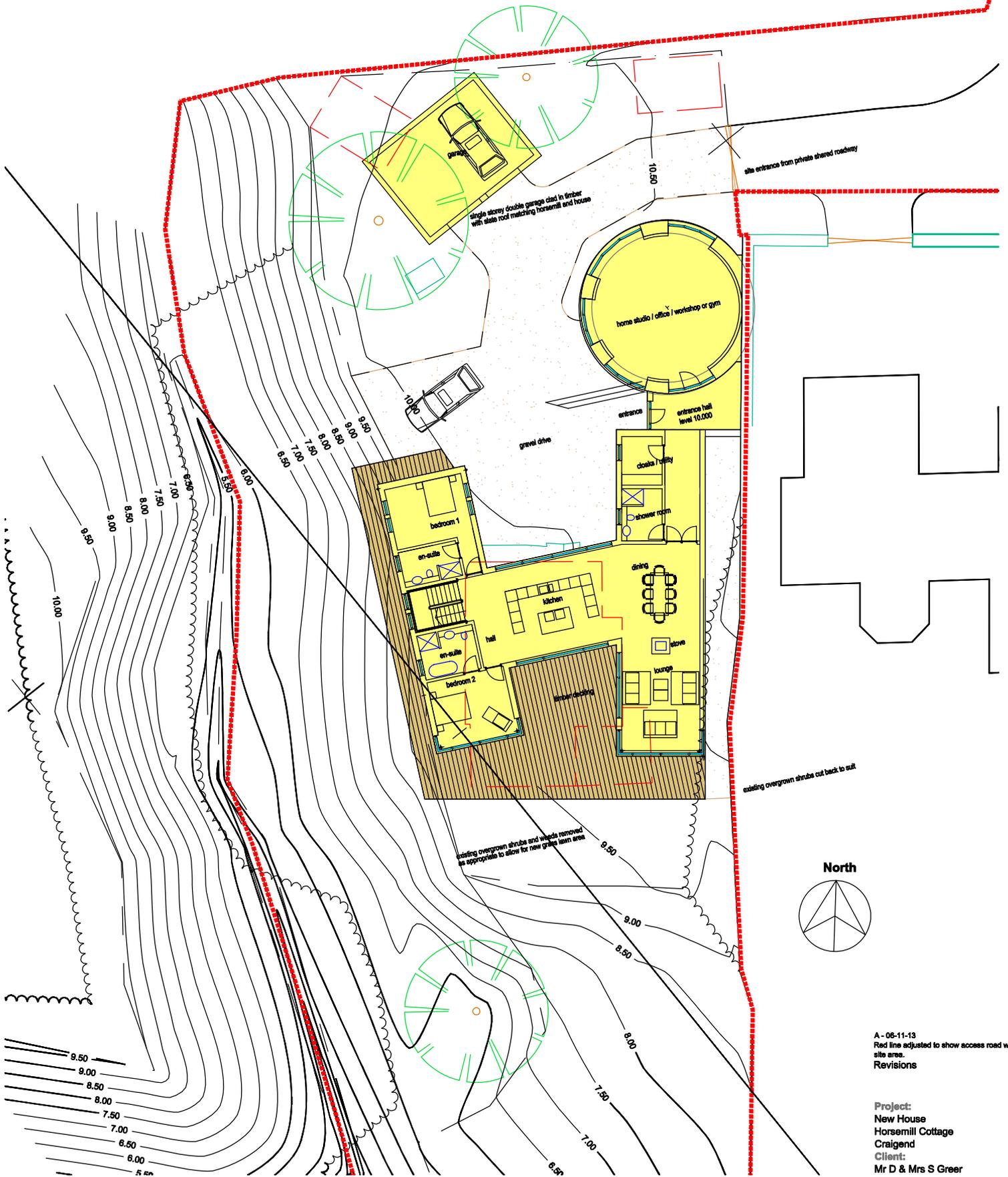


View from North West

**Revisions**

Project:  
 New House  
 Horsemill Cottage  
 Craigend  
 Client:  
 Mr D & Mrs S Greer  
 Dwg:  
 Exemplar Scheme  
 Model Images  
 Scale:  
 nis  
 Dwg no:  
 201212\_BW(20)005  
 Date:  
 03rd October 2013  
 Rev:

Proposed Images



Proposed Site Plan

0.0 2.0 4.0 6.0 8.0 10.0  
 Scale in metres

A - 06-11-13  
 Red line adjusted to show access road within site area.  
 Revisions

Project:  
 New House  
 Horsemill Cottage  
 Craigend  
 Client:  
 Mr D & Mrs S Greer  
 Dwg:  
 Exemplar Scheme  
 Site Plan  
 Scale:  
 1:200  
 Dwg no:  
 201212\_PL(90)001  
 Date:  
 03rd October 2013

To Perth

To Bridge of Eam

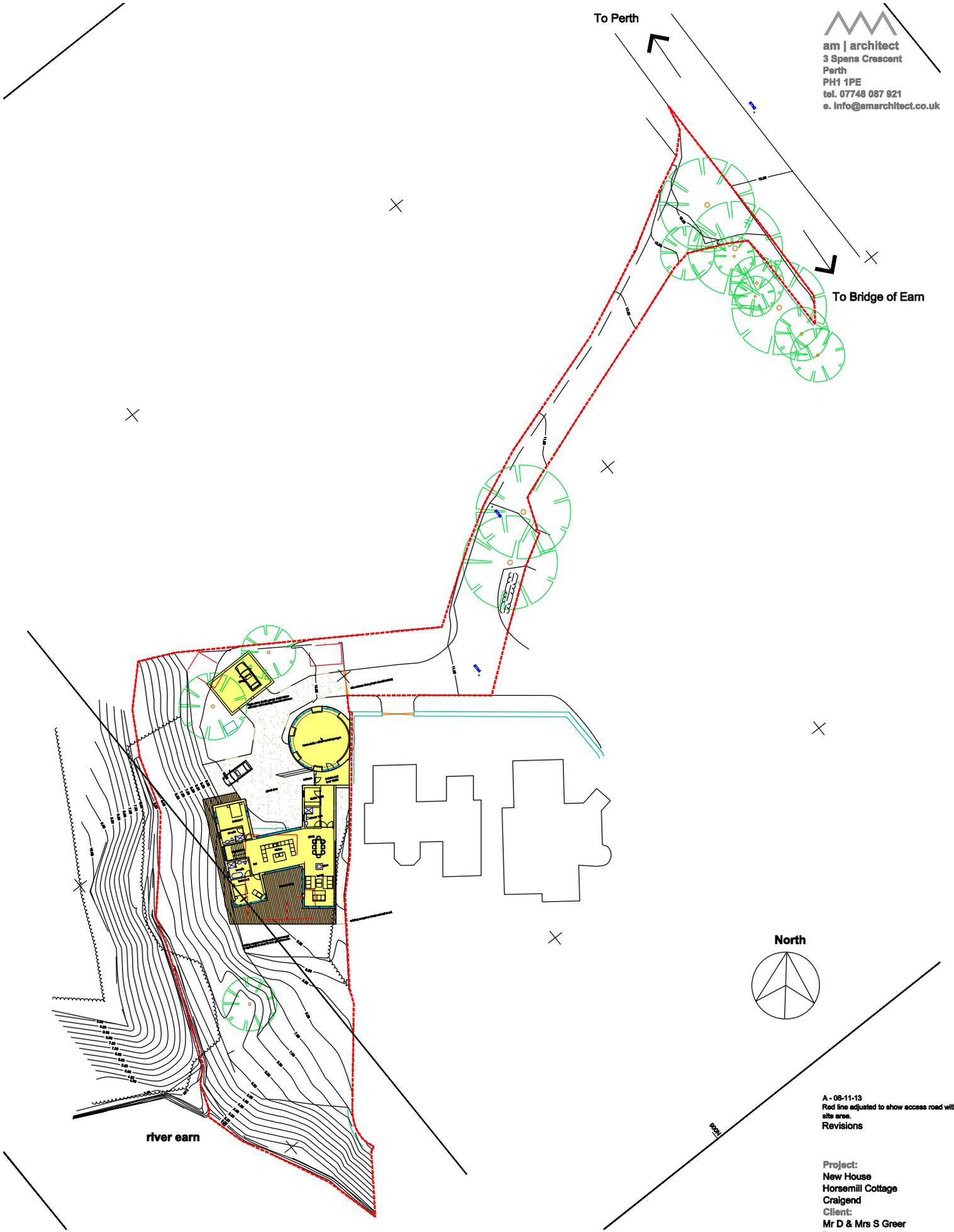
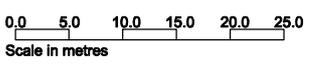
North

A - 06-11-13  
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 Revisions

Project:  
 New House  
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 Dwg:  
 Exemplar Scheme  
 Site Block Plan  
 Scale:  
 1:500  
 Dwg no:  
 201212\_PL(90)002  
 Date:  
 03rd October 2013

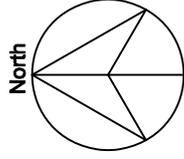
Rev:  
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Proposed Site Plan



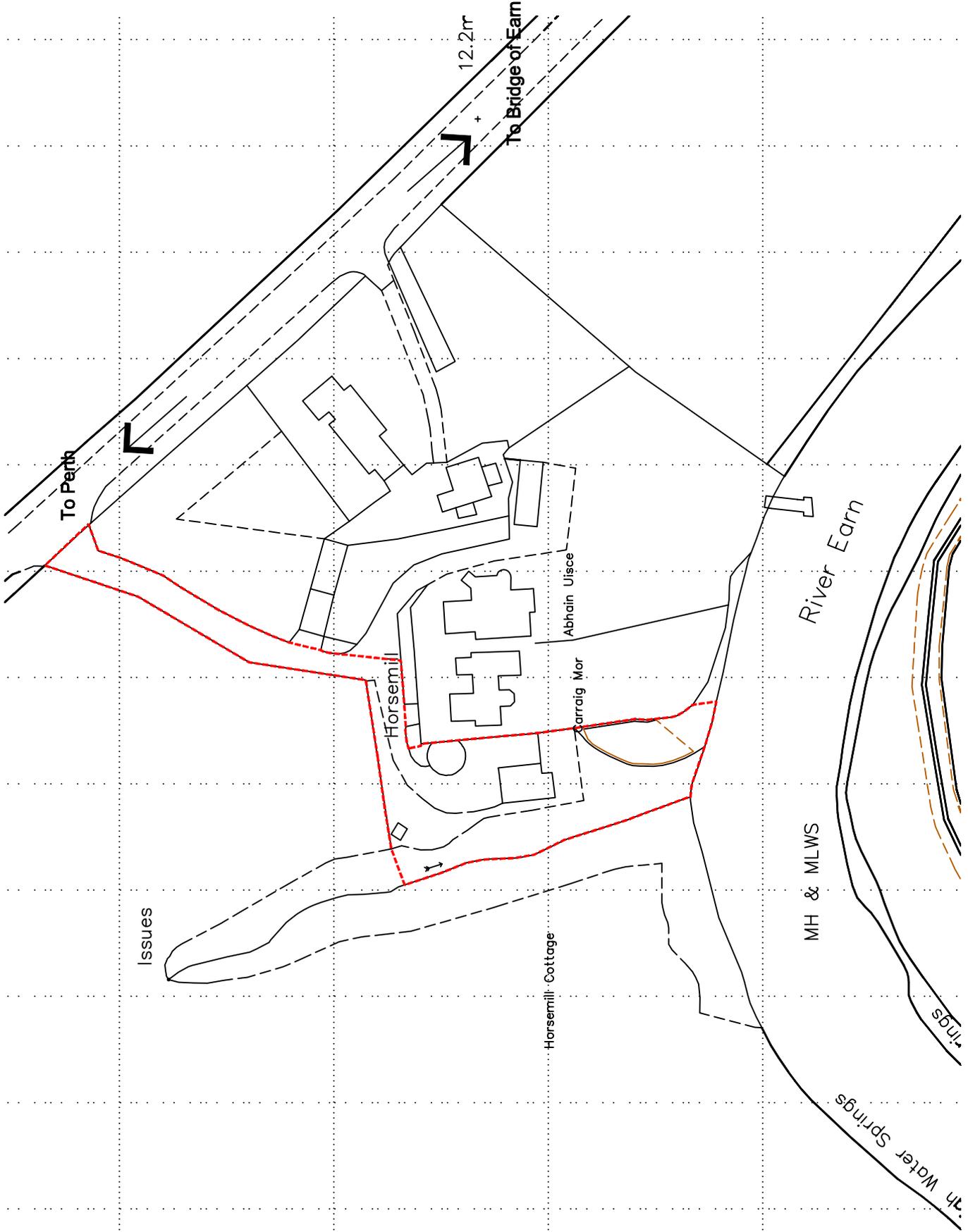


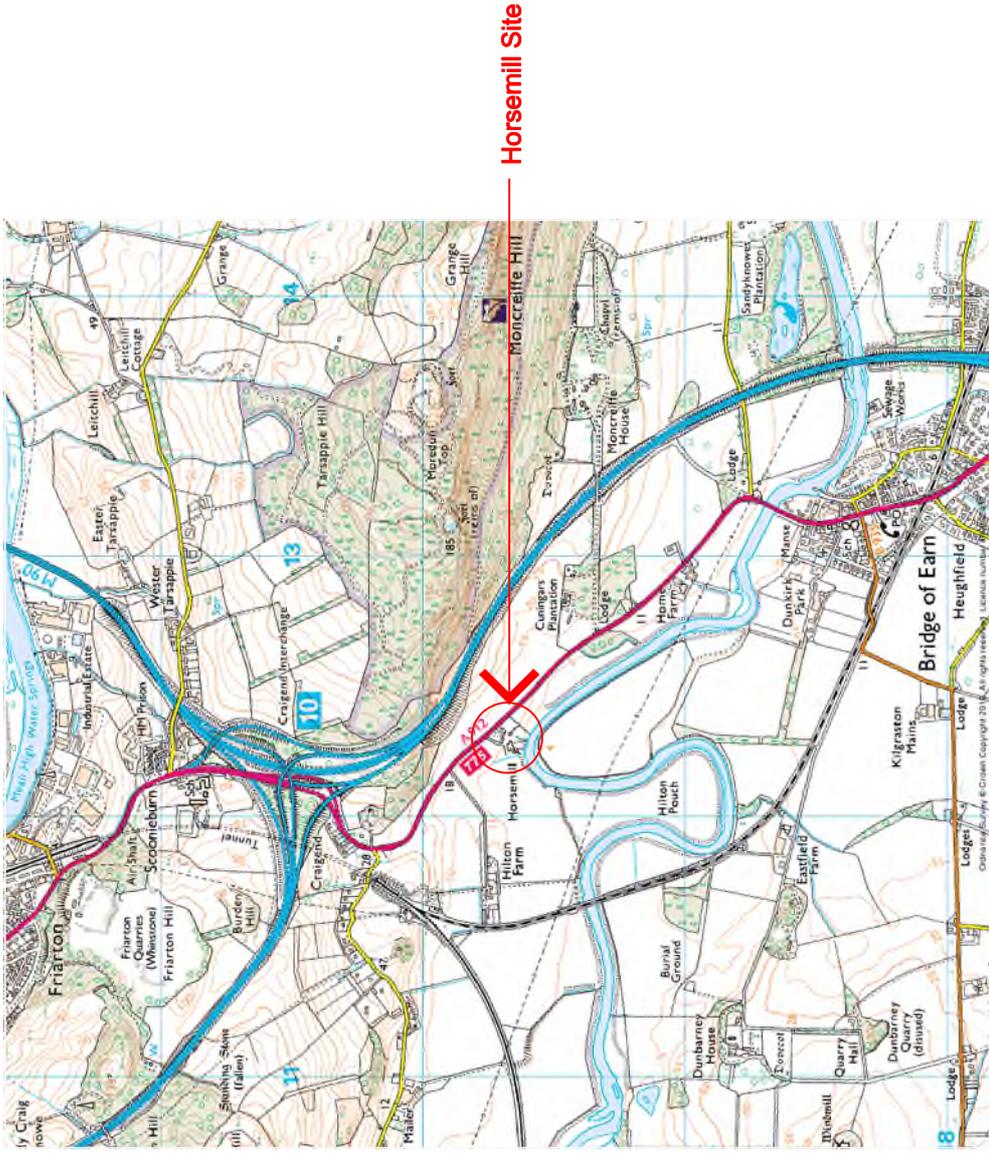
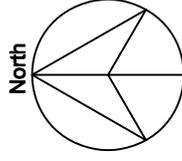
am | architect  
 3 Spens Crescent  
 Perth  
 PH1 1PE  
 tel. 07748 087 921  
 e. info@amarchitect.co.uk



A - 06-11-13  
 Red line adjusted to show access  
 road within site area.  
**Revisions**

**Project:**  
 New House  
 Horsemill Cottage  
 Craighend  
**Client:**  
 Mr D & Mrs S Greer  
**Dwg:**  
 Site Location Plan  
**Scale:**  
 1:1250  
**Dwg no:**  
 201212\_PL(90)003  
**Rev:**  
 A  
**Date:**  
 03rd October 2013





**Horsemill Site**



**Revisions**

**Project:**  
 New House  
 Horsemill Cottage  
 Craighend  
**Client:**  
 Mr D & Mrs S Greer  
**Dwg:**  
 Site Location Plan  
**Scale:**  
 1:25000  
**Dwg no:**  
 201212\_PL(90)004  
**Date:**  
 06th November 2013  
**Rev:**

201212\_PL(100)001

Design, Sustainability & Access Statement for

**Proposed New House**

Horsemill  
Craigend  
PERTH  
PH2 8PY

For

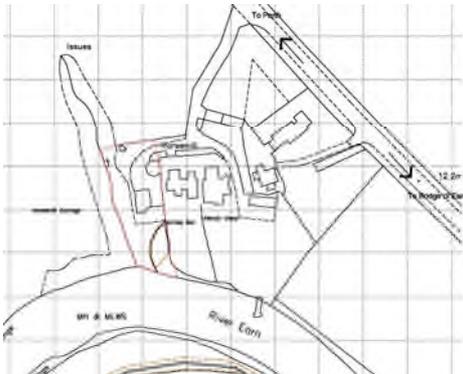
Mr & Mrs David & Sam Greer

03<sup>rd</sup> October 2013

## **Contents**

- 1 - Site Location & Context
- 2 - Client Brief
- 3 - Scheme Design
- 4 - Sustainability
- 5 - Accessibility

## 1 - Site Location & Context



Horsemill sits approximately 1 mile south of Perth, near Craigend on the road to Bridge of Earn. The site is part of an old grouping of farm buildings, most of which were demolished and replaced with 2 storey housing a number of years ago.

The site is accessed via a common private road, with Horsemill cottage being the last in a grouping of 5 houses. There is generous garden ground around the house which is largely overgrown at present. The site has a steep slope on its west side down to a burn and is sheltered on this same side by mature trees. There are mature trees to the north and a small Acer tree to the south, which are all unaffected by the exemplar scheme. The site sits high above the River Earn but slopes gently down to it on its southern side. The boundaries to the east and north are a mix of timber fencing, shrub hedging and the old farm building walling.



The existing house is 1½ storey with a steep sloped roof which houses the attic floor. The roof is finished with slate and the attic bedrooms have Velux roof windows. The existing walls are finished with white wet dash, windows and doors are painted timber. The house has fallen into disrepair and is of little architectural significance unlike its neighbouring horse mill building.

The horse mill building sits on the east boundary and is in a reasonable state of repair, with round turreted slate roof, timber lintels and random rubble stone walls. Internally the roof has exposed rafters which are supported off the central column the horse would have walked around. This historic building will be preserved and renovated as part of these proposals.

## 2 - Client Brief



David and Sam bought the site a number of years ago, prior to the development of the neighbouring sites. They appointed am | architect in 2013 to review design options for the site and to prepare and submit an application for 'Planning in Principle' seeking to replace the current house with a new 4 bed house. The development of the 2 storey houses on the neighbouring sites changed their thinking for their site with a precedent being set for housing in the countryside of a greater scale than they had initially though may be possible. David and Sam were keen that the redevelopment of the

horse mill site should allow for a 2 storey house so whilst feeling overshadowed by their neighbours were encouraged that rebuilding a house on the site of a more attractive size would be possible.

The existing house has fallen into disrepair, suffers from severe damp and water damage and is uninhabitable. Whilst of traditional form, it is of little architectural merit with no unique features or period detailing. It has been altered by crude flat roof extensions to the front and rear of what was a

2 up and 2 down farm cottage. The cottage has no detail that defines it as being of local vernacular interest. It is a rundown rural cottage typical of many disused ex farm dwellings. With the development of large houses on the neighbouring sites, the cottage is out of scale with and overshadowed by its neighbours.



We had discussions with John Russell of Perth and Kinross Council in January 2013 who notified us that whilst we sought only 'planning in principle', we were replacing a house in the countryside so had to provide an indication of what we wished to replace the house with. He also directed us to the PKC 'Housing in the Countryside Guide'. With the need to prepare a design, David and Sam were keen that the design be appropriate in scale alongside its neighbours, contemporary in style but with a traditional edge and sympathetic to Horsemill. The Horsemill is a little gem of a building and its retention and renovation into a new use were a key part of David and Sam's thoughts.

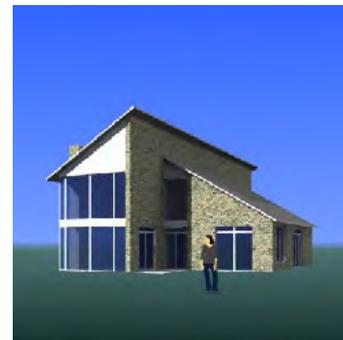
### 3 - Scheme Design

The horse mill site is sheltered to its western side by mature trees in the 'burn valley' and has a 2 storey neighbouring house close to the east boundary. The site is more open but still protected by mature trees to the north. The open aspect to the south offers fabulous views across the Strathearn valley and access down to River Earn. The horse mill sits immediately on the left side of the entrance and is a natural turning point into the level area of the site. The existing cottage sits forward of the horse mill and below it, as site levels reduce gradually down to River Earn. The site is defined by the steep slope to the east

down to the burn and this gentle slope down to the River Earn with an overall drop down from site entrance to riverside of around 9 metres.



The initial sketches sought to create a building mass which sat against this natural screen and site drop to the west but reduced in scale towards the neighbouring house and horse mill. Initial massing models worked based on variation of a simple plan to examine this.



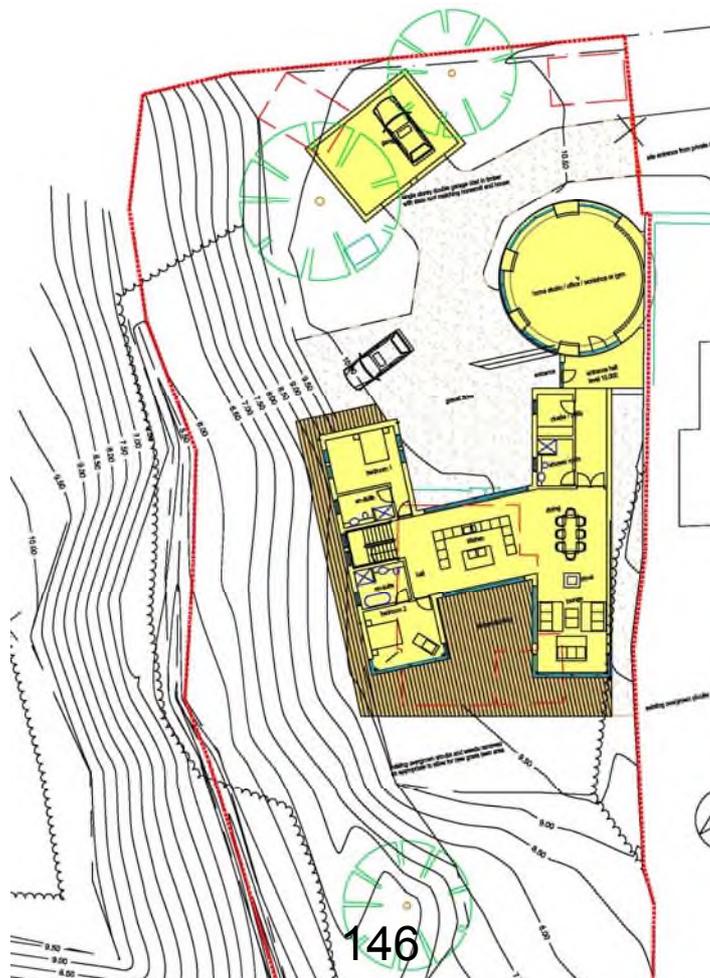
The existing cottage sits on the site to the south of the neighbouring houses. We were keen to ensure that the privacy and aspect of these houses was respected and the various options were located to ensure a sight line from the closest house was respected. This sets the new building footprint on the existing cottage footprint but slightly to the north of it. These early sketch ideas whilst matching the scale of its neighbours tended to turn their back on and sit uncomfortably with the horse mill. They also did not make the best use of the site topography and seemed out of scale with level site width.



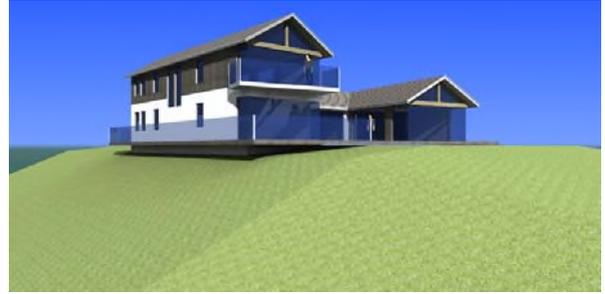
Two of the key design desires of the clients were to release the view of the Strathearn valley and incorporate horse mill into the redevelopment of the site. The horse mill was initially looked at as a separate bunkhouse and good areas of glazing to the south elevation allowed great views across the valley. On further analysis of the site an idea formed of developing one of the earlier sketches which had a wing on axis with horse mill and one which followed the contours of the western slope. Mindful of respect for the neighbouring houses the idea of the trees providing a backdrop for a 2 storey wing following the contours with a single storey wing leading from horse mill developed. This simple arrangement created a space which could link both wings and provide the fantastic opportunity for a picture frame of the view from the moment one enters the site. This idea formed the more private sleeping wing in to the sheltered edge of the site and the living wing addressing the fabulous views and linking into the horse mill.



These early massing models show this idea developed in simple form and the powerful image of the picture frame view that develops as the viewer comes around the horse mill. The step in scale from the 2 storey wing to the west to the simpler single storey to the east is evident which not only respects the neighbouring housing but is also more sympathetic in the link in to horse mill. The siting of the living wing to the east maximises the views and being single storey allows the main living space to sit closer to the front of the existing house footprint. The plan as developed is organic in that it is a response to the unique nature of the site and sits comfortably within it. The 2 storey and single storey wings are linked together by the kitchen area which is a transparent box linking the views and site from north to south.



The early sketch models had shown mono-pitch roofs which tended to increase the mass of the building so these were replaced by dual pitch roofs which brought the scale down allowing a more traditional form to develop. The views are captured by large areas of glazing to the south and sliding / folding doors open onto a large timber deck. The master bedroom enjoys a small balcony to allow relaxation enjoying the views but is suitably distant from the neighbouring properties.



The west wing of the building sits over the embankment and a timber walkway with stainless steel and glass balustrading allows access around the wing externally. The ground floor walls are finished with white wetdash style render which matches the finish to the existing cottage. The 2<sup>nd</sup> storey is clad in vertical Scottish Larch which creates a softer edge and allows the wing to sit comfortably against the western tree line. The roof is finished with slate, a traditional Scottish roof finish with roofs defined by exposed timber trusses.



The wall to the ground floor alongside the entrance is clad in Scottish larch to provide a softer edge alongside the random rubble walls to the horse mill. The walls of horse mill currently have infilled panels with render and this will be removed to form window openings spilling light into the round room that will also expose the fabulous timber roof structure.



#### **4 - Sustainability**

The exemplar scheme is designed with a close eye on sustainability.

The slate roofing has an A+ green specification rating, the best that can be achieved. Along with the Code 4 lead flashings, this roof construction presents a roof finish that will last for many years. Timber is one of the most sustainable materials that can be used and the use of timber from accredited managed sources will be adopted. Whilst the glass has high initial embodied energy, the use of gas filled double glazed units with low 'E' coatings is seen as the best sustainable option for glazing. The roof is highly insulated and airtight using insulation over the rafters and the insulation material proposed is classified as zero ODP and zero GWP under Ecohomes and Code for Sustainable Homes classifications. The walls too are insulated in a similar fashion, with a timber internal frame proposed to an external leaf of rendered panels and timber.

The type of heating system has not been considered for this 'planning in principle' application however a stove (circa 8kw) will allow the burning of sustainable fuel such as wood. Natural lighting will reduce the dependency on artificial lighting but where and when this is required it will be at least 50% low energy light. It may be necessary to have some steel work for frame rigidity. This will be concealed by timber and also have bolted connections to permit disassembly and reuse should the need arise.

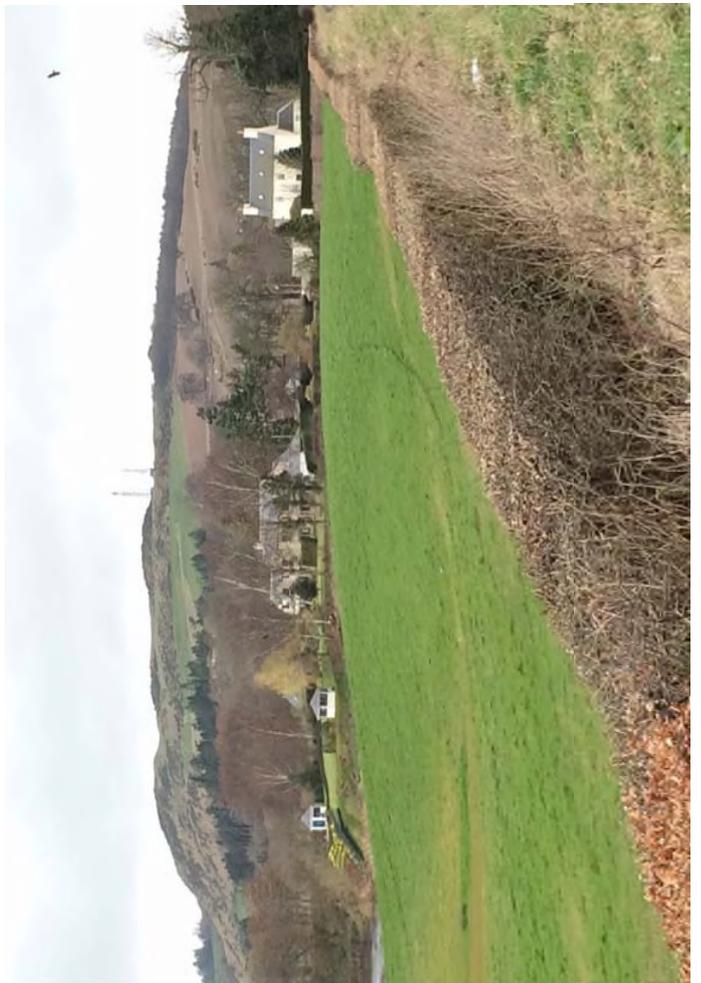
The renovation of the horse mill will give a new lease of life to a fantastic building and all changes will be carried out sympathetically. The exiting house drainage goes to a private septic tank and any new drainage will tie in with this and the necessary upgrade made to suit at a more detailed design stage of the project. The new surfacing to the drive will be porous to ensure good natural drainage is continued on the site.

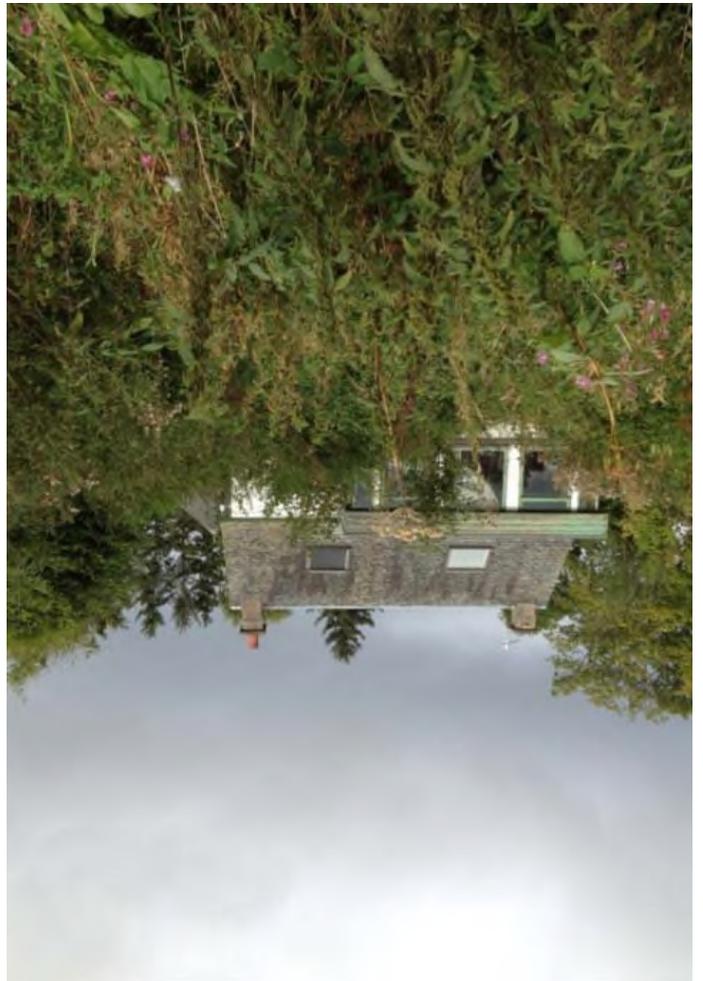
#### **5 - Accessibility**

Inclusive design for all is a key challenge of design today. The proposed scheme has no barriers to use by disabled persons from inside to outside allowing good access and facilities at ground floor level.

Glazed doors always present an issue for the visually impaired, however use of applied transfers at an appropriate height on the door will assist identification of a barrier.













**TCP/11/16(298)**

**Planning Application 13/01901/IPL – Erection of replacement dwellinghouse, change of use of horsemill to form part of dwellinghouse and erection of detached double garage, Horsemill Cottage, Craigend, Perth, PH2 8BY**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENT** *(included in applicant's submission, see pages 131-140)*



# PERTH AND KINROSS COUNCIL

Mr And Mrs David & Sam Greer  
c/o Am | Architect  
FAO Andrew McLeish  
3 Spens Crescent  
Perth  
PH1 1PE  
GB

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 7th January 2014

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/01901/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 6th November 2013 for permission for **Erection of replacement dwellinghouse, change of use of hoursemill to form part of dwellinghouse and erection of detached double garage Horsemill Cottage Craigend Perth PH2 8PY** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The site falls within the area identified as Green Belt where Policy NE5 of the Proposed Local Development Plan 2012 applies. The proposal is contrary to policy NE5 as it does not lie in one of the categories of acceptable development outlined within the policy. In addition the accompanying details are unacceptable and would detract from the character of the Green Belt.
2. Within the adopted local plan the site is within the landward area where policy 1 applies. This generally restricts developments to agriculture, forestry, recreational or tourism developments where a countryside location is essential. The proposal is not related to agriculture, forestry, recreation or tourism that requires a countryside location and as such is contrary to Policy 1 of the adopted Perth Area Local Plan 1995.

## **Justification**

The proposal is not in accordance with the Development Plan nor with the Proposed Local Development Plan. There are no material reasons which justify departing from the Development Plan.

## **Notes**

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

### **Plan Reference**

13/01901/1

13/01901/2

13/01901/3

13/01901/4

13/01901/5

13/01901/6

13/01901/7

13/01901/8

13/01901/9

13/01901/10

# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	13/01901/IPL
Ward No	N9- Almond And Earn

**PROPOSAL:** Erection of replacement dwellinghouse, change of use of horesemill to form part of dwellinghouse and erection of detached double garage

**LOCATION:** Horsemill Cottage Craigend Perth PH2 8PY

**APPLICANT:** Mr And Mrs David & Sam Greer

**RECOMMENDATION:** REFUSE THE APPLICATION

**SITE INSPECTION:** 14 November 2014



### OFFICERS REPORT:

Planning permission in principle is sought for the erection of a replacement dwellinghouse and change of use of horesemill to form part of a dwellinghouse and the erection of a detached double garage at Horsemill Cottage, Craigend, Perth.

The site is situated off a shared private access road from the A912 public road between Craigend and Bridge of Earn. The site is within the setting of Horsemill

Farmhouse which is a category B listed building. There are two large, modern detached dwellinghouses between the application site and the listed building.

Sections 25 & 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of this planning application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The Development Plan comprises of TayPlan 2012 and the adopted Perth Area Local Plan 1995. Perth and Kinross Proposed Local Development Plan 2012 is a material consideration.

TayPlan 2012 requires a Green Belt to be designated around Perth. Policy 3 of TayPlan applies. The Green Belt is identified in the Perth and Kinross Proposed Local Development Plan 2012.

The site falls within the area identified as Green Belt where Policy NE5 of the Proposed Local Development Plan 2012 applies. This states that development in the Green Belt will only be permitted where it can be demonstrated that it is essential for agriculture, horticulture (including allotments) or forestry operations that are appropriate to the Green Belt. There is some scope within the policy for alterations, extensions or changes of use of existing buildings.

This application is in principle but includes a large amount of detail indicating the proposed design of a new dwellinghouse on the site. This includes the demolition of the existing dwellinghouse and the building of a replacement dwellinghouse. This would be contrary to the criteria set out in policy NE5 of the Proposed Local Development Plan (2012). Category (d) of the policy allows for alterations, extensions and changes of use to residential where the building is of suitable architectural quality. In this instance there would be scope for alterations and extension to the existing dwellinghouse and the conversion of the horsemill to residential use. However the extent of this proposal in terms of demolition of the existing house and the scale of the proposed new development would not be within the terms of the policy and would detract from the character of the Green Belt. The proposal is therefore contrary to policy NE5 as it does not fall into one of the categories of acceptable development outlined within the policy. In addition the accompanying details are unacceptable and would detract from the character of the Green Belt.

Within the adopted Perth Area Local Plan (1995) the site is within the landward area where policy 1 applies. This generally restricts developments in the countryside to agriculture, forestry, recreational or tourism developments where a countryside location is essential. The proposal is not related to agriculture, forestry, recreation or tourism that requires a countryside location and as such is contrary to Policy 1 of the adopted Perth Area Local Plan 1995.

Whilst there may be some scope for change of use of the horsemill to a residential use and / or alterations and extension to the existing house the principle of the demolition of the existing house and the erection of a replacement dwellinghouse is not acceptable. This would be contrary to Policy NE5 of the Proposed Local Development Plan 2012 and of Policy 1 of the adopted Perth Area Local Plan 1995.

I therefore conclude that the proposal is contrary to the Proposed Local Development Plan 2012 and to the Adopted Perth Area Local Plan 1995 and recommend that it be refused.

## **DEVELOPMENT PLAN**

### **TayPlan 2012**

Policy 3: Managing TAYplan's Assets

Includes designation of green belt around Perth to assist in safeguarding the countryside from encroachment; to manage the long term planned growth and define appropriate forms of development within the green belt.

### **Perth Area Local Plan 1995**

P\_001 Perth Area General Policies

Developments will generally be restricted to agriculture, forestry, or recreational and tourism projects where a countryside location is essential.

## **OTHER POLICIES**

### **Proposed Local Development Plan 2012**

On the 30 January 2012 the Proposed Plan was published. The Council's current adopted Local Plans will eventually be replaced by the Local Development Plan. The Council's Development Plan Scheme sets out the timescale and stages leading to adoption. The Proposed Local Development Plan has undergone an Examination following which a report was published on 11 October 2013 containing the Reporter's recommendations. The Council has a three month period to consider the Reporter's recommendations and the modified Plan will be published by 11 January 2014. This will be the Plan that the Council intends to adopt, subject to agreement by Scottish Ministers. Prior to adoption, the Proposed Local Development Plan 2012 is a material consideration in the determination of this application, reflecting a more up to date view of the Council than those contained in the relevant adopted Local Plan.

NE5: Green Belt

Policy seeks to protect character of the area in the green belt and restricts development in the green belt to that essential for agriculture, horticulture and forestry operations.

Policy HE2 - Listed Buildings - proposals should be appropriate to the character of the listed building and its setting.

## **SITE HISTORY**

87/01249/FUL ERECTION OF DORMER WINDOW EXTENSION AT 6 October 1987  
Application Permitted

## CONSULTATIONS/COMMENTS

Transport Planning	No objection subject to conditions.
Education And Children's Services	No reply within timescale however the developer contributions guidance would apply as the property has been vacant for longer than three years.
Forward Planning	Application is contrary to Green Belt policy and should be refused.
Environmental Health	No objection subject to condition with regard to potential ground contamination.
Local Flood Prevention Authority	No response in timescale. Site is outwith flood area shown on SEPA 1:200 year flood map.
Scottish Water	No objection.
Conservation Team	No objection in terms of impact on listed building.

**TARGET DATE:** 6 January 2014

### REPRESENTATIONS RECEIVED:

Number Received: 1

### Summary of issues raised by objectors:

One comment requesting further information. Would like to be kept informed of the process and issues regarding the planning application.

### Response to issues raised by objectors:

Not a material consideration in the determination of the application.

### Additional Statements Received:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted.
Report on Impact or Potential Impact	None submitted.

**Legal Agreement Required:** Not required.

**Direction by Scottish Ministers** – n/a

**Reasons:-**

- 1 The site falls within the area identified as Green Belt where Policy NE5 of the Proposed Local Development Plan 2012 applies. The proposal is contrary to policy NE5 as it does not lie in one of the categories of acceptable development outlined within the policy. In addition the accompanying details are unacceptable and would detract from the character of the Green Belt.
- 2 Within the adopted local plan the site is within the landward area where policy 1 applies. This generally restricts developments to agriculture, forestry, recreational or tourism developments where a countryside location is essential. The proposal is not related to agriculture, forestry, recreation or tourism that requires a countryside location and as such is contrary to Policy 1 of the adopted Perth Area Local Plan 1995.

**Justification**

The proposal is not in accordance with the Development Plan nor with the Proposed Local Development Plan. There are no material reasons which justify departing from the Development Plan.

**Notes**

None.



**TCP/11/16(298)**

**Planning Application 13/01901/IPL – Erection of replacement dwellinghouse, change of use of horsemill to form part of dwellinghouse and erection of detached double garage, Horsemill Cottage, Craigend, Perth, PH2 8BY**

## **REPRESENTATIONS**

- Representation from Ron Moody, dated 11 November 2013
- Representation from Scottish Water, dated 11 November 2013
- Representation from Regulatory Service Manager, dated 22 November 2013
- Representation from Conservation Officer, dated 23 November 2013
- Representation from Douglas Laird, dated 28 November 2013
- Representation from Transport Planning, dated 28 November 2013



## CONSULTATION ON PLANNING APPLICATION



**To:** Persephone Beer  
**From:** Ron Moody  
**Date:** 11/11/13  
**Planning Reference:** 13/01901/FLL

**Description of Proposal:** Demolition of cottage and erection of a dwellinghouse at Craigend Perth

**Local Plan:** Perth Area

### 1. Adopted local Plan

The site lies in the landward part of the plan area and Policies 1&2 are relevant.

### 2. TAYPlan

The approved SDP requires a Green Belt to be designated around Perth in the general area of the site. Policy 3 applies.

### 3. Proposed Local development Plan

The site lies within the area identified as green belt in the proposed LDP within this area Policy NE5 applies. The proposal is contrary to this policy as it does not lie in one of the categories of acceptable development. The housing in the countryside policy does not apply in the Green Belt

### 4. Comments

We have now received the reporters report from the LDP examination and no modifications are proposed that affect this site or the associated policy framework which the application should be assessed against. Though the LDP has not yet been formally adopted the reporters report and the sites Green Belt designation carries significant weight as a material consideration and in my view would be the determining issue. Our monitoring work has revealed that this south eastern quadrant of the Green Belt is where the greatest pressure for Green Belt land release lies. While the site will have good views over the Earn it also follows the proposal will be viewed from its surroundings and its development has the potential to erode the integrity of the Green Belt. While the conversion and restoration of the horse mill would comply with Green Belt policy the construction of a new house is contrary to Green Belt policy and the application should be refused.



11<sup>th</sup> November 2013



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

**SCOTTISH WATER**

Customer Connections  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
G33 6FB

Dear Sir Madam

Customer Support Team  
T: 0141 414 7660  
W: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)  
E: [individualconnections@scottishwater.co.uk](mailto:individualconnections@scottishwater.co.uk)

**PLANNING APPLICATION NUMBER: 13/01901/IPL**  
**DEVELOPMENT: Perth Craigend**  
**OUR REFERENCE: 636245**  
**PROPOSAL: Demolition of cottage and erection of dwellinghouse with link to 'horsemill' building (in principle)**

**Please quote our reference in all future correspondence**

In terms of planning consent, Scottish Water does not object to this planning application. However, please note that any planning approval granted by the Local Authority does not guarantee a connection to our infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

Perth Water Treatment Works currently has capacity to service this proposed development.

In some circumstances it may be necessary for the Developer to fund works on existing infrastructure to enable their development to connect. Should we become aware of any issues such as flooding, low pressure, etc the Developer will be required to fund works to mitigate the effect of the development on existing customers. Scottish Water can make a contribution to these costs through Reasonable Cost funding rules.

A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

If the connection to 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). This should be done through a deed of servitude.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: [www.scottishwater.co.uk](http://www.scottishwater.co.uk).

Yours faithfully

**Lynsey Horn**  
Customer Connections Administrator



# Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	13/01901/IPL	Our ref	MP/EM
Date	22 November 2013	Tel No	01738 476415

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

**RE: RE: Demolition of cottage and erection of dwellinghouse with link to 'horsemill' building (in principle) Horsemill Cottage Craigend Perth PH2 8PY for Mr And Mrs David & Sam Greer**

I refer to your letter dated 7 November 2013 in connection with the above application and have the following comments to make.

### **Environmental Health** (assessment date – 22/11/13)

#### Recommendation

I have no adverse comments with regards to this application

#### Comments

This application is on the site of an existing residential property, located around 300 meters south west of the M90. The noise from the motorway will be audible at this location but there are other properties closer and I have no concerns regarding motorway noise.

This proposal mentions a potential workshop and a wood burning stove as part of the application, but in this residential context, I have few concerns regarding this.

### **Contaminated Land** (assessment date - 11/11/13)

After checking the historical maps, there appears to be no use made of the land that would constitute a previous contaminative use.

However, on inspection of the development area, the ground appears to comprise areas of made ground with discarded rubbish including household items, plastic, fencing panels and timber. Sitting on the northern boundary of the plot there is an empty petroleum storage tank in addition to an oil drum which appears to be full. There is also a large grey metal tank located on the western side of the plot. It is not known what this tank contains or has contained in the past. Therefore, based on these observations, I recommend the following condition be applied to the application.

### **Condition**

Development should not begin until a scheme to deal with the contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain proposals to deal with the contamination to include:

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed

- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures

Before any unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority. Verification that the schemes proposals have been fully implemented must also be submitted to the planning authority.

# Memorandum

To Persephone Beer  
Planning Officer

From Richard Welch, Conservation Officer,  
Development Management, Planning &  
Regeneration

Your ref 13/01901/IPL

Our ref

Date 23 November 2013

Tel No 76598

---

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

---

**Demolition of cottage and erection of dwelling-house with link to horsemill building  
(in principle): Horsemill Cottage, Craigend, Perth  
Conservation Officer comments**

This site is within the setting of Horsemill Farmhouse which is a category B listed building.

The overall mass of the proposed replacement dwelling-house is larger than the existing cottage. However, due to the landscape framework and existing building group there will be minimal impact upon the setting of the listed building.

The renovation of the horsemill and incorporation into the design scheme is very much welcomed. I note also that the single storey east wing of the development respects the scale and setting of the horsemill. The proposed external materials are good quality.

Richard Welch  
Conservation Officer



AB.

**Tracy McManamon**

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**From:** Douglas <douglas@peakcare.co.uk>  
**Sent:** 28 November 2013 15:46  
**To:** Development Management - Generic Email Account  
**Subject:** Planning Application Ref. 13/01901/IPL

Dear Sir/Madam,

Re : Horsemill Cottage,Craigend, PERTH.

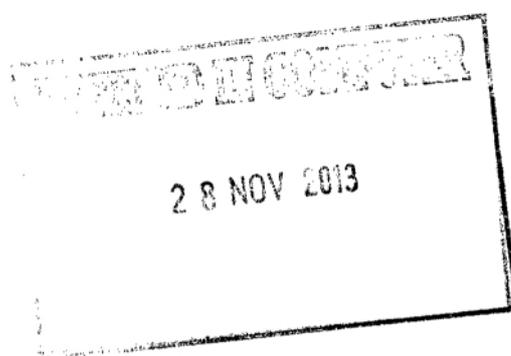
I am writing to inform you that access to the above development is across the lane from the main road and the adjoining roadway in front of the gate entrance to Horsemill cottage. I have not been made aware of or consulted about this development by any parties until I received the notification 13/01901/IPL.

I would be obliged if you could keep me informed of the process and related issues regarding this planning application.

Yours sincerely with thanks,

Douglas Laird.

I reside at Horsemill House, Craigend, Perth, PH2 8PY . My telephone number is 07711892328







The Environment  
Service

# MEMORANDUM

To	Persephone Beer Planning Officer	From	Niall Moran Transport Planning Technician Transport Planning
Our ref:	NM	Tel No.	Ext 76512
Your ref:	13/01901/IPL	Date	28 November 2013

Pullar House, 35 Kinnoull Street, Perth, PH1 5GD

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, - ROADS (SCOTLAND) ACT 1984

With reference to the application 13/01901/IPL for planning consent for:- **Demolition of cottage and erection of dwellinghouse with link to 'horsemill' building (in principle) Horsemill Cottage Craigend Perth PH2 8PY for Mr And Mrs David & Sam Greer**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.

I trust these comments are of assistance.

