

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 9 December 2014 at 10.30am.

Present: Councillors M Lyle, A Gaunt and T Gray.

In Attendance: D Harrison (Planning Adviser), G Fogg (Legal Adviser) and Y Oliver (Committee Officer) (all Chief Executive's Service).

Also Attending: C Brien (The Environment Service); H Rheinallt (Chief Executive's Service); members of the public, including agents and applicants.

798. DECLARATIONS OF INTEREST

There were no declarations of interest in terms of the Councillors' Code of Conduct.

799. MINUTES

(i) Minute of Meeting of Local Review Body of 11 November 2014

The Minute of meeting of the Local Review Body of 11 November 2014 was submitted and noted.

(ii) Minute of Special Meeting of Local Review Body of 25 November 2014

The Minute of the special meeting of the Local Review Body of 25 November 2014 was submitted and noted.

800. APPLICATION FOR REVIEW

(i) TCP/11/16(323) Planning Application 14/00214/FLL – Erection of dwellinghouse, land 80 metres north east of Cuil An Daraich, Logierait – Mr J McMenemie

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of dwellinghouse, land 80 metres north east of Cuil An Daraich, Logierait.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that, having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

Resolved by majority decision that the Review Application for permission for the erection of dwellinghouse, land 80 metres north east of Cuil An Daraich, Logierait be upheld and planning permission granted, subject to the imposition of appropriate conditions including archaeological and land contamination assessments, landscaping plans, drainage provision and the approval of proposed materials, notably stone to match the adjoining listed building (Cuil An Daraich).

Justification

The proposal is in accordance with the Perth and Kinross Council Local Development Plan 2014, Policy RD3 Housing in the Countryside, Category A – Building Groups, and the Housing in the Countryside Guide 2012, as the proposal does respect the character, layout and building pattern of the group.

Note: Councillor A Gaunt dissented from the majority view. She considered that the proposal is contrary to Policy RD3 Housing in the Countryside Guide 2012 (notably part 3.3 a) and Siting Criteria) as the site does not have established boundaries on all sides to form an identifiable site in the landscape.