

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Minute of meeting of the Planning and Development Management Committee held in the Council Chamber, Ground Floor, Council Building, 2 High Street, Perth on Wednesday 29 August 2018 at 10.00am.

Present: Councillors R McCall, M Barnacle, B Brawn, H Anderson, B Band, H Coates, E Drysdale, T Gray, I James, A Jarvis, L Simpson, R Watters and W Wilson.

In Attendance: M Barr, A Condliffe, D Littlejohn, L Reid, D Salman, J Scott, R Stewart (all Housing and Environment); C Elliott, D Williams and M Willis (Corporate and Democratic Services).

Councillor R McCall, Convener, Presiding.

468. WELCOME AND APOLOGIES

The Convener welcomed everyone present to the meeting.

469. DECLARATIONS OF INTEREST

There were no Declarations of Interest in terms of the Councillors' Code of Conduct.

470. MINUTES

The minute of meeting of the Planning and Development Management Committee of 1 August 2018 (Arts. 427-431) was submitted, approved as a correct record and authorised for signature.

471. DEPUTATIONS

There were no requests for deputations on any items of business.

472. APPLICATIONS FOR DETERMINATION

(1) Major Applications

- (i) 17/00961/AMM – BLAIRGOWRIE – Erection of 117 dwellinghouses, garages and associated works (approval of matters specified in conditions 10/01360/IPM) land SW of entrance of Maple Place, Blairgowrie – Report 18/264 – Stewart Milne Group**

Prior to consideration of the item, J Scott, Team Leader (Major Applications), informed members that a further representation had been received from a neighbouring developer and summarised that representation.

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Resolved:

Grant, subject to the following terms, conditions and informatives:

Conditions

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

2. Prior to the commencement of development a detailed Construction Phasing Plan and Access Strategy for the site shall be submitted for further written agreement by the Council as Planning Authority. Notwithstanding the Site Plan approved (ref: 17/00961/97), the Phasing Plan shall identify:
 - a) an early commitment of the delivery of the link road, extending Elm Drive towards Hazelwood Road, up to the western site boundary, no later than 3 years from the commencement of development (from the date on the NID) and;
 - b) a scheme for the delivery, including timescales, for a road that links from the site up to its southwestern boundary that allows a connection with the remainder of Site H64, as allocated within the Perth and Kinross Local Development Plan 2014, to be made.

The associated Access Strategy shall set out practical means and measures of maintaining constant public access to recreational facilities on land beyond Piggy Lane at all times. The approved phasing plan and access strategy shall thereafter be fully implemented to the satisfaction of the Council as Planning Authority.

Reason: In the interests of ensuring the link road is delivered and adopted up to the site boundary at the earliest opportunity and to ensure public access across the site is reasonably achieved at all times.

3. In association with Condition 2, no development shall commence until a Detailed Delivery Plan confirming the phased delivery of landscaping (public open spaces and tree lines) and construction works (incorporating routes and construction phasing for dwellings and location of any site/construction compounds) within the site has been submitted for written agreement by the Council as Planning Authority. Once approved, the development shall be implemented in accordance with the delivery plan to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity: to ensure a satisfactory standard of local environmental quality.

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4. The conclusions and recommended action points within the supporting Ecological Appraisal submitted and hereby approved shall be fully adhered to, respected and undertaken as part of the construction phases of development.
Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).
5. No removal of vegetation, including trees and shrubs will be permitted between 1st March and 31 August inclusive, unless a competent ecologist has undertaken a careful and detailed check of vegetation for active birds' nests immediately before the vegetation is to be cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on site. Any such written confirmation must be submitted to the planning authority for approval prior to commencement of works.
Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).
6. All road gullies within 500m of a waterbody or Sustainable Urban Drainage (SUDS) basin shall have 'wildlife kerbs' installed adjacent to the gully. The details, including timing, shall be submitted to the Council as Planning Authority for approval and installed thereafter in accordance with the approved detail.
Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).
7. The developer shall incorporate swift bricks and bat roost bricks at eaves height in a minimum of 50% of all 2 storey properties prior to occupation to the satisfaction of the Council as Planning Authority.
Reason: In the interests of employing best practice ecology and enhancing biodiversity opportunities.
8. No works which include the creation of trenches, culverts or the presence of pipes will commence until measures to protect animals from becoming trapped in open excavations and/or pipes and culverts are submitted to and approved in writing by the planning authority. The measures could include, but are not restricted to, creation of sloping escape ramps from trenches and excavations and securely sealing open pipework at the end of each working day.
Reason: In order to prevent animals from being trapped within any open excavations.

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9. Prior to the development hereby approved being completed or brought into use, all matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority.
Reason: In the interests of road safety and environmental quality; to ensure that a satisfactory standard of road and footpath is provided timeously in the interest of the amenity of the residents.
10. Construction work shall be limited to Monday to Friday 07:00 to 19:00 and Saturday 08:00 to 13:00 with no noisy works out with these times or at any time on Sundays or Bank Holidays.
Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.
11. All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.
Reason: In the interests of public health and to prevent noise pollution.
12. The detailed landscaping and planting proposal specification as approved (Plan reference 17/00961/101 and 17/00961/103) shall be undertaken and delivered commensurate with the residential development elements, in accordance with the approved phasing delivery plan (associated with condition 3) and thereafter maintained to the satisfaction of the Council as Planning Authority. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar sizes and species to the satisfaction of the Council as Planning Authority.
Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of satisfying placemaking policy criteria of the adopted Perth and Kinross Local Development Plan 2014.
13. Prior to the commencement of any works on site, all trees identified for retention on site and those which have Root Protection Areas which fall within the site shall be retained and protected. Protection methods shall be strictly in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction. Protection measures, once in place, shall remain in place for the duration of construction.

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Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

14. Prior to the commencement of development a Construction Environment Management Plan (CEMP), incorporating a Construction Method Statement (CMS), a Construction Traffic Management Plan (CTMP), a Site Waste Management Plan (SWMP), a Site Access Management Plan, a Drainage Management Plan (DMP) and Environmental Management Plan (EMP) detailing pollution prevention and control measures for all phases of the, construction and operation programmes will be submitted to and be approved in writing by the Planning Authority, in consultation with Scottish Environment Protection Agency. Thereafter the development shall be fully undertaken in accordance with the CEMP.

Reason: In the interest of protecting environmental quality and of bio-diversity.

15. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented.

Reason: In the interests of best practice surface water management: to avoid undue risks to public safety and flood risk during the construction phases.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure from the relevant policies.

Procedural Notes

Consent shall not to be issued until a Section 75 Agreement relating to developer contributions set out in report 18/264 has been completed. The legal agreement should be concluded and completed within 4 months of the date of any Committee approval. Failure to conclude a legal agreement within 4 months may result in the planning application being re-assessed through failing to comply with the associated policy requirements and will be ultimately recommended for refusal under delegated powers.

Informatives

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the

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date of planning permission in principle, whichever is the later.

2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 41 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development.
 - Readily visible to the public.
 - Printed on durable material.
5. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
6. The applicant is advised that the detailed design of all SUDS shall conform to 'PKC Flooding and Flood Risk Guidance Document (June 2014)', or any subsequent update.
7. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD for a new postal address. The form is downloadable from www.pkc.gov.uk and should be returned to snn@pkc.gov.uk.
8. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public

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wastewater system and/or water network and all their requirements must be fully adhered to.

9. No work shall be commenced until an application for building warrant has been submitted and approved.
10. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild birds while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
11. The applicant is recommended to incorporate a mini glass recycling points in an appropriate location within the approved development to compliment the kerbside recycling services that will be provided. In order to comply with the 'Household Charter', each household should have access to 10 litres of recycling capacity per week, which would roughly equate to 3 mini glass points over the development. Further details of the requirements can be sought in discussion with the Council Waste Services Team. Further, The Environment Service Operations may request communal bins for the flatted properties; it is recommended that the developer make contact with the Community Waste Team to discuss this further.

- (ii) **18/00856/FLM – RATTRAY – Erection of 138 dwellinghouses and associated works (change of houses type to include sunrooms for plots 59-60, 63-65, 67-68, 71-72, 75-84, 86-94, 97-105, 114-120, 131-160,and 165-217) land NE of Lindale, Glenalmond Road, Rattray – Report 18/265 – Springfield Priorities PLC**

Resolved:

Grant, subject to the following terms, conditions and informatives:

Conditions

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.
Reason: To ensure that the development is carried out in accordance with the plans approved.
2. Prior to the occupation of any residential plot, all matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority.

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Reason: In the interest of vehicle and pedestrian safety and in accordance with the policies of the adopted Perth and Kinross Local Development Plan 2014.

3. The hours of operation at the construction stages shall be Monday to Friday 07:00 to 19:00, Saturday 08:00 to 13:00 hours and no working on a Sunday.

Reason: In the interests of public health and to prevent noise pollution.

4. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Planning Authority.

Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

5. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: In order to prevent animals from being trapped within any open excavations.

6. Prior to the completion of the development, a minimum of 1 Swift brick and 1 bat brick shall be incorporated into each 2 storey buildings at eaves height.

Reason: In the interests of employing best practice ecology and enhancing biodiversity.

7. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented.

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Reason: In the interests of best practice surface water management: to avoid undue risks to public safety and flood risk during the construction phases.

8. The development shall be fully undertaken in accordance with the agreed Construction Environment Management Plan (CEMP) associated with planning consent 16/01861/FLM.

Reason: In the interest of protecting environmental quality and of bio-diversity.

9. The approved structural landscaping works associated with planning consent 16/01861/FLM covered within this site area shall be installed in accordance with the agreed timescales and thereafter maintained to the satisfaction of the Planning Authority.

Reason: In order to ensure a responsive and robust landscape framework is created.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

Informatives

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 41 the notice must be:

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- Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material
5. The applicant should be advised that in terms of Section 21 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
 6. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
 7. No work shall be commenced until an application for building warrant has been submitted and approved.
 8. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild birds while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
 9. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD.
 10. The applicant is reminded that, should any protected species be present a licence may be required from Scottish Natural Heritage to disturb a protected species. Failure to obtain a licence may constitute a criminal act under the Habitats Regulations and penalties are severe for non compliance.
 11. The applicant is reminded that this site is still subject to a Section 75 Legal Agreement, securing Developer Contribution requirements and other matters, as secured as part of planning consent 16/01861/FLM. This consent continues to be tied by this legal agreement and the associated requirements will continue to apply.

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- (iii) **18/00988/FLM - PERTH - Application under Section 42 of the Town of Country Planning (Scotland) Act 1997 to modify Condition 2 (acoustic insulation of windows) planning permission 15/00809/AMM (Erection of 164 dwellinghouses and associated works (matters specified by conditions attached to permission 12/01692/IPM)) to land to west of Cherrybank Gardens, Perth – Report 18/266 – Bellway Homes Ltd Scotland**

Resolved:

Grant, subject to the following terms, conditions and informatives:

Conditions

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.
Reason: To ensure that the development is carried out in accordance with the plans approved.
2. All matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards agreed by the Council as Roads Authority.
Reason: In the interest of vehicle and pedestrian safety and in accordance with the policies of the adopted Perth and Kinross Local Development Plan 2014.
3. The agreed specification including materials of all footpaths and cycleways shall be implemented prior to the completion of each phase of the development.
Reason: In the interest of pedestrian and cycle safety.
4. Permitted development rights associated with Classes 1A, 1B, 3A and 3B of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any subsequent comparable classes in future legislation relating to development within the curtilage of a dwellinghouse are hereby revoked in full for all terraced dwellings of the approved Site Layout Plan (Ref No.18/00988/1).
Reason: In the interests of visual and residential amenity; to ensure a satisfactory standard of local environmental quality and to avoid over-intensive development of individual plots.
5. The approved external finishing details and composition shall be undertaken and completed commensurate with the subsequent phases of the development.
Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of suitably satisfying placemaking policy

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criteria of the adopted Perth and Kinross Local Development Plan 2014.

6. The detailed landscaping and planting scheme as approved shall be implemented fully and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of suitably satisfying placemaking policy criteria of the adopted Perth and Kinross Local Development Plan 2014.

7. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar sizes and species to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of suitably satisfying placemaking policy criteria of the adopted Perth and Kinross Local Development Plan 2014.

8. The areas of public open space indicated on the approved landscape and planting drawings shall be planted in accordance with the open space standards of the Planning Authority and completed to phase with the adjacent dwellinghouses in accordance with the agreed programme. The scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and to reserve the rights of the Planning Authority.

9. The approved and installed children's play area indicated in the site layout plan shall be maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of residential amenity and to ensure the satisfactory provision and implementation of a children's play area.

10. The approved and installed new accesses onto both Glasgow Road and Necessity Brae shall be implemented in accordance with the agreed detail.

Reason: In order to ensure that the associated roads infrastructure is suitably upgraded in order to adequately accommodate the impact of the development proposed.

11. The approved detailed Construction Environmental Management Plan (CEMP) detailing environmental mitigation measures and construction method statements, including specific measures for environmental monitoring during construction, shall be fully respected and adhered to through the construction phase of the development.

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Reason: To ensure the construction phase is carefully managed to minimise landscape impacts and mitigate for any associated impacts on ecology, neighbours, general public and the wider environment.

12. Storm water drainage from all paved surfaces shall be disposed of by means of suitable Sustainable Urban Drainage Systems to meet the requirements of best management practices.

Reason: In the Interest of vehicle and pedestrian safety.

13. The approved full drainage calculations and the final layout and depth of the proposed SUDS pond and associated infrastructure shall be fully implemented prior to the completion of the development.

Reason: In the interests of best practise surface water management; to avoid undue risks to public safety and flood risk.

14. The developer shall ensure that during the construction of the development that all surface water is controlled, treated and discharged under the principles of SUDS, as contained in the SUDS Manual (C697) and Site Handbook for the Construction of SUDS (C698) published by CIRIA, all to the satisfaction of the Council as Flood Authority. On completion of development all as-built records of all SUDS shall be provided to the Council as Planning Authority.

Reason: In the interests of best practise surface water management; to avoid undue risk to public safety and flood risk.

15. Prior to the completion of the development, Watercourses 1 and 2 (as referred to in the FRA) shall be inspected and cleared of any impediments likely to create any obstruction to the free flow of water within the development and for 300m (or length otherwise agreed with the Planning Authority) upstream and downstream of the proposed development; all to the satisfaction of the Council as Roads Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in accordance with the adopted Perth and Kinross Local Development Plan 2014.

16. Prior to the completion of the development, Watercourses 1 and 2 (as referred to in the FRA) within the extents of the proposed development shall be inspected and repairs carried out on the watercourse where the bed/banks or other associated features have fallen into a state of disrepair; all to the satisfaction of the Council as Roads Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in accordance with the adopted development plan.

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17. The discharge of any surface water drainage shall be limited to 50% of the greenfield runoff rate.
Reason: To reduce flood risk.
18. No works shall take place within 10m of any flood apparatus constructed as part of the Perth Flood Prevention Scheme without the prior written approval of the Planning Authority in consultation with the Structures and Flooding Team.
Reason: To maintain the integrity of the Perth Flood Prevention Scheme defences.
19. The approved full design of the proposed culverts including maintenance strategy shall be fully implemented prior to the completion of the development.
Reason: To reduce flood risk.
20. The agreed local road network improvements identified in the Transport Assessment shall be implemented and made operational to mitigate the traffic implications of each development phase.
Reason: In the Interest of vehicle and pedestrian safety.
21. The agreed financial contribution between the applicant and Transport Scotland must be in place via a Section 48 Agreement (Roads Scotland Act 1984)
Reason: To ensure that the development supports the longer term aim of providing the capacity improvements necessitated by the traffic impacts of the development; to maintain safety for both the trunk road traffic and the traffic moving to and from the development.
22. The approved site specific plan, detailing bin storage areas, kerbside collection locations and recycling facilities shall be undertaken in accordance with the approved details and completed commensurate with the respective phases of the development.
Reason: To ensure there is adequate provision for waste disposal and recycling.
23. The approved details of the two bus stops shown in the Site Layout Plan shall be implemented prior to the completion of the development.
Reason: In order to ensure that associated local sustainable infrastructure improvements are undertaken to adequately accommodate the impact of the development proposed.
24. All first floor habitable rooms of the affected plots identified in the applicants Trickle Vent Overmark Plan (drawing number PB/AV/01) (18/00988/2) shall be fitted with improved sound attenuated trickle ventilation which meets the specification contained within the submitted Acoustic Report (18/00988/3) dated 6 June 2018 by KSG Acoustics.
The windows identified shall be provided with suitable acoustic insulation with a sound reduction index

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equivalent to >30 dB RWA and provided with trickle vents with a sound reduction index equivalent to 35db RWA. For the avoidance of doubt;

- The affected plots completed to date shall, within 3 months of the date of this decision, have all affected rooms fitted with trickle vents. Should the owner of any property refuse to have the trickle vents installed at this time the developer must present the requisite number of trickle vents to the owner for their (or any future householders) use. Details of any dwelling not having the trickle vents fitted within the prescribed timescale above shall be notified to the Council as Planning Authority.
- Those affected plots not yet completed shall have trickle vents fitted prior to the occupation of the dwelling house on that said plot.

In the interests of clarity, none of the affected plots will be without the trickle vents either fitted or in the possession of the owner.

Reason: To prevent disturbance in the bedrooms of the property from noise from the adjacent Trunk Road.

25. Where site boundaries affect trees, the development shall fully comply with, respect and remain in full accordance with BS5837 2012: *'Trees in relation to construction, demolition and construction. Recommendations'*.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

26. The approved scheme of mitigation to improve air quality shall be completed commensurate with the respective phases of the development to the satisfaction of the Council as Planning Authority.

Reason: To mitigate for any associated impacts on air quality and the wider environment.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure there from.

Informatives

1. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
2. The applicant is advised that this permission relates to just three of the four residential phases of the 12/1692/IPM planning approval for residential and employment uses of LDP site MU1.

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3. The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
4. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
5. The applicants are advised that they must apply to the Roads Authority, for construction consent to form a new street. Please contact The Construction and Maintenance Manager, The Environment Service, Perth and Kinross Council, The Atrium, Glover Street, Perth.
6. Paths to be constructed as part of a development should reflect likely patterns of use: pedestrian, bikes horse riders & wheelchairs as appropriate. Specifications should be based on those in "Lowland Path Construction - A Guide to Good Practice" published by SNH, Scottish Enterprise & the Paths for All Partnership.
7. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
8. The applicant is advised that the works are likely to need a license under the Water (Controlled Activities) Regulations 2005 (CAR). The applicant should contact SEPA's Perth Environmental Protection and Improvement Team (Tel: 01738 627989) in regard to this. The applicant should ensure that all works on site comply with the best practice guidelines laid out in SEPA's published Pollution Prevention Guidance, found at www.sepa.org.uk
9. The Council's Community Waste Adviser in the Environment Service should be contacted to clarify the bin storage requirements for the development.
10. No further work shall be undertaken until an application for building warrant has been submitted and approved.
11. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD
12. The applicant should be aware that the street lighting scheme to be submitted to the Council as Roads

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Authority as part of their Construction Consent application should include the use of LED lights.

(2) Proposal of Application Notice (PAN)

- (i) 18/00006/PAN - PERTH - Erection of industrial units (classes, 4, 5 and 6) formation of SUDS, landscaping and associated works, land south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth – Report 18/267**

Councillor W Wilson requested that (i) the integrity of existing paths and disused railway line be assessed, and (ii) access to new roads through this site be considered.

Members noted the issues identified by the Interim Development Quality Manager's report.

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