

TCP/11/16(311)
Planning Application 14/00300/IPL – Erection of dwellinghouse (in principle), land 30 metres south west of Carse Grange Holdings, Grange, Errol

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TCP/11/16(311)

Planning Application 14/00300/IPL – Erection of dwellinghouse (in principle), land 30 metres south west of Carse Grange Holdings, Grange, Errol

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 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 COLIN GOURLEY

Address CARSE GRANGE HOLDINGS
GRANGE
ERLOL, PERTHSHIRE

Postcode PH2 7SZ

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name ANDREW BLACK DESIGN

Address 1 RITCHIES LANE
PETH ROAD
DUNDEE

Postcode DD2 1ED

Contact Telephone 1 01382 666512

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* mail@andrewblackdesign.com

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

Yes ☒ No ☐

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

Planning authority PERTH AND KINROSS COUNCIL

Planning authority's application reference number 14/00300/1PL

Site address ORCHARD OF CARSE GRANGE, GRANGE, ERLOL, PERTHSHIRE, PH2 7TB

Description of proposed development PROPOSED NEW HOUSE IN PRINCIPLE AT ORCHARD OF CARSE
GRANGE, ERLOL,

Date of application 18/2/14 Date of decision (if any) 9/5/14

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

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

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

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

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

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

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

Site inspection

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

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

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

Statement

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

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

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

WE WOULD LIKE TO REQUEST A SITE VISIT AND A REVIEW OF THE ORIGINAL DECISION ON THE FOREMENTIONED PLOT. WE FEEL THAT AS THE PLOT IS OWNED AND IS PART OF A BIGGER LAND AREA THAT IS COMPLETELY WITHIN THE LOCAL DEVELOPMENT PLAN AREA IT SHOULD BE CONSIDERED FOR REVIEW. THE DEVELOPMENT BOUNDARY BYPASSES THE PROPOSED PLOT, WHICH MUST BE SEEN AS AN ANOMALY. THE DEVELOPMENT BOUNDARY FOLLOWS THE DISTINCT LINES OF THE BUILDING GROUP AND SURROUNDING GARDEN GROUND, BUT THEN FOR SOME REASON MISSES OUT THE PROPOSED PLOT, EVEN THOUGH THIS IS CLEARLY PART OF THE BUILDING GROUP. WE FEEL THIS WAS AN OVERSIGHT AND NOT DELIBERATE ACTION WHEN THE BOUNDARY WAS SET OUT. ULTIMATELY WE FEEL WE ARE BEING UNFAIRLY DISADVANTAGED DUE TO THIS ANOMALY. FEARS THAT THIS WILL BE SEEN AS RIBBON DEVELOPMENT *

* PLEASE SEE ATTACHMENT

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

Yes No
☐ ☒

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

List of documents and evidence

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

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

Checklist

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

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

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

Declaration

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

Signed

Date

14/7/14

SURELY CAN BE COUNTERED BY THE ANOMALY MENTIONED ABOVE AND WOULDN'T FORM ANY SORT OF PRECEDENT FOR OTHER AREAS.

THE LAND AREA ALSO LENDS ITSELF TO A VERY NATURAL PLOT WITH EXISTING NATURAL BOUNDARIES AND I THINK THIS CAN ONLY BE SHOWN FULLY BY A SITE VISIT, WE HAVE ALSO SPOKEN TO THE LOCAL COUNCILLOR, COUNCILLOR POVER MBE, AND HE CAN SEE NO REASON WHY PLANNING SHOULDN'T BE CONSIDERED AND GRANTED IN PRINCIPLE FOR A SINGLE HOUSE.

THIS APPLICATION IS ON BEHALF OF MY IN-LAWS, ROMANO AND EVELYN BIONDI WHO OWN THE LAND BUT UNFORTUNATELY DESPITE THEM BEING VERY KEEN GARDENERS, HEALTH ISSUES AND AGE HAVE CAUGHT UP WITH THEM AND THEY ARE NO LONGER ABLE TO KEEP ON TOP OF THIS PLOT, WHICH IS BEGINNING TO OVERGROW AND RISKS BECOMING UNSIGHTLY IN THE FUTURE THEREFORE THIS APPLICATION WOULD ALLOW THEM TO LIVE WITHOUT THE UN-NEEDED STRESS AND WORRY OF THIS LAND BEING TOO MUCH FOR THEM TO COPE WITH.

I HOPE YOU WOULD UNDERTAKE A SITE VISIT TO CONSIDER THIS APPEAL AND I WOULD BE HAPPY TO ATTEND TO ANSWER ANY QUESTIONS.

TCP/11/16(311)
Planning Application 14/00300/IPL – Erection of
dwellinghouse (in principle), land 30 metres south west of
Carse Grange Holdings, Grange, Errol

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr Colin Gourley
c/o Andrew Black Design
Andrew Black
1 Ritchies Lane
Perth Rd
Dundee
DD2 1ED

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 9th May 2014

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/00300/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 13th March 2014 for permission for **Erection of dwellinghouse (in principle) Land 30 Metres South West Of Carse Grange Holdings Grange Errol** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy PM4 of the Local Development Plan 2014 as the proposals development site is located immediately outwith the defined settlement boundary of Errol Airport/ Grange as identified in the LDP.

Justification

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

Notes

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

Plan Reference

14/00300/1

14/00300/2

14/00300/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/00300/IPL	
Ward No	N1- Carse Of Gowrie	
Due Determination Date	12.05.2014	
Case Officer	David Niven	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of dwellinghouse (in principle)

LOCATION: Land 30 Metres South West Of Carse Grange Holdings
Grange Errol

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: 15 April 2014

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This application relates to a triangular area of land that extends to approximately 1145sqm, located to the south of Carse Grange Holdings and Orchard of Carse Grange. It presently forms part of the extended grounds of Carse Grange Holdings which comprises of single storey cottage and various outbuildings and disused poultry sheds. The site itself is bounded to north by the existing private access that serves the properties at Carse Grange Holdings and Orchard of Carse Grange, to the west by a Leylandii hedge and to the east by a beech hedge.

Planning permission in principle is being sought for the erection of a house within the site. The applicant has not submitted any elevations but an indicative layout has been submitted showing a single house positioned centrally within the site with a driveway access formed onto the existing private access track that presently serves the properties at Carse Grange Holdings and Orchard of Carse Grange.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

Pre application Reference: There is no record of any pre application enquiry.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The 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 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 RD3 - Housing in the Countryside

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

OTHER POLICIES

Housing in the Countryside Guide (2012)

Developer Contributions Guide (November 2012)

CONSULTATION RESPONSES

Transport Planning

No objection subject to conditions

Education And Children's Services

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

Environmental Health

No objection

Paragon Skydiving Club
No comments received

Dundee Airport Ltd
No objection

Forward Planning
Proposed development is outwith settlement boundary and therefore contrary to Policy PM4 of the LDP.

REPRESENTATIONS

None

Additional Statements Received:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The site lies within the landward area within the adopted Local Development Plan 2014 where all proposals for new housing are normally considered against *Policy RD3: Housing in the Countryside*. However as this site is located immediately adjacent but outwith the settlement boundary of Errol

Airfield/Grange as identified in the recently adopted LDP, the proposals must also be assessed against *Policy PM4: Settlement Boundaries*.

The applicants supporting statement makes reference to the proposed site being acceptable under Policy RD3 and its associated SPG, indicating that the site complies with the criteria for development within a building group and consequently is compatible with the policy. However, crucially the site is located immediately outwith the defined settlement boundary of Errol Airfield/Grange as identified in the LDP where Policy PM4 is applicable. This policy states that development will not be permitted, except within the defined settlement boundary. As such, the proposed development site fails to comply with the requirements of Policy PM4 as it would result in development immediately outwith the defined settlement boundary

It should be noted that Policy PM4 was specifically added by the Government Reporter following examination of the initial draft LDP, in order to set out a presumption against development outwith a defined settlement boundary. The new LDP also forms the Council's most up to date expression of policy and given that it has only recently been adopted its policies should be applied in a robust and consistent manner. The approval of this application would set an early precedent, undermining the objectives of this policy and encouraging further piecemeal development on the edge of settlement boundaries. It is therefore important for developments such as this to be resisted.

Developer Contributions

In terms of the approved Developer Contributions Guide 2012, as this application is only "in principle" it is not possible to apply the contribution guidance at this stage and the determination of appropriate contribution, if required, will be based on the status of the school when a detailed application is received. However if this application were to be approved a condition will be required to ensure that any future application for the detailed proposals fully complies with the requirements of the Development Contributions Guide.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Application Processing Time

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

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 does not comply with the approved TAYplan 2012

and the adopted Local Development Plan 2014, specifically in regards to *Policy PM4: Settlement Boundaries*. 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.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to policy PM4 of the Local Development Plan 2014 as the proposals development site is located immediately outwith the defined settlement boundary of Errol Airport/ Grange as identified in the LDP.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

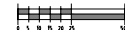
14/00300/1

14/00300/2

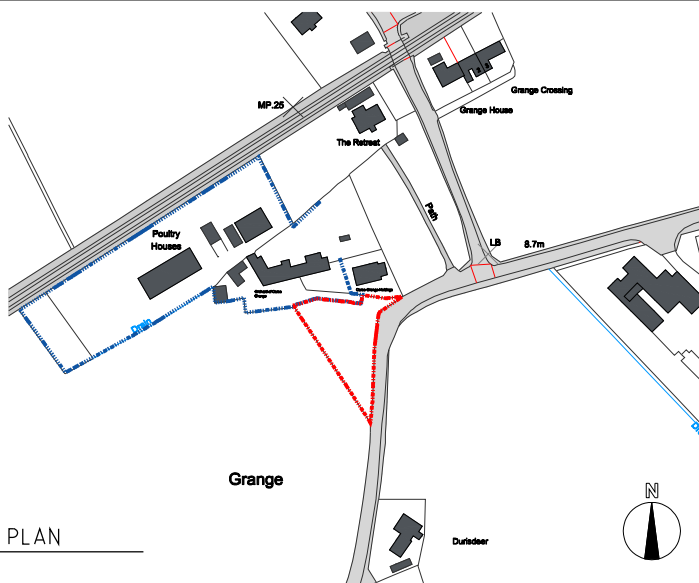
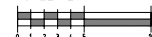
14/00300/3

Date of Report 07.05.2014

SCALE 1:1250



SCALE 1:200



1 PROPOSED LOCATION PLAN

1:1250



Site Area 1145m sq.

2 PROPOSED SITE PLAN

1:200

145

Rev. A - site boundary amended - 17.2.14



Client: Mr C. Gourley

DWG. NO. 01 - A

Project:
Grange
Purthwaite, PH2 7SZ
Proposed House in Principle

Title:
Site & Location Plan

A1 @ 1:1250 & 1:200

Job No: 592

Date: Jan 2014

Purpose: Design

Drawn by: MB

1 Dublin Lane, Park Hill, Dundee, DD2 1ed

T: 01392 555512 F: 01392 555519
info@andrewblackdesign.com



LTR/592/3/AN

25 February 2014

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

Dear Sirs

Ref No. 14/00300/IPL
Carse Grange, Grange, Errol

With reference to your letter dated 21st February 2014, we can confirm payment has already been forwarded to you for this application.

We can also confirm that all drainage proposals are to be contained within the red site boundaries.

We hope this is all the information you now require to validate this application, but should you require anything further, please do not hesitate to contact me.

Yours faithfully

Alison Niven
for Andrew Black Design

INVALID APPLICATION UPDATE

This slip **must be completed** by the appropriate applicant or agent **and returned** to the Validation Officer at the address on the accompanying letter and within **21 days** of the date of that letter or your application will be withdrawn.

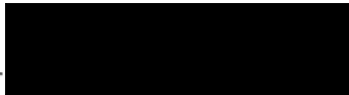
APPLICATION NUMBER – 14/00300/IPL

[PLEASE TICK THE APPROPRIATE BOX]

<input checked="checked" type="checkbox"/>	I enclose the missing information as requested in your letter
--	---

<input type="checkbox"/>	I wish to withdraw my application meantime, please refund my fee
--------------------------	--

Signed



Date

25/2/14

Proposed New House in Principle

Orchard of Carse Grange

Grange
Perthshire
PH2 7SZ

Andrew Black Design,
Architects & Interior Designers
1 Ritchies Lane, Perth Road, Dundee
DD2 1ED
Tel: 01382 666512
Email: mail@andrewblackdesign.com

Supporting Statement

The following supporting statement will refer primarily to the Perth & Kinross Council Housing in the Countryside Guide 2012 and Local Development Plan (2014) as appropriate.

Background

The proposed site sits to the south of Carse Grange Holdings and Orchard of Carse Grange. The proposed application site extends to 1145m sq.

The overall site which forms Orchard of Carse Grange amounts to approximately 0.8 hectare and is bounded to the north by the main rail line and to the south by farmland and the C484 Errol to Inchture Road. The main cottage sits to the north of the proposed site, with various outbuildings and unused poultry sheds.

Permission was received for a single storey house (Carse Grange Holdings) back in 2007 (ref: 06/02365/FUL) which was subsequently completed in 2008. This sits directly to the north of the proposed site and to the east of Orchard of Grange.

Local Plan

The current Local Development Plan (2014) sets out the development boundary for Grange which includes Orchard of Carse Grange and Carse Grange Holdings. The application site which is strongly linked to the site overall, has not been included within the boundary. We feel that the diversion of the development boundary is a little contrived to avoid this site but means that we have treated the application under Policy RD3 – Housing in the Countryside.

Building Groups

We believe that the current proposal sits within category a) Building Groups, of the Housing in the Countryside Guide.

“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.”

The existing cottage, new build house and various outbuildings fulfils the above criteria.

“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”.

The access drive to the north bounded by the stone wall, creates a defined boundary. The east boundary is defined by the mature beech hedge and trees creating a *“well established landscape”* with the main road reinforcing this further. The west is bounded by an established hedge and field edge. The proposed site has a combination of defined boundaries which are well established and fulfils the above criteria.

“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).”

As the application is in principle, the house design has not been developed and as such any future application could deal with the design in relation to the character of existing buildings. The site layout respects the building pattern of the immediate group and also patterns of development in Grange itself. The proposed site does not form part of the useable amenity for the existing properties and as such would not be detrimental to the existing properties. The proposed property would have a private, mature garden space creating a high level of amenity space.

Conclusion

It is our opinion that proposed house location fits with local and national planning policy, including Housing in the Countryside Policy 2012 and Local Development Plan (2014) Policy RD3. Furthermore due to the mature and well defined boundaries within the site, the proposal will contribute to and have minimal visual effect on the building group and surrounding area.

Prepared by Andrew Black Bsc Barch (hons) RIBA RIAS

February 2014

Ref: 592/R1/ARB

TCP/11/16(311)
Planning Application 14/00300/IPL – Erection of
dwellinghouse (in principle), land 30 metres south west of
Carse Grange Holdings, Grange, Errol

REPRESENTATIONS

- Representation from Forward Planning, dated 19 March 2014
- Representation from Regulatory Services Manager, dated 25 March 2014
- Representation from Dundee Airport Limited, dated 1 April 2014
- Representation from Transport Planning, dated 7 April 2014

CONSULTATION ON PLANNING APPLICATION



To: Development Management
From: Ron Moody
Date: 19/03/14
Planning Reference: 14/00300/IPL

Description of Proposal: Erection of dwelling in principle 30 metres south west of Grange Errol

1. Tayplan

Not relevant to the proposal.

2. Local Development Plan

The Local Development Plan was adopted on 3 February 2014.

The site lies immediately outside the settlement boundary shown for Errol Airfield/Grange.

Of particular relevance are

1. Policy PM4 which indicates that development will not be permitted except within the settlement boundary.
2. Policy RD3 housing in the countryside

3. Comments

I note that the applicant has submitted some documents in support of the application which refer to policy RD3 indicating that as the site has defined boundaries it is part of a building group and consequently is compatible with the policy. However and of more significance the proposal is contrary to policy PM4 (which was a modification approved by the Council as a result of the examination) as it lies immediately outside the settlement boundary identified in the LDP. The boundary was carried over from the previous adopted Perth Area Local Plan and any alteration would be better dealt with through the LDP process rather than piecemeal applications.

Memorandum

To Development Quality Manager From Regulatory Service Manager

Your ref 14/00300IPL

Our ref LRE/LJ

Date 25 March 2014

Tel No 01738 476462/475248

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission PK14/00300/IPL RE: Erection of dwelling house (in principle) land 30 metres south west of Carse Grange Holdings Grange Errol for Mr Colin Gourley

I refer to your letter dated 17 March 2014 in connection with the above application and have the following comments to make.

Environmental Health (assessment date - 25/03/14)

Recommendation

I have no adverse comments in relation to the application.

Comments

The applicant proposes to build a dwelling house 30 metres south west of Carse Grange Holdings Errol.

The location plan indicates that there a poultry shed close to the proposed location site however these are now redundant as also stated in the supporting statement submitted with this application.

The application site is in a rural area and I am sure at certain times of the year any future residents will be aware of noise and odour associated with the countryside. However it is my contention that this will not adversely affect residential amenity of the proposed dwelling. There are existing residential properties within close proximity to the application site.

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

Contaminated Land (assessment date – 01/04/2014)

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.



From: Anne Phillips
Sent: 1 Apr 2014 14:40:59 +0100
To: Development Management - Generic Email Account
Subject: Plan App Erect Dwellinghouse - Land 30m SW of Carse Grange Holdings Grange Errol

Your Ref: 2014/00300/IPL

Dear Sir/Madam,

PROPOSAL: Erect Dwellinghouse

LOCATION: Land 30m SW of Carse Grange Holdings Grange Errol

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.

Anne Phillips

Operations Manager

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



MEMORANDUM

To	David Niven Planning Officer	From	Tony Maric Transport Planning Officer Transport Planning
Our ref:	TM	Tel No.	Ext 75329
Your ref:	14/00300/IPL	Date	07 April 2014

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

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

With reference to the application 14/00300/IPL for planning consent for:- **Erection of dwellinghouse (in principle) Land 30 Metres South West of Carse Grange Holdings Grange Errol for Mr Colin Gourlay**

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.

