

TCP/11/16(399)
Planning Application – 15/02093/FLL - Change of use and alterations to hotel to form 12 flats, Glenfarg Hotel, Main Street, Glenfarg, Perth, PH2 9NU

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TCP/11/16(399)

Planning Application – 15/02093/FLL - Change of use and alterations to hotel to form 12 flats, Glenfarg Hotel, Main Street, Glenfarg, Perth, PH2 9NU

**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 **ARNCLASH HOTELS LTD**

Address **GLENFARG HOTEL
MAIN STREET
GLENFARG
PH2 9NU**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name **JIM WATTERS**

Address **GATESIDE DESIGN
22 VIEWFIELD TERRACE
DUNFERMLINE
KY12 7H2**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail* **gatesidedesign50@yahoo.co.uk**

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

15/02093/FLL

Site address

**GLENFARG HOTEL
MAIN STREET, GLENFARG, PH2 9NU**

Description of proposed
development

**CHANGE OF USE AND ALTERATIONS TO
HOTEL TO FORM 12 IN NUMBER FLATS**

Date of application

14/12/15

Date of decision (if any)

9/3/16

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 <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|--|---|-----------------------------|
| 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.

APPLICATION HAS BEEN REFUSED ON DELEGATED POWERS. SEE ATTACHED SEPARATE DOCUMENT

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.

NO RESPONSE TO FURTHER COMMENTS WERE RECEIVED FROM PLANNERS AFTER ACKNOWLEDGMENT

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.

STATEMENT
 CONFIDENTIAL ANNEX 1
 CONFIDENTIAL ANNEX 2,
 EMAIL EXCHANGE WITH NICK BRIAN

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

14/3/16

Rationale For Appeal 15/02093/FLL

Provided By Applicant – Arngask Hotels Ltd

Further to the request to appeal the planning refusal and have the matter reviewed by the Local Review Body, relative to the above noted planning application, our rationale for the request is as follows:

- As demonstrated in the accompanying Statement, and Confidential Annex 1 & 2, we have attempted to sell the hotel, initially via off market contacts and subsequently using both online agents and a local property agent. To date, *absolutely no serious interest* has been demonstrated by any party, other than the party who we initially contacted in regards to selling the hotel to them on an 'off market' basis. The fact that the licensed trade in both Scotland, and the UK as a whole, is undergoing significant changes which is generally resulting in the chain operators growing largely by using built for purpose premises while single operators are closing is borne out by the sheer volume of hotels, restaurants and public houses being either available for sale or actually closed for business. The hotel failed to be economically viable and we simply did not have the capital available to continue trading at a loss.
- Commentary provided by both DM Hall, and one of the Economic Development Officers in the employ of Perth & Kinross Council, support the argument we have put forward that the hotel is not economically viable and as such will not sell as a hotel. Instead, an alternative use for the building should be found to prevent it falling in to disrepair, with the subsequent very real threat of demolition.
- The Community Council have been vociferous in their objection to the planning application yet they have been unable to provide any tangible alternative use and despite their claims to the contrary, they have failed to demonstrate any interest or ability in purchasing the building. It feels prudent to highlight the fact that the last three owners of the hotel have not enjoyed support from the local community, with ownership spanning over 10 plus years. In fact, amongst those who objected to the planning application are people who have openly admitted they never used the hotel yet they didn't want it to close.
- Sadly, the operation of the hotel is no longer economically viable, and despite us spending 2 years and a not insignificant amount of money upgrading, and running, the hotel there is no realistic and rationale likelihood of the business becoming profitable. As such, we have sought an alternative use for the building, which is owned privately and is not a community asset, despite the views of the local community.
- We still await updating responses from the Planning Department with regards to the reasons behind the decision to refuse the application (as shown in the attached email trail).

Hopefully the above is sufficient for your purposes.

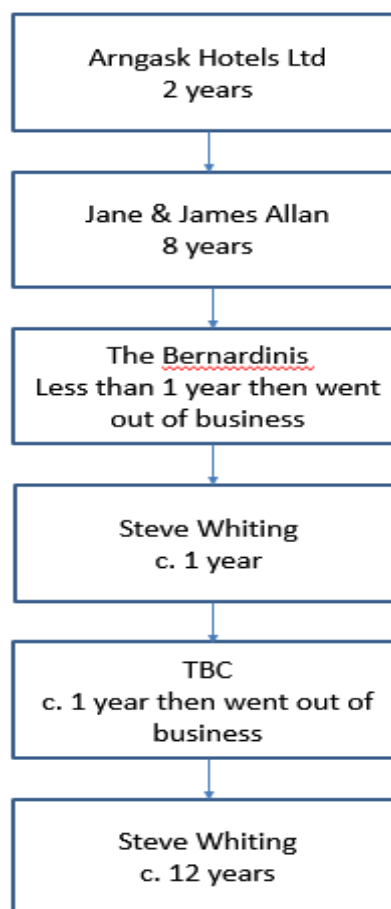
Statement re Planning Application 15/02093/FLL

Provided By Applicant – Arngask Hotels Ltd

This statement has been prepared in support of the above noted planning application and aims to provide detail on the background to, and rationale for, the application being made as well as cover the rationale as to why it was not possible to adhere fully to policy RD1 due to the time critical need to protect the fabric of the building. Additional detail, and clarity, is freely available from the applicants upon request. Due to the commercial sensitivity of the statement the applicants have prepared a confidential annex which will contain the appropriate items.

The applicants purchased the hotel at the end of 2013. Prior to purchasing the hotel it was in the ownership of Mr & Mrs J Allan who had owned it for in the region of 8 years. At the time of purchase the Allan's advised the hotel had been actively on the market for sale by them for in the region of 6 years, with agents including Christie & Co and subsequently with Bruce & Co. As far as the applicant can establish, the hotel was initially marketed by Christie & Co at, it is believed, offers in the region of £600,000 and this was subsequently reduced to offers around £495,000 by the time Bruce & Co were doing the marketing. Thus it could be argued that the property was previously actively marketed for sale for many years to no avail before the existing owners purchased it.

Below is a brief high level detail of the recent ownership history of the hotel:



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Provided By Applicant – Arngask Hotels Ltd

From the chart it can be seen that the hotel has had a chequered recent past and it could be argued that the current closure, due to unprofitability, is a repeat of what has happened several times previously, and would have happened sooner had the Allans, who previously admitted to the applicants that they had contributed personal funds to keep the business (which was operated by their son) trading, not been in a position to fund the trading. While there is no definite detail available, it is estimated based on detail available that the hotel latterly required up to c. £50,000 per annum to be added to the business.

The ultimate owners of Arngask Hotels Ltd contributed £220,000 of their own funds when purchasing the hotel and have subsequently contributed a further £50,000 plus. Clearly this situation of having to contribute personal funds could not continue indefinitely and in late 2014 they decided to attempt a sale of the business. Anecdotal evidence shows that if a hotel is not trading successfully it is much more effective to attempt a sale 'off market.' The main rationale for this is that as soon as it becomes known a hotel is for sale there is a very high chance that existing staff look for alternative jobs, with it being next to impossible to replace them, and future business drops off as customers lose confidence that any booking will be fulfilled. Calls were made at this time to Ken Sims (Christie & Co) and Jayne Adamson (Bruce & Co) to get feedback on the state of the market and both advised that while there was a lot of properties available, lending was still very difficult and as such properties were taking significant time to sell, that is assuming interest could even be established.

On 26th November **2014** contact was made with Todd Johnson, an American who had previously shown an interest in purchasing the hotel, and an extract of his response of 28th November **2014** is included as Appendix 1.0. Over the ensuing 10 months in excess of 210 emails and countless telephone conversations took place with Mr Johnson, and a sale was agreed with completion due to take place by the end of September 2015. As discussions were progressing with Mr Johnson well, the owners felt placing the property on the open market was not a wise move especially given the anecdotal evidence and commentary from marketing agents. During the time the discussions were ongoing with Mr Johnson, the owners received an unsolicited approach from a gentleman from London called James Hill who advised he was a cash purchaser that was looking for a hotel in rural Perthshire and he enquired if the hotel was available. He was advised that the hotel was available 'off market' however discussions were ongoing with a party already. Mr Hill requested that he be kept advised of developments.

At this stage it is probably beneficial to confirm the facilities currently available in the hotel:

- 16 letting en-suite bedrooms
- A restaurant (42 covers)
- 2 function rooms
- 2 public bars
- 4 bedroom owners' apartment

Based on the above it can be appreciated that the costs in running, and maintaining, a business located in a Victorian building of this size are significant and in fact the business

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Provided By Applicant – Arngask Hotels Ltd

required sales in excess of £37,000 (GROSS) each month simply to cover the budgeted monthly costs, before allowing for any unplanned expenditure. The current owners have spent in excess of £40,000 since purchase on remedial works such as repairing damage to the roof, windows, electrics, plumbing and furniture. Even with the works which have been completed it is estimated that a further £20,000 is required to complete works to the roof and £70,000 to upgrade the existing windows which all require replacement. These works are required urgently to ensure the integrity of the building does not suffer further and there is already evidence of a deterioration in the fabric of the building, which will only accelerate the longer the building is left unoccupied.

Soon after purchasing the hotel the owners realised that upgrading work was required urgently and as a result they raised an additional loan and undertook a program of upgrading which included:

- Install Biomass Hot Water & Heating System. Previously the hotel was heated by a mix of a very old, inefficient oil boiler (for the hot water) coupled with electric heaters in the bedrooms. A state of the art Biomass system was installed which serviced all the heating & hot water requirements of the hotel.
- Upgrade carpets and flooring in bedrooms. A significant amount was spent replacing the existing carpets in every bedroom as well as removing the existing carpets which were in each en-suite and replacing them with a quality vinyl flooring.
- Redecoration of every bedroom as well as restaurant and entrance hall. A full program of upgrading was undertaken.
- Replace all lighting with LED bulbs.
- Miscellaneous additional smaller works undertaken.

The works were undertaken, with the full knowledge and agreement of Mr Johnson, based on the areas of concern which were raised by guests via feedback channels such as Trip Advisor, as well as looking to drive great efficiency and cost-effectiveness through using energy efficient technology. Prior to undertaking the works the owners undertook a process of projecting future income, and occupancy rates, based on the improved product offering and as such agreed the works made sound business sense.

The reality experienced was that the opening of a Premier Inn in Perth, coupled with a decrease in seasonal travellers (Laterooms.com advised in September 2015 that they had seen a 17% decrease in bookings in Perth & Kinross year on year) and a reduced footfall in the bar and restaurant, due largely to the change in the Drink Driving legislation, meant that while the hotel was able to deliver very high occupancy rates this was done at a lower than planned room rate and as such the planned increase in turnover and profitability was simply not achieved.

A brief summary of financial performance, and occupancy rates, is available in the confidential annex, Appendix 2.0:

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The summary demonstrates that the existing owners were able to deliver a good increase in both turnover and occupancy rates, however profitability could not be delivered, not least as variable costs such as staffing and supplies increased in tandem with increased business and competition was such that the letting of rooms in particular became hyper price sensitive; to maintain occupancy prices had to be lowered to a level whereby the hotel was within the top 3 listing on the likes of [trivago.co.uk](http://www.trivago.co.uk) however due to competition amongst similar hotels rooms were being sold at cost, or lower than cost, to ensure high occupancy. This was done in the hope that cross sales of food and/or bar items would take place thus increasing turnover. To support the argument for the focus on price, to follow is a screen shot of a search undertaken on www.trivago.co.uk on 7/1/16 at 9.55 am which details the charging rate for a Double Room in Perth & Kinross on 11/1/16. This shows the rate competitors are offering rooms at.

Check-in
Monday, 11/01/16

Check-out
Tuesday, 12/01/16


Double Room

Map View

87 out of 332 hotels

Sort by Price

Share



The New County

★★★ Hotel


Perth, Perth and Kinross, United Kingdom

Amoma.com **£101**
Travelrepublic **£102**
lowcostholidays **£107**
Elvoline **£129**

77 / 100
1467 Reviews

View all deals
from 17 websites

View Deal >



The Kenmore Club

Serviced Apartment


Kenmore, Perth and Kinross, United Kingdom

Hotels.com **£30**
Venere.com **£30**
Expedia **£30**
Hotel.info **£47**

91 / 100
706 Reviews

View all deals
from 20 websites

View Deal >



Travelodge Kinross M90

★★ Hotel


Kinross, Perth and Kinross, United Kingdom

ebookers ☐
Hotel.info ☐

82 / 100
25 Reviews

View all deals
from 3 websites

View Deal >



Travelodge Perth Broxden Jun...

★★ Hotel

Perth, Perth and Kinross, United Kingdom

Travelrepublic ☐
ebookers ☐
Amoma.com ☐
Hotel.info ☐

75 / 100
441 Reviews

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from 6 websites

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Looking specifically at February & March 2015 (on Appendix 2.0), the owners decided to aim for higher room prices, without success and then attempted this again in September 2015.

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On each occasion occupancy levels dropped thus proving how price sensitive rooms sales were, thanks largely to the freely available, and heavily marketed, online booking portals coupled with the extensive marketing activity of Premier Inns. The owners established the breakeven rate on a double/twin room (Sunday to Thursday) was £47.00. Against this Premier Inn and Holiday Inn Express regularly offered similar rooms at prices as low as £35.00 with others going even lower. (See details to follow re recent promotion from Premier Inn.) This in turn has reduced room revenue for the sector as a whole.



Extract of Premier Inn Promotional Email sent 4th January 2015

Mr Johnson was kept fully advised of the financial reports and consistently confirmed his ongoing desire to purchase the hotel. He even travelled to Scotland in late September 2015 and spent a week staying at the hotel with a view to completing the purchase. Then, in early October 2015, by which time the sale should have completed, the owners established that Mr Johnson was not going to be able to complete on the sale as he had been advised by one of his consultants that the financial position of the business was too precarious to support the purchase. Immediately this happened Mr Hill was contacted again however he advised he was no longer interested as he had invested elsewhere for a better return.

At this stage contact was also made with several Scottish hotel chains, such as Manorview Hotels and Aurora Hotels as well as an operator based in the Isle of Man, to establish if there was an appetite to purchase the hotel, and discussions also took place with Ken Sims of Christie & Co (face to face meeting took place at the hotel during which Ken commented on the many positive improvements the owners had made to the hotel since they had purchased it and countered that with the fact further works were still required) and Jayne Adamson from Bruce & Co around the market in general and The Glenfarg in particular. The hotel chains all declined the chance to purchase as they had their choice of hotels, due to current market conditions, and as such were only looking at units which were already profitable and didn't require sums spent on upgrading – hence ruling The Glenfarg out fully. Likewise, the feedback from the marketing agents was that while there were buyers in the market, they were

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basically looking for bargains and as such any quick sale of The Glenfarg would be near to impossible as it was not profitable and required remedial and upgrading works undertaken. A verbal suggestion of 24 months plus to effect a sale was mentioned as likely. There was also a very strong feeling that the hotel was simply too big for it's location and as such it would prove impossible for any operator to make a profit running The Glenfarg, be they experienced operators or new hoteliers. See Appendix 5.0 for feedback provided on 7th January 2016 on the marketability of The Glenfarg, and the market as a whole, currently. It is worth noting that since this feedback was received a further conversation has taken place with Jayne Adamson on 15th January 2016 when she advised an upfront fee of £5,000 plus VAT would be required for Bruce & Co to act in the marketing and mention was specifically made by her of the fact that due to press coverage etc it was common knowledge that The Glenfarg was actively open to offers and she felt that if after two months of being closed no interest had been shown by anyone then the applicants should prepare themselves for a long wait to stimulate any interest let alone achieve a sale.

To put some context in to the feedback which the applicants were provided it is perhaps worth considering the number of hotels and guest houses **in Scotland** currently being marketed for sale:

Agent	Number of hotels	Number of guest houses	Total
www.uk.businessesforsale.com *	182	114	296
Christie & Co	44	11	55
Bruce & Co	113	136	249

*www.uk.businessesforsale.com is the first listing which comes up on a Google Search for *Hotels For Sale In Scotland*.

In support of the many real challenges faced by the licensed trade below is an extract from a recent article was published by the BBC on their news bulletin which confirmed record numbers of licenced premises were closing:

Pubs were once the social centre of many communities, but that all seems to be changing.

The British Pub Association says up to 29 pubs close every week in the UK.

Closures are being blamed on factors such as high taxes on beer, competition from supermarkets selling cheap alcohol and changing demographics.

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And likewise an extract of an article which was published on 6th September 2015 in the Daily Record confirmed:

A record 360 pubs in Scotland had already closed during the year which was a rate of more than 1 each day, due largely to the new Drink Drive legislation and falling trade.

Against the background of being told any sale was likely to prove at best very difficult, and bearing in mind the need to protect the fabric of what is a stunning building, as soon as they realised a sale looked impossible the owners immediately set about looking to establish possible alternative uses for The Glenfarg – *clearly marketing the business for sale was looking like it was not a viable option as even if a sale could be achieved the likelihood was that it would take too long and as such the risk was that the fabric would quickly deteriorate which in turn would put off potential purchasers.* The spectre of repossession was also very real. The last thing the existing owners wanted was to see the building fall in to disrepair as happened to The Lomond Hotel site near to The Glenfarg. The owners were also aware that they were in a financial position whereby they could not continue to run the hotel at a loss and hence had to take action to prevent either of the secured creditors calling up their lending, which would most likely have led to the building being left vacant and unattended while the legal process progressed and ultimately the site being sold for development to a developer who would most likely look to clear the site and then undertake a development similar to that being proposed on the old Lomond Hotel site. The value of the site is clearly far greater than that allocated to a non-trading hotel, even allowing a value for the Biomass System. And they also never lost sight of the fact that as well as the high number of properties available nationally, there is a significant number of similar hotels currently being marketed for sale locally without success – examples including The Crees Inn in Abernethy, The Thistle Hotel in Milnathort, The Kirklands Hotel in Kinross, The Well in Scotlandwell and The Salutation Hotel in Kinross (available to lease). And not forgetting The Jolly Beggars in Milnathort which has recently been sold, having been closed for many months, and is now undergoing conversion to residential and retail. Clearly the applicants wished to ensure they could protect the value of their asset, as all prudent directors are required to do, as well as their own investment.

The services of an architect were secured who immediately established it would be possible to convert the building in to 12 apartments with no negative impact on the aesthetics of building itself and arguably by adding a pitched roof to the existing flat roof, the net effect was a positive one. The site would also be able to provide car parking and overall would have a neutral to positive impact on the village from a planning and aesthetics perspective, especially when the alternative of having a large focal building fall in to disrepair was taken in to account. Once the option to redevelop was established a team of marketing agents were brought in to provide feedback on whether or not there was likely to be a demand for the proposed apartments, all of which were to be completed to an exceptionally high standard and as such geared towards the luxury end of the market. Feedback from these agents was exceptionally strong and hence the owners decided to then progress to the next stage – securing funding for the development. This has been completed in full with two alternative funding providers being identified. Two alternative contractors have also provided high level

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quotes with regards to the costs to complete the redevelopment of The Glenfarg. Only once all these elements were in place did the owners agree to the planning application being made and it is absolutely their intention to undertake the re-development works immediately planning approval is secured as opposed to sitting on the site undeveloped while an alternative developer is found who will purchase the site.

Much has been made by the local community about the negative impact of The Glenfarg closing. Whilst this is recognised, the reality of the situation is largely though that it is not the hotel itself they want retained and rather they want a public bar they can use. While a small number of locals used the restaurant at the hotel from time to time, the vast majority of food custom came from the sale of hotel rooms. The main bar at the hotel was very quiet between Monday to Thursday evening with sales regularly being below £50.00 per evening when the income from hotel residents was allowed for. (Even with residents spend the income was often below £100.00 per night and additional detail can be provided if required to support this.) Friday and Saturday evenings were a bit busier however again, the income was not significant and was usually in the region of £350.00 to £450.00. The second public bar was generally only open on a Monday evening to accommodate the Glenfarg Village Folk Club and these evenings generally traded at a loss. In fact, earlier in 2015 it was agreed that the club would need to pay a fee for use of the room as it was not economically viable to allow the room to be used otherwise. Several other clubs and groups used meeting rooms etc, such as The Glenfarg Wine Club, however they made no payment for the room use as historically they had never had to. And many of the people who attended these club evenings never really visited the hotel at any other time, hence no income was being derived. It is interesting, if not surprising, that the vast majority of the parties who have objected to the application appear to have not made use of the hotel and public bar, and in fact numerous don't even live in the village of Glenfarg.

Likewise the use of the function rooms by the local community was not large and in fact in many cases they used either the Village Hall or the newly built Tennis Club Pavilion for their events.

And rather than The Glenfarg being the only hotel in the village there is in fact The Bein Inn which is located just down the road and it's location is classed as Glenfarg. There is also a Bowling Club Pavilion in the village which is barely used as well as the Village Hall, church hall, and the Tennis Club Pavilion. As a result, it could be strongly argued that the village has several alternative options to consider with regards to the provision of a public bar, and each of these options could be delivered to the community at a reduced cost to that required to continue operating The Glenfarg. The reality is that with no real likelihood of a commercial operator being found for The Glenfarg the community have no real option but to operate it as a community enterprise and as such would need to raise significant funds to effect the purchase. Several representatives from the local community have intimated they wish to purchase the hotel and of particular note is a text message exchange between one of the directors of Arngask Hotels Ltd and Steve Whiting, who is one of the main driving forces behind the plethora of objections and publicity campaign in the local press. See Appendix 3.0 for extract details of the text exchange.

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As recently as 10th January 2016 the applicants were advised, verbally via a Community Councillor, an offer was being proposed however to date no offer, formal or informal, has been made. Advice has been provided previously by the applicants that an offer should take in to account the fact the hotel has ceased trading and as such is simply now effectively a building albeit there is a state of the art Biomass System installed which in itself has a value of in excess of £300,000 as a result of the RHI income allocated to it. (It is worth highlighting that as part of the submitted plans Arngask Hotels Ltd intend to retain the Biomass system and offer a communal heating system and this, coupled with LED lighting and energy efficient double/triple glazed units will add to the carbon neutrality of the building.)

It must be noted that the property has been, and continues to be, marketed openly for sale both with Your Move in Perth and via listings on www.uk.businessesforsale.com and www.buythisbusiness.co.uk. Prior to Your Move being formally instructed the applicant had already listed the property on the two online marketing agency portals noted above and placed For Sale boards in the windows of the hotel with a contact telephone number. To date, absolutely no interest has been shown whatsoever in the property being for sale and doubtless this supports the argument of the applicants that marketing the property is not a feasible option in the circumstances and the priority must be to protect the fabric of the building by finding an alternative use and thus prevent it from falling in to disrepair in the same way as happened to The Lomond Hotel. It is doubtless worth highlighting, in simple terms, through various means the hotel has now been openly marketed for sale via appropriate channels for several months and absolutely no interest has been shown in viewing the property far less an offer being made. And this is before taking in to account that for nearly 12 months from November 2014 the applicants were working on the basis a sale had been agreed for the hotel.

Much has also been made by several parties of the fact the current owners did not operate the business competently. This is clearly a very subjective point, one could argue being done to discredit the existing owners, and it was felt appropriate to include copies of some recent feedback added by guests to sites such as Trip Advisor with regards to their stay at The Glenfarg as a counter to the remarks being freely made. These are Appendix 4.0 in the annex. Probably one of the most relevant comments is one made verbally by Anthony (Tony) Calderbank from Hindley (a shooting guide who has used the hotel extensively for shooting parties) on 28th December 2015 to John Hewitt. He stated he had been using the hotel regularly for over 20 years and it had never been better run, more efficient or welcoming to customers than from the time when Arngask Hotels Ltd took over. He is happy to provide feedback directly to the Planning Officer if required.

The owners are aware of the viral, and press, campaign which has been undertaken by members of the local community, interestingly which appears to be at least led by the same person who has twice previously sold the hotel and then bought it back, most likely cheaply. This gentleman undoubtedly has historic experience of the hotel trade however as far as the applicants know he has not owned a hotel for 10 plus years and currently owns a bar in Edinburgh. As a result it could be argued that he has limited relevant recent experience of

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Provided By Applicant – Arngask Hotels Ltd

running a hotel in the currently climate, especially when so much business is achieved via online portals. And the fact that one of the directors/owners of the applicants has a BA (Hons) in Hospitality Management, and was a member of the management team at both the Glasgow Hilton and Loch Lomond Golf Resort seems to be conveniently overlooked when claims of mis-management are being made.

Turning specifically to the reasons for objection that has been circulated by Community Councillor Janet Watson on behalf of Mr Whiting, to a large number of the local population on more than one occasion, (see below),

From: Grapevine@glenfarg.org

Date: 4 January 2016 at 10:25:34 GMT

To:

Subject: Glenfarg Grapevine

Good Morning

Below is a letter compiled by Steve Whiting that covers the important points for an objection to the change of use / planning application by The Glenfarg hotel owners.

It is crucially important to get as many comments in as possible before 7th January if we stand any chance of challenging this application.

Don't leave it any longer - do something today !

Janet Watson

GLENFARG HOTEL Planning application no. L5102093/FLL

Proposed conversion of Hotel into 12 Flats

Lodge your objections (quoting no. above)

by email to developmentmanasement@ pkc.gov.uk

or by post to Development Management, Pullar House, 35, Kinnoull St, PERTH PH1 5GD

or through the PKC Planning Website, where you will need to quickly register before leaving your comments.

<http://www.pkc.gov.uk/article/2299IViewine-and-commentins-on-planning-applications> then press 'online planning system', before entering the application no. above in the box...

PLEASE do not forget to lodge an objection - every single one counts and will help in our battle to retain the Glenfarg Hotel for the Village.

Grounds for objection include ;

1. Loss of employment
2. Policy ED1 (a) Insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk
4. Viability of hotel as a business if run professionally as opposed to the Hewitt's stewardship.

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5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.

5. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states 'any development should not seriously affect the availability of community facilities in the locality'..

7. Policy ED3/ 24IcI The proposal does not 'meet a specific need by virtue of its quality or location'..Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.

8. Policy RD4 there is no stated provision for affordable housing within the application. 25%of the flats should be for this purpose

9. Any personal comments you may have, and how the permanent closure would impact on you and Village life.

10. There are viable buyers for the hotel at the correct market price, not least the village community.

PLEASE lodge your objection by any of these means by Thursday 7th Jan, close of day, at the latest

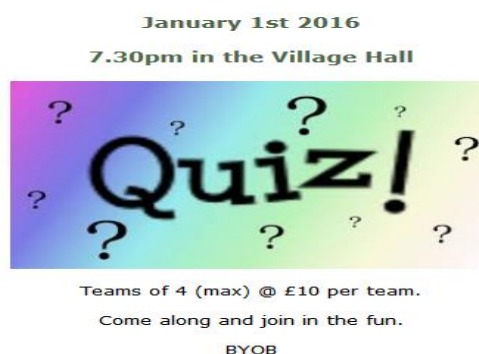
The applicants feel it is prudent to respond to each point:

- Loss of employment. It is of course regrettable that the business was not economically viable. Of the employees, there were four full time permanent employees, the two directors themselves and a father and daughter who ran the kitchen and split their time between the hotel and a family owned caravan-park near Loch Lomond. All other staff were part time and/or seasonal and included four Eastern Europeans as well as a varying number of students. As far as the owners are aware the majority of members of staff have either returned to education or/and secured alternative employment. Of the full workforce during 2015, a small minority lived in the village and the majority travelled to work. The planned redevelopment will create employment opportunities as the work is undertaken as well as an estimated two positions post completion – building custodians.
- Policy ED1(a) Insufficient Parking & Ensuring danger on Ladeside and Main Street and Junction. Given that when full there were 16 occupied bedrooms at the hotel, each of which was likely to have a guest who was using a car, and taking in to account an average say 5 vehicles for staff and a similar number for patrons in the restaurant and bar, there would be 26 vehicles parking at the hotel. No mention of parking spaces has been made in the application so far and for clarities sake there are currently 12 recognised spaces at the hotel, with all other parking being on the streets surrounding the hotel. If the building remained a hotel then this parking issue would surely remain. For the development there will be additional spaces made available within the grounds of the building and hence it can be argued that the development will have a positive impact on parking and reduce danger on the local streets. And it is not anticipated that any of the existing yew trees in the car park area will be impacted on.
- Flood Risk. Based on the position as advised to the owners by the local community countless times since they purchased the hotel, the hotel itself has not flooded for as long as anyone recalls – 30 plus years. In proof of point, during the floods recently

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experienced in Glenfarg, at no point has the water breached the bank at the hotel and as such no flooding has occurred. That said, the applicants will work closely with the local planning/flood officers to ensure the best materials etc are used to provide as much future protection as possible.

- Viability of the Business. This point has been covered extensively already and can be substantiated. The challenges faced by the applicants are being replicated throughout the industry with huge numbers of premises closing.
- Policy RD1 (c) The Proposal Will Not In Any Way Improve The Character and Environment of the Village. As covered already, the recent, and historic, financial performance of the hotel show that a business of this nature can simply not be supported by the local community; a community of c. 1,200 people can simply not sustain a business of this nature. While it is accepted the hotel closing will have an impact, the impact of the building being left to fall in to disrepair, in the same way as happened with The Lomond Hotel, will surely be far greater. Sadly, in keeping with villages and towns throughout Scotland, and the wider UK, Glenfarg is in a situation whereby there is a licenced premise which can no longer be used for it's planned purpose and as such an alternative, economically viable use, must be found.
- Policy CF3 Social and Community Facilities. Contrary to what the objectors are claiming, loss of the hotel, and critically the public bar, does not mean the village has no community facilities available. Aside from the obvious fact that the hotel is not a community run facility, even after the closure of the hotel the local community still have a choice of several alternative sites, and a local hotel. They have The Bein Inn on their doorstep and also the three community facilities covered previously, namely The Village Hall, The Bowling Club Pavilion and The Tennis Club Pavilion. In fact, since the closure of the hotel the community have been able to successfully run several community events, such as the annual quiz night:



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- Policy ED3/24lcl The Proposal Does Not 'Meet a Specific Need By Virtue of It's Location.' It seems incredible that while there is a 'battle cry' throughout not only Scotland but the UK as a whole, that there is an acute shortage of houses, in Glenfarg there is no need whatsoever for additional housing. Yet a search online via Zoopla on 3rd January 2016 shows only 4 properties for sale in the village, with only one having a similar number of rooms to the apartments suggested in the application. So unless those objecting do not want anyone else to ever move to the village then the application does appear to support a sensible use for the building. The properties planned for The Lomond Hotel site are being built for a totally different sector i.e. the 55 plus 'Early Retirement' market and hence it is wrong to make a comparison. Likewise, while the owners of The Glenfarg have no knowledge as to whether or not deposits have yet been taken on any of the planned properties, they are aware work on even the foundations has yet to start on the site. And, they are also aware that the developers of that site have been unsuccessful in securing the funding required for the development (based on direct feedback made to one of the directors of the applicant) whereas the funding for the conversion of The Glenfarg has already been agreed. And as covered previously, marketing agents have confirmed they are exceptionally confident that there is a demand for the planned apartments and as such they will sell quickly – most likely of plan.
- Policy RD4 – There Is No Stated Provision for Affordable Housing. No mention of affordable housing is made at any stage of the application and this was done as the applicants assumed discussions with the relevant planning official(s) would take place when appropriate. The applicants are aware of the feedback with regards to Developers Contribution.
- There Are Viable Buyers for The Hotel. This is arguably one of the key points and it has been covered previously. For the sake of clarity it would be stressed again that the owners have been contacted by several members of the local community, most notably Mr Whiting, and asked if they would consider an offer to sell the hotel. Mr Whiting was advised that an offer would be considered and he was even given an estimate of the likely amount required, based on feedback provided to the owners previously by Jones Lang LaSalle. To date, no offer (formal or informal) has been made by anyone, let alone anyone from the local community, and even in the recent articles included in the Perthshire Advertiser and The Courier, which quoted Mr Whiting on more than one occasion, it was directly stated only that the community might consider making an offer, not that they absolutely would. It must also be borne in mind that like virtually every licenced premise in Scotland, The Glenfarg was effectively available for sale at any time should an acceptable offer be made. (See figures already provided re the number of premises available 'on market,' and bear in mind many more will be available 'off market'.)

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Provided By Applicant – Arngask Hotels Ltd

To further support the application, the applicants have sought feedback and guidance from an industry expert as well as a local valuations firm, and their responses are included as Appendix 6.0.1 and 6.0.2. Confirmation from the 1st Charge Holder on their stance has also been provided and it is included as Appendix 7.0

In summary

The applicants recognise that closing the hotel has had an impact on the village of Glenfarg. The actions to close were taken for sound, practical, logical and appropriate business reasons and key amongst these were the need to maintain the architectural integrity of a stunning Victorian era building within the village of Glenfarg and make sure that the building did not fall in to disrepair and become a blight on the village in the same way as The Lomond Hotel was. Further the applicants believe that the plans, as submitted, are such that the impact on the building from a design and planning aspect is minimal and approval of them will enable the owners to ensure a long and successful future for the building.

The business, and property, have now been openly (via several alternative marketing routes), and publicly (thanks to the press coverage), available for sale. This is on top of the 12 months plus when it was being sold off-market. After 3 months absolutely no interest has been shown in viewing the property far less genuine interest to purchase. Given the feedback provided from several different appropriate sources it can be clearly demonstrated the property is not suitable for it's current permitted use and would not sell as such. Hence an alternative use must be found.

The realistic alternative should planning approval be refused, regardless of what the local community would love to believe, is that the building will fall in to disrepair while the 1st Charge Holder acts to maximise their repayment and it seems likely the existing building will ultimately fall in to dis-repair, be demolished and subsequently replaced with several blocks of apartments, as is planned at The Lomond Hotel site.

Supporting Documents re Planning Application 15/02093/FLL

Appendix 1.0

Extract Email from Todd Johnson

From: TJ
Sent: 28 November 2014 15:20
To: 'John Hewitt'
Subject: RE: The Glenfarg

I am sorry to hear about your health scare - glad it turned out well.

We would love to look at purchasing the Glenfarg. After seeing it in person, we both commented that it was indeed the 'gem' we thought it was.

We would need to put together some creative financing but we would defiantly be interested in looking into that prospect.

I look forward to further talks about this. We have set up a Inverness number to make it easier for people there to reach us here in the States.

Thanks again -

TJ

Appendix 2.0

A brief summary of financial performance, and occupancy rates.

Month	Occupancy		
	2013	2014	2015
January	14%	32%	34%
February	30%	47%	45%
March	38%	58%	49%
April	60%	74%	81%
May	40%	73%	84%
June	53%	86%	88%
July	65%	86%	97%
August	71%	91%	95%
September	25%	85%	85%
October	30%	62%	74%
November	47%	55%	0%
December	20%	42%	0%

Supporting Documents re Planning Application 15/02093/FLL

Appendix 3.0

Text exchange on 27th November 2015 between Steve Whiting (SW) and John Hewitt (JH)

From SW to JH 09.39

Thanks for that and feelings are running high...I believe I could put together a village consortium if the price matched a chartered surveyors valuation..I also accept its your privilege to go for change of useage and possibly achieve a higher price but clearly villagers and myself are going to be very upset at that path of action because of its impact in the village.

From JH to SW 09.55

Any one is welcome to make a sensible offer and they will of course be considered.

Appendix 4.0

Extract Comments Made By Guests Following Stay At The Glenfarg



Showing 1 - 75

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November 3, 2015

Suzanne

United Kingdom
1 review

10

"An excellent place to stay"

With a pet

Leisure trip

Couple

Double Room

Stayed 1 night

- Couldn't stay for longer. But looking forward to returning.

+ Very friendly staff, and locals use the bar to. Excellent food, both evening meal and breakfast. Bed was lovely and comfortable, had a great nights sleep. Great shower. And room was nice a big.

October 21, 2015

Gianni

United Kingdom
8 Reviews

9.6

Exceptional

Leisure trip

Couple

Double Room

Stayed 3 nights

- The only towel hook in the bathroom was falling off, so we couldn't use it.
No towel bar over radiator (only broken brackets).
No hooks on door.
No soap tray in shower.

+ Convenient location.
Very comfortable bed and spacious room.
Abundant and delicious breakfast. Excellent restaurant.
Good car park.

October 20, 2015

Stewart

United Kingdom
1 review

10

"Fantastic, staff,breakfast,cleanliness the whole nine yards, a sarnie would say" il be back""

Leisure trip

Couple

Double Room

Stayed 2 nights

Submitted from a mobile device

- Not applicable, I loved the hotel it was Harry Potter esque

+ Staff very welcoming, I only met a few of the younger members of staff but they were absolutely superb,a credit to their families and hotel.

October 19, 2015

Heather
Canada
5 Reviews

9.6 "Best Cheesecake ever!"

Leisure trip Family Family Room (3 Adults)
Stayed 1 night Submitted from a mobile device

+ Their restaurant has the best cheese cake I've ever eaten. It's called orkney fudge cheesecake. The staff was very helpful and the room was very comfortable and clean.

October 19, 2015

Turriff
United Kingdom
2 Reviews

9.2 "Had a most enjoyable stay."


Leisure trip Couple Family Room (3 Adults)
Stayed 2 nights

- Was not aware that there was no lift upstairs to the bedrooms or ramp at the front door. With a ninety year old with poor mobility this was a bit of a problem. I accept that I did not enquire into this at time of booking.

+ Friendly, helpful and happy staff.

October 6, 2015

Arnold

 United Kingdom

1 review

9.2

"A lovely place. Helpful staff and very affordable. I will certainly be hurrying back."


Leisure trip


Couple

Twin Room

Stayed 2 nights


Submitted from a mobile device

 I don't think that they have a lift, this may be inconvenient for some guests.

 This hotel offers real value for anyone with realistic expectations of a decent Scottish hotel. Good value for money and nice food.

October 4, 2015

Jaime

 United States of America

1 review

8.8

"Perfect location"


Leisure trip

Couple

Double Room

Stayed 1 night

Submitted from a mobile device

 The location was perfect for starting our travels further North. It's a boutique hotel still working out a few last touches upstairs. (we stayed 2x in 2 different rooms) the downstairs and restaurant are beautiful. Very nice staff.

Margaret
United Kingdom
4 Reviews

September 14, 2015

8

"Wonderful food in the restaurant. Very reasonable accommodation for the budget price"

Leisure trip Couple Double Room Stayed 1 night

- Didn't like the strong smell of fabric conditioner on the bed linen. Very overpowering
- + The restaurant meal was excellent. Continental Breakfast was included in the price and was very good, particularly the fresh fruit salad. A pity breakfast couldn't have been taken earlier than 8.30

Jim
United States of America
6 Reviews

September 9, 2015

10


"A castle!"

Leisure trip Family Twin Room Stayed 1 night
Submitted from a mobile device

- Nothing
- + A gorgeous old building that had been made over inside. In a quaint village right off the main road through the country. Excellent food for dinner and breakfast!!

July 21, 2015

Anonymous

 United Kingdom

1 review

7.1

"Clean hotel, which I would recommend when charging standard rates."

Leisure trip

Family

Twin Room

Stayed 2 nights


Submitted from a mobile device

– Price paid reflected good location for open at St. Andrews rather than facilities, but knew this at time of booking. Toilet seat broken but to be fair we didn't report this as we were hardly there.

+ clean room and polite staff

July 21, 2015

Peter

 United Kingdom

2 Reviews

9.2

"Excellent personal service from staff"

Leisure trip

Couple


Twin Room

Stayed 1 night

– No chair in room which was a bit small

+ The excellent personal service from the staff - particularly Sam - a young lad who deserves to go a long way in the trade with his friendly and efficient manner.

Ann

 United Kingdom

9 Reviews

July 2, 2015

10

"value , friendliness clean , excellent"

Leisure trip

Couple

Double Room

Stayed 1 night

–

limited off road parking. beer garden not accessible from back of hotel,required leaving through front entrance and walking around hotel to rear.

+

location value for money staff, clean, tidy, good food, good breakfast, large comfortable room.

Christopher

 United Kingdom

2 Reviews

July 2, 2015

8.8

"Fantastic hotel in a great wee village"

Leisure trip

Couple

Double Room

Stayed 2 nights

Submitted from a mobile device


–

Nothing was actually bad but we couldn't use the wifi in our room. It worked great from the lobby though!

+

The room was old fashioned but very comfortable at the same time. We had an excellent view from our room. The food was really good.

Anonymous

 United Kingdom

8 Reviews

June 23, 2015

8.8 "Relaxing stay"

Leisure trip

Solo traveler

Single Room

Stayed 1 night

Submitted from a mobile device

–

A bit noisy early in the morning from motorway traffic. If I'd been given time to sit down at my table at breakfast, I'd have read the menu, with the information that a cooked breakfast was an extra £6! I would have liked time to finish my cereal before the cooked food and toast arrived. I suppose it's partly my fault for being first down to breakfast!

+

The hotel was close to where I needed to be the next day. My room was ready even though I arrived a bit early. The young staff were very helpful. The evening meal was very good, although the deserts were chocolate-biased! Some staff were new and service was a bit slow, but everything came eventually! Bonus points at breakfast for a good continental selection and mega points for NOT including the dreaded beans with the cooked breakfast!

Anonymous

 United Kingdom
1 review

8.3

"Great hotel and friendly staff all very helpful."

• Leisure trip • Couple • Twin Room • Stayed 1 night

- Not a bad experience but the bathroom needed some TLC no toilet roll holder shelf tilted so nothing would stay in it, this may be my pet hate only but had carpet in the room feel tiles on the floor would be easier to keep clean and dry.
- + The food was very good and having full English breakfast included in the price was a real bonus.

June 16, 2015

Thomas

 United Kingdom
1 review


10

"Lovely weekend"

• Leisure trip • Couple • Double Room • Stayed 1 night
• Submitted from a mobile device

- + Our room was clean and comfortable. Staff were very friendly and helpful. When we booked in the girl at reception was really nice. Breakfast had great choice and had porridge on request. What more could you want .

Stephanie

 United Kingdom

1 review

June 11, 2015

9.6

"arrived very late from Edinburgh airport so were very pleased to have a welcome and kettle in room."

Leisure trip

Couple

Double Room

Stayed 1 night


–

bed was medium comfort, have slept in much worse but also better so depends how fussy you are, anyway we arrived late and were very glad to be horizontal

+

easy access from airport, breakfast was excellent and very nice staff

Anonymous

 New Zealand

1 review

June 7, 2015

9.2

Wonderful

Leisure trip

Couple

Double Room

Stayed 2 nights

Submitted from a mobile device


–

No bad experiences

+

Staff were friendly and helpful. Meals were wholesome and filling with good breakfasts. Nice walks round the village local people very friendly. A great stay.

Paula

 United Kingdom

5 Reviews


October 14, 2014

9.2 Wonderful

Leisure trip • Group • Single Room • Stayed 1 night

+ I only stayed one night in this lovely hotel and wished I had stayed longer. The staff were very friendly and helpful, and served an excellent breakfast.

Barbara

 New Zealand

5 Reviews

October 10, 2014


9.6 "Our stay at Glenfarg Hotel"

Leisure trip • Couple • Double Room • Stayed 3 nights

- There wasn't anything we didn't like.

+ Our room was charming and had everything we needed, the little table and two chairs was a lovely touch. We would recommend Glenfarg Hotel as a place to stay when visiting the area.

Leanne

 Australia

1 review

September 22, 2014


9.6 "Great atmosphere in a rural setting."

Leisure trip • Couple • 2 rooms • Stayed 2 nights

- We had a room facing the street at the front of the building and found it difficult to sleep before the lighting at the front of the hotel was switched off, which seemed fairly late. Wifi often dropped out, which was inconvenient and annoying.

+ We liked the friendliness and courtesy of all the staff who were willing and prepared to extend assistance to satisfy our requests. The meals and service were excellent. The hotel had an old rural charm of country pubs that was appealing.

Jody

 Canada

1 review

September 9, 2014

9.6 "Spectacular Food"

- Business trip
- Family
- Family Room (3 Adults)
- Stayed 3 nights

— Nothing

+ May be the best food we have ever had, both in pub and restaurant. Service was warm, friendly and prompt. I look forward to my return. I have never stayed in a spot where every dinner was better than the last. Highly recommended. Clean and cozy too.

Kathleen

 United States of America

3 Reviews

September 7, 2014

10 "The new owners clearly take great pride in their facility and the services they provide."

- Leisure trip
- Family
- Family Room (3 Adults)
- Stayed 2 nights

+ Historic, off the beaten path, natural beauty in the surrounding area. The owners and their staff were clearly committed to providing great value and service.

August 26, 2014

Martin
United Kingdom
17 Reviews

9.6 "Perfect location"

Business trip Solo traveler Double Room
Stayed 1 night

– Continental breakfast - too expensive for very little choice. My room was in desperate need of decorating - happening later this year, apparently.

+ The location, restaurant food, comfort, staff were helpful and pleasant, comfortable beds, the price of the room.

August 26, 2014

Andrew
Ireland
1 review

9.6 "The Glenfarg Hotel is in a beautiful setting. Peaceful village and fields of corn."

Leisure trip Group Twin Room Stayed 3 nights

– It was hard to find fault apart from no phone in the room and no lift. When you're young, getting away from the phone and getting some exercise is no harm though!

+ The staff were friendly and very helpful. The food was cooked well and presented well too. The general atmosphere in the hotel makes it home from home. The rooms were clean and comfortable.

Supporting Documents re Planning Application 15/02093/FLL

"Glenfarg hotel - a real gem"

★★★★★ 31 Aug 2015



Tony M (6 reviews)
Rudston

Recently stayed for 6 nights and had an excellent stay. John and his team really looked after us especially Jack and Julie. The food was very good and nothing was too much trouble. The room met all our needs and was very good value for the price. This is somewhere we will definitely returning to because it suits all our needs of location, service and accommodation. It's an 11 out of 10 from us.

"Delightful spacious accommodation with good food."

★★★★★ 25 Jun 2015



Ms_LAW_12 (33 reviews)
Newcastle, New South Wales, Australia

We spent only 1 night at this delightful hotel, our room was spacious, spotlessly clean, attractively furnished and had lovely big sash windows that could be thrown open to a gentle breeze. Dinner and breakfast were delicious and everything that we needed was supplied. A friendly host and staff added to the enjoyment of our stay, Thank you John and crew.

"Want to keep this place a secret!"

★★★★★ 24 Jun 2015



JDGMM (10 reviews)
Norwich, United Kingdom

So, booked a family room for me and my teenage kids, we were travelling from Inverness to home in Norfolk and needed to break the journey. This place is a little gem and I am very glad I found it. We were welcomed by the owner, who couldn't do enough to make us feel special, even moving his car so I could park mine, (full to bursting with student possessions) out front.

"Small hotel but big on service"

★★★★★ 21 Jun 2015



Olive R (6 reviews)
Aberdeen, United Kingdom

My husband and I were visiting family in the area and stayed here for 2 nights. We were shown up to our spotlessly clean bedroom and bathroom and made very welcome. The free continental breakfast was very good even offering fresh strawberries and fruit salad.

We did not need to eat here in the evening but the menu looked very good. We would happily stay

PHOTOS

REVIEWS

NEARBY

SHOW PRICES

"Felt Like Coming Home Again"

★★★★★ 3 Aug 2015



SelkirkJake (9 reviews)
Selkirk

Third visit to The Glenfarg and we felt like locals as several of the staff, and customers, recognised us. This trip was as relaxing as the last two and if anything we both found we enjoyed it even more than before. The evening meals were great - glazed lamb for the good lady and steak for me - both of which were cooked to perfection. And the desserts were great too. We then went through to the bar and enjoyed several very welcome drinks before heading to bed for a great sleep.

Breakfast was a surprise for us both as the owners have made several changes to the breakfast since we last stayed - it is now a very extensive choice of things like fresh pastries and fruit cocktail. I had planned on having a cooked breakfast however decided there really was no need.

Supporting Documents re Planning Application 15/02093/FLL

Appendix 5.0

Email feedback from marketing agents re. The Glenfarg

From: Jayne Adamson
Sent: 07 January 2016 08:44
To: John Hewitt
Subject: RE: Commentary

Hi John

I can confirm that while marketing the Glenfarg Hotel, before you purchased there was interest however due to the trading accounts of the hotel any prospective purchaser had difficulty in securing funding therefore the property was on the market for a period of approximately 2 years with us before your purchase which was obviously not a straight forward deal. Given the trading figures you have advised and bearing in mind the repair work you have said is required, I don't think a sale of The Glenfarg Hotel could be achieved quickly without a significant discount to the market value.

Although Licensed & Leisure properties are selling at the moment we are finding that lending is still an issue due to banks not lending to first time buyers, banks are currently asking for a CV from any prospective purchasers showing that they have experience in the trade, therefore purchasers need to be "cash rich". Another issue is obviously trading accounts and businesses need to be showing a decent profit before any offers are being placed.

Regards

Jayne

Jayne Adamson

Business Sales Manager

Supporting Documents re Planning Application 15/02093/FLL

Extract Email feedback from marketing agents re. The Glenfarg

From: Ken Sims

Sent: 08 January 2016 16:53

To: John Hewitt

Subject: RE: Commentary

We were initially instructed in May 2011 to market the business. It became clear early on that there was a problem with the accounting information and management controls. The business was withdrawn in June 2012. During this period we targeted 53 prospective buyers with a further 473 people viewing the full sales particulars on our web site. The property was also advertised in the trade press and all this activity resulted in four viewings.

The market for hotels remains challenging particularly in the current political climate in Scotland. The level of sales and profitability of the business will also impact on the price achieved. However last year we saw an increase in hotel values as the market recovered from recession partly driven by better corporate assets coming to the market. Banks are keen to lend to well operated businesses with good accounts. The opposite is true for closed businesses.

UK hotel trends shows a 2.2% increase in occupancy and a 4.5% increase in AARR against a 1.6% increase in occupancy in Scotland and a similar increase in AARR. This shows that Scotland is lagging behind other regions of the UK in the recovery.

I hope the above is of help to you.

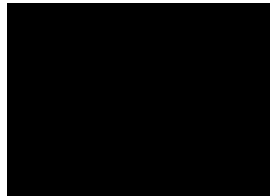
Regards

Ken

Supporting Documents re Planning Application 15/02093/FLL

Appendix 6.0.1

Letter from Industry Expert re. The Glenfarg



20th January 2016

To Whom It May Concern

The Glenfarg, Main Street, Glenfarg

Please take this letter as confirmation that I currently operate a Hotel with 29 bedrooms in Douglas, Isle of Man

I was contacted by Mr & Mrs Hewitt as they were aware that I was particularly interested in the Glenfarg Hotel, being a fabulously authentic looking building, and at the time I was considering a dual operation for PPC Ltd.

We had several discussions about the possibility of purchasing the hotel.

What I quickly established was that in my opinion, the hotel was clearly too big to be supported by the catchment area. I was concerned about the level of competition in the larger catchment area, in particular the Premier Inn in Perth. I was also put off by the U.K. proposals for the 'Living wage' and I felt that this would ultimately impact the profitability in a major way.

I felt that the strategy the Hewitts had taken to keep occupancy levels up was the same approach that I would have taken even though they were having to sell the rooms at a loss at times. Once the ongoing maintenance costs for a Victorian Building were factored in it became clear to me that I didn't want to continue discussions with regards to a purchase as regardless of how well the unit was managed it would not be possible to drive a return from the investment required.

My opinion is that the Hewitts will find it exceptionally difficult, to achieve a sale in the current market and it would be for more sensible to find an alternative use for the property before it falls in to disrepair.

Yours faithfully



Appendix 6.0.2

Letter from DM Hall re. The Glenfarg



25th January 2016

Arngask Hotels Ltd
The Glenfarg
Main Street
GLENFARG
PH2 9NU



Our Ref.: HC/LMD/ES160049

Dear Sirs

Former Glenfarg Hotel - Proposal for Redevelopment To Form 12 Flatted Dwellings

We refer to our discussions in connection with the above, where you seek professional input as to the worthwhile sustainability of a licensed business from this property, in light of general market conditions and trends, and with many similar business closures and alternative use developments across the entire licensed trade sector in the Country, particularly so where smaller and rural type communities are involved.

We have a reasonably detailed file on this property in Glenfarg, having undertaken a thorough inspection back in 2005, when it was also closed for business and on the market for sale. Our notes and subsequent advice to our clients at that time, the clients being an experienced Perthshire business couple, was that the future for this type of business, in this type of location, looked uncertain (a comment that has certainly proven to be accurate in years since then) and that the specific nature of this old building, with need for high running and upkeep costs, would make for difficulty in achieving worthwhile and sustainable profitability. After due consideration, our clients did not purchase.

We note the record of ownerships that you have provided to us, spanning back some 25 years, and the repeated business failures that have occurred, including with the owners previous to Arngask Hotels Ltd, where despite an 8 year period of tenure, the property was on the market for some 6 years in what proved to be a very difficult effort to find a purchaser. This history of ownership and repeated business failure really speaks for itself and it is very common across the sector these days, due to not just the very difficult economic climate that has existed over the last 8 years or so but also down to significant social and legislative changes that have had major adverse impact upon the licensed trade in Scotland, particularly amongst smaller and owner-operated business concerns, and even more so where rural locations and thus limited local business catchment numbers pertain.

The immediate example coming to mind in Glenfarg, of course, relates to the former Lomond Hotel, where this building is understood to have sat for many years and became a difficult and local eyesore, due to lack of interest in purchase for continuation/reinstitution of licensed use. Another example, although not directly comparable with the property under consideration, is the closure of the Baigle Inn in nearby Aberargie, that also being converted to private residential use.

Further afield but in similar and not too distant locations, there is also the Lomond Hotel in Kinnesswood where, like the namesake in Glenfarg, the desire is to demolish in major part and make



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Aberdeen, Ayr, Cumbernauld, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South) Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling, Wick.

way for a new build housing development, something that looks very likely to come about (and where D M Hall have had involvement similar to that being provided to you currently). In addition, there are examples like the Lundin Links Hotel, in Lundin Links, and, a few years earlier, the Dundonald Arms in Culross - again small private hotels where there had been a number of changes of ownership over the years and repeated attempts by different individuals to make the businesses successful, ultimately however ending in failure and no ready market for further purchasers to acquire for continued licensed use. The list could go on and the problems are quite simple to identify.

The Glenfarg does not suit any form of corporate purchaser and thus any potential interest would only come from private owner-operators, where the view amongst all professionals in the sector is that Bank lending support is still very scarce, with even something of an aversion on the part of all main lenders to supporting this type of business within the licensed trade sector, especially so one would feel when significant front end costs apply in relation to necessary building repairs and renewals, such as is understood to exist at the property under report.

It is therefore of no surprise that this hotel has ceased to trade, through lack of profitability, all as clearly covered in current Planning Application Statement that we have been given sight of. This is after attempts have been made to seek a purchaser, including through contact with some of the best known specialist licensed trade agents in the Country. It appears also that Arngask Hotels Ltd have sourced funds over the last 2 years to apply to very worthy works of improvement and upgrade to the hotel, in what appears to be a very genuine attempt to make the business operation a success; however, like so many previous owners before, in times also when the economy was much more buoyant and when adverse legislative changes had not affected licensed premises in the way that they now do. However, such expenditure also failed to produce satisfactory trading and worthwhile business continuity.

The position is made worse for establishments of this nature, in our view, by specific types of development that have been able to take place over recent years - in particular by national chain operators, in the form of budget style hotels and also large family diners on busy main roads or at key traffic junctions (the likes of Premier Inn/Travel Lodge and Greene King/Belhaven/Marstons all spring to mind, where the last few mentioned continue to create new and high volume family diners). Such new development, as has impacted directly on the Glenfarg, per information supplied to us in relation to a new Premier Inn, creates a type of added competition that is too much for most of the older and small establishments and can very often lead to the final tipping point of business closure.

It is worth remembering that many business failures lead to the appointment of an Administrator and in our experience there can then be further and sometimes drastic deterioration in the particular asset involved, together with lengthy necessary processes that can make for protracted marketing and often ugly outcomes as far as the visual aspect is concerned for local people, where long term building dereliction can apply (further ready example here would be the one time very popular Old Rectory Inn, in Dysart, Kirkcaldy, where D M Hall acted as selling agents for the Bank in possession and saw 3 years of difficult marketing, accompanied by unfortunate but constant decline in property condition and presentation, before eventual sale of that once very popular and busy outlet for conversion back to residential use). With this type of example, of which there are very many across the Country, we find the position, as explained to us by Arngask Hotels Ltd in relation to the Glenfarg, to be unusual and much more positive than in most similar circumstances. By that we mean that the availability of confirmed funding and a desire to actually undertake the conversion works to form residential flats in the building is very different from most cases we would come across, where the owner would simply seek to obtain a Consent and then remarket the premises for that development purpose, awaiting any potential developer interest and, doubtless in the process, seeing the building condition deteriorate over time, to the detriment of all, including the local community.

We note that the Glenfarg is said to not be a Listed building but, having said that, it is a local landmark property and of very handsome architectural styling and appearance, notwithstanding a current number of repair and renewal issues that exist to the building exterior. It would surely be desirable and preferable to see this fine old building retained and put to alternative use, rather than boarded up over a period of time, inevitable then declining significantly in condition and appearance, and perhaps then even facing the hammer in terms of eventual need for demolition.

Information provided to us also lists what we would see as a normal range of objections coming forward from local people, against the proposal for conversion to other use. There are some 10

numbered points (although No 5 appears in duplicate) and we think it is reasonable for D M Hall to make comment on some of these, as follows:-

Point 2 - One can hardly imagine that a parking issue could or should arise in relation to residential conversion, given the likely intensity of use existing consented use for licensed trade purposes;


Point 4 - There have been so many and repeat failures here that indicate widespread unsustainability of licensed hotel use, so as to render this objection as invalid;

Point 5 - The comments above upon the desire to retain this fine old building and put it to some other and viable long term use for local housing, should see the important elements of desired character and environment upheld in the long term; and

Point 10 - We would have very strong misgivings about a community purchase and operation of a business such as this, particularly with the capital required for major repairs/renewals and then ongoing, very high running costs, not to mention the need for specialist knowledge/operation and the inevitable difficulties that one would see in maintaining any worthwhile profitability (and also, importantly, giving even basic consideration to Committee type running of licensed establishments as being very difficult to say the least - take the general demise, occurring across the whole nation at present, in so many erstwhile viable and profitable Golf Clubs, for instance, brought about in major part too by significant legislative and social changes).

In summary, therefore, we would view the advice previously supplied by D M Hall, and taken on board by our clients in the past, to be more appropriate now than even then, in that this old hotel cannot reasonably be seen to have a good and viable trading future and the building needs to find a suitable and good quality alternative use, such as the conversion for flatted residential units appears to us to provide.

Yours faithfully

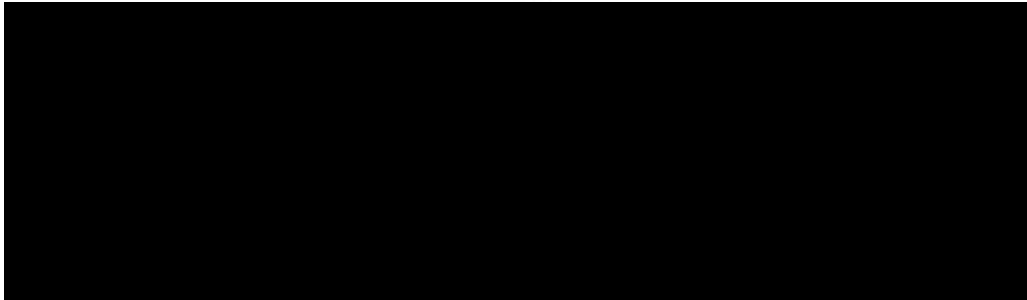


Harry Cormie BSc FRISC
Registered Valuer
For D M Hall LLP

Supporting Documents re Planning Application 15/02093/FLL

Appendix 7.0

Letter from 1st Charge Holder



24th January 2016

PRIVATE & CONFIDENTIAL

John S Hewitt
Director
Arngask Hotels Ltd
The Glenfarg
Main Street
Glenfarg
Perth & Kinross
PH2 9NU

Dear John

Loan Facility to Arngask Hotels Ltd dated 14th January 2014 (the "Loan")

Please take this letter as confirmation that New Life is willing to defer demanding repayment of the Loan, in the short term, to allow you to secure planning approval for a change of use of the property currently known as The Glenfarg Hotel (the "Property") into residential accommodation.

I further confirm that, should New Life be required to formally repossess the Property on the grounds of default, it would have absolutely no intention of re-opening it as a hotel as New Life does not believe it would be financially viable to do so. After undertaking it's own research into the hospitality industry in the Glenfarg area it too has concluded that the only viable option is to develop the Property into residential accommodation and it is for this reason that it is willing to extend its support to you over the next few months.

I trust this clarifies New Life's position.

Yours sincerely



TCP/11/16(399)

Planning Application – 15/02093/FLL - Change of use and alterations to hotel to form 12 flats, Glenfarg Hotel, Main Street, Glenfarg, Perth, PH2 9NU

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Arngask Hotels Ltd
c/o Gateside Design
Jim Watters
22 Viewfield Terrace
Dunfermline
KY12 7HZ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 09.03.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/02093/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 14th December 2015 for permission for **Change of use and alterations to hotel to form 12no flats Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policy RD1 of the Local Development Plan 2014, as the change away from community facilities has not been sufficiently demonstrated through market evidence that the existing use is no longer viable.
2. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (a) as the loss of the pub and restaurant uses associated with the hotel would adversely affect the availability of these types of community facilities in Glenfarg.
3. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (b) as it has not been demonstrated that there are no other suitable community uses.

4. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (c) as the proposal would not result in the provision of alternative facilities of equivalent community benefit.
5. The proposal is contrary to the Scottish Government's Scottish Planning Policy as the loss of the restaurant and bar facility along with the employment use of the hotel in this rural village would not achieve an economically or socially sustainable place.

Justification

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

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

Plan Reference

15/02093/3	15/02093/13
15/02093/4	15/02093/14
15/02093/6	15/02093/15
15/02093/7	15/02093/16
15/02093/8	15/02093/17
15/02093/9	15/02093/18
15/02093/10	15/02093/19
15/02093/11	15/02093/20
15/02093/12	15/02093/21

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/02093/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	13.02.2016	
Case Officer	John Russell	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Change of use and alterations to hotel to form 12no flats

LOCATION: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

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: 13 January 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The Glenfarg Hotel is an attractive and imposing building located in the heart of the village on the main thoroughfare the B996, it is clearly visible when travelling along this road in both directions. The hotel provides guest accommodation, a restaurant and a bar facility. To the rear of the property within the curtilage of the hotel is off street car parking.

The proposed development is for the change of use from hotel to twelve flatted units. The application would also include the formation of twelve car parking spaces in the rear curtilage of the hotel. The car park would use the existing access and egress point into the hotel grounds.

SITE HISTORY

97/00652/FUL Display of signs at 22 July 1997 Application Permitted

PRE-APPLICATION CONSULTATION

Pre-application Reference: Duty call undertaken with applicant advised that application would be predominantly assessed against Policy RD1 of the Local Development Plan.

NATIONAL POLICY AND GUIDANCE

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

Of relevance to this application are the following paragraphs of the SPP:-

Principal Policies

Sustainability - Paragraphs 24 -35

Placemaking - Paragraphs 36-57

A successful, sustainable place

Promoting Rural Development - Paragraphs 74 -108

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 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 PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

Policy RD4 - Affordable Housing

Residential development consisting of 5 or more units should include provision of an affordable housing contribution amounting to 25% of the total number of units. Off-site provision or a commuted sum is acceptable as an alternative in appropriate circumstances.

Policy TA1B - Transport Standards and Accessibility Requirements

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

Policy HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

Policy NE2A - Forestry, Woodland and Trees

Support will be given to proposals which meet the six criteria in particular where forests, woodland and trees are protected, where woodland areas are expanded and where new areas of woodland are delivered, securing establishment in advance of major development where practicable.

Policy NE3 - Biodiversity

All wildlife and wildlife habitats, whether formally designated or not should be protected and enhanced in accordance with the criteria set out. Planning permission will not be granted for development likely to have an adverse effect on protected species.

Policy EP2 - New Development and Flooding

There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Built development should avoid areas at significant risk from landslip, coastal erosion and storm surges. Development should comply with the criteria set out in the policy.

Policy CF3 - Social and Community Facilities

The loss or change of use of land or buildings used for community purpose will only be permitted where the availability of community facilities in the locality is not seriously affected, no suitable alternative community use can be found or alternative facilities of equivalent benefit and provided

OTHER POLICIES

Developer Contributions Guidance.

CONSULTATION RESPONSES

Community Waste Advisor - Environment Service – No objection.

Glenfarg Community Council – Object to the application.

Contributions Officer – No objection subject to contributions being secured.

Scottish Water – No response received within consultation period.

Transport Planning – No objection.

BP Consultations – No objection.

Local Flood Prevention Authority – Updated response confirms no objection.

Business Development Section – Advice provided on commercial tactics and investment undertaken by the owner along with commentary on the market and the marketing tactics required to sell such a property.

REPRESENTATIONS

A total of 164 letters have been received objecting to the application for the following reasons:-

- The development is contrary to the development plan
- Proposal reduces employment opportunities in the village.
- Flood risk.
- Road safety concerns, traffic congestion and lack of parking.
- Hotel loss will be detrimental to community cohesion, character and environment of the village (reduces community facilities).
- There is an oversupply of flats in the area.
- No affordable housing.
- Hotel business has potential to be run viably in separate ownership with a different management style. There will be viable buyers at the correct market price.
- The loss of the hotel facilities will increase the need to travel and the bus service to and from Glenfarg is limited.
- Change of use of the hotel should be a last resort if a purchaser is not found. The hotel has not been offered on the open market at its market value.
- Contrary to SPP – rural development.
- The development will not be DDA compliant.
- Removal of trees.
- Impact on bats.
- Loss of light.
- Concern with the supporting information submitted by the applicant.
- The closure of the hotel will reduce house values in the area (this is not a planning consideration).

One letter has been received in support of the application. The matters raised are as follows:-

- The hotel would function well as flats.
- The proposal will ensure it is not derelict.

Two further representations have been received which neither object nor support the application.

The above matters are addressed in the planning appraisal section of this report.

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	Submitted

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

I consider the main issue in the determination of this application is whether the loss of the hotel is acceptable in the light of Policy RD1 and Policy CF3 of the Local Development Plan.

It is of particular importance to understand how the hotel use relates to these policies to determine whether they are engaged.

While I recognise that the hotel is a commercial operation and not a publically funded facility the restaurant and pub function are important social and community facilities which greatly enhance the character and vitality of Glenfarg. The hotel also provides tourist accommodation which is important in attracting visitors to the area and provides a source of employment for local people.

Taking this into account I consider that both Policy RD1 and Policy CF3 of the Local Development Plan are engaged.

Policy CF3 confirms that development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted if it meets set criterion. I do not consider that criterion (a) is met as the loss of the pub and restaurant uses associated with the hotel would

adversely affect the availability of these types of community facilities in Glenfarg. It has not been demonstrated that there are no other suitable community uses (criterion (b)) or that the proposal would result in the provision of alternative facilities of equivalent community benefit (criterion (c)).

Policy RD1 is generally supportive of residential use where they will not affect neighbouring landuses although it does limit changes away from ancillary uses such as employment land, local shops and community facilities unless there is demonstrable market evidence that the existing use is no longer viable. The policy requires the applicant to make the case that the facility in question should not be retained.

After an initial desktop appraisal of the application the applicant's agent was contacted and advised that the application was contrary to policy RD1 of the local plan as there was insufficient demonstrable market evidence that the existing use was no longer viable. It was highlighted that the site required to be marketed to demonstrate the viability case, accordingly the agent was recommended to withdraw the application to enable the marketing of the site to be undertaken.

The applicant's agent laterally provided a supporting statement setting out their case that the hotel business was no longer viable as a trading entity and confirmed the proposal should be determined as submitted.

The submission of this supplementary supporting documentation was considered to be significant and interested parties were contacted to afford them the opportunity to comment on the submission.

Factors to be considered in assessing whether the existing use is no longer viable include assessing what measures have been introduced to increase local support, the number of other facilities in the area, the marketing and whether the asking price realistically reflects the market value of the hotel use. These will be assessed in turn.

Measures employed in the business

To assist in the determination of the application the Business Development Section were consulted and asked to provide commentary on the supporting information provided by the applicant. They note that the applicant has applied a number of commercial tactics and has undertaken investment in the property to trade through a difficult economic period. The Business Development Section agree with the applicant's statement that recent changes in drink driving laws, increased supply of aggressively priced hotel rooms and branded restaurants can affect rural hotels. Notwithstanding this they are aware of examples of re-established premises or newly developed business of this nature in Perth and Kinross that are thriving.

This reinforces the case that a robust marketing exercise has to be undertaken as there could be potential buyers who could deploy a different

business strategy for the hotel accommodation, restaurant and bar making it a potentially viable enterprise.

The number of facilities in the area

The Glenfarg Hotel is the last remaining hotel in the village as the Lomond Hotel is now demolished.

I do not consider that the Beinn Inn, some 4.4km distant is sufficiently close or accessible as an alternative to the restaurant and pub when considering how far people are prepared to walk.

I take note of the other facilities the applicant has highlighted that are available in Glenfarg but these are not directly comparable to the uses associated with the Glenfarg Hotel.

The marketing

The applicant's supporting statement has provided details of the hotels previous ownership and the historic marketing undertaken prior to their purchase at the tail end of 2013.

This is useful in setting the scene but the accuracy of this has been questioned in letters of representation. It shows that the building has changed hands but has continued to trade as a hotel. In light of this the planning authority does not consider that this necessarily demonstrates the hotel use is not viable.

The applicant confirms that an off market sale was sought which is useful background information but this cannot substitute for the open marketing of the property.

The applicants supporting statement is not sufficiently robust in confirming the open marketing strategy undertaken. It is not clear when open marketing commenced or the dates and times that the property has been available on portals/websites/marketing companies/adverts or the extent of information has been made available on portals, websites or via the marketing companies.

The Council's Business Development Section confirm that the following would be considered to be reasonable attempts to sell the business

- 6 months minimum with a recognised specialist agent: Christies & Co, Bruce & Co, Cornerstone, Daltons etc.

Or,

- 12 months with low cost options such as: Businessesforsale.com, rightbiz.co.uk, gumtree etc.

The marketing value of the hotel

The value of the hotel is also particularly important to confirm whether it has been marketed at a reasonable price. In this case no valuation evidence has been provided (preferably RICS qualified) to substantiate that the value of the hotel.

Taking the account of the above the evidence provided is not sufficiently robust in demonstrating compliance with Policy RD1, thus it is contrary to the development plan.

Representation has highlighted that the development is also contrary to the Scottish Government's Scottish Planning Policy. The SPP confirms that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.

In the absence of evidence from the applicant on the marketability of the hotel I also consider that the loss of the restaurant and bar facility along with the employment use in this rural village would lead to residents likely having to rely on these facilities in Perth, Bridge of Earn, Milnathort and Kinross leading to a reliance on car related journeys. This does not contribute to an economically or socially sustainable place or the place making agenda and is contrary to the Scottish Government's Scottish Planning Policy.

Design and Layout

Policy PM1A confirms that development must contribute positively, to the quality of the surrounding built and natural environment. I have no concerns with the proposal in terms of design and appearance, the development is not considered to create any adverse issues. The scale and design of the proposal is considered acceptable and the residential units compatible with surrounding landuses.

I note that letters of representation have highlighted that the re-development into flats would not be DDA compliant. The Disability Discrimination Act was introduced with the aim of opening up access to facilities in a way that provides (as far as possible) identical access for all. This is an important piece of legislation to bear in mind when considering access however it is recognised that there are conflicts between legislation.

In this case benefits must be balanced against the potential damage to alterations may cause to the significance of the building itself. I am aware that the steps to the front of the building will not allow for easy access to certain users however there will be access from the car park at the lower level. In this case I consider from a planning perspective that reasonable provision to gain access to the building has been provided. Notwithstanding this the issue of access will also require to be taken into account through the submission of a building warrant.

Residential Amenity

The formation of residential development in the urban core has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for future residents of the development those that live in adjoining dwellings. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Although overshadowing is not a matter specifically referred to in ministerial guidance, the protection of neighbouring developments from unreasonable loss of light is a well-established proper planning consideration. Having had the opportunity to assess the plans I consider a reasonable level of daylight and sunlight is maintained to neighbouring properties and the extent of overshadowing is not excessive and does not warrant refusal of the application.

I have also reviewed the areas of new glazing to be formed in the building and I do not consider that there will be adverse overlooking or a loss of privacy that would warrant refusal of the application.

Visual Amenity

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is applicable due to the potential impact the development may have on the adjacent Category C Listed Building (Old Toll House). This legislation requires the Council to have special regard to the desirability of preserving the building or its setting or any features of special architectural historic interest which it possesses.

While the word setting is not defined in planning legislation authorities are firmly encouraged not to interpret the word narrowly. It highlights at all times that the listed building should remain the focus of its setting. Attention must never be distracted by the presence of any new development whether it be within or outwith the curtilage. In this case I do not consider that the proposed works to the hotel will adversely affect the setting of the Old Toll House. The application is therefore considered to comply with Policy HE2.

Roads and Access

I note that letters of representations raised concerns with traffic impacts and parking.

The Council's Transport Planning Section has been consulted and they confirm that the proposed conversion from hotel to flats will not result in a significant increase in vehicle trips associated with the site. They note that 12 parking spaces are to be provided that will be accessed from the existing vehicle access that currently serves the hotel. As this is a redevelopment of

an existing site, they consider that the level of parking provision is acceptable considering the size of the flats proposed.

Taking account of the Transport Planning comments I am of the view that the proposal does not conflict with policy TA1B.

Landscape

The trees within the curtilage are particularly important to the setting of the Hotel, especially from the road (Ladeside) and the village green to the north. I consider that pulling the car parking bays back from the trees on ladeside would protect and avoid damage to them if the scheme progressed. This could be controlled via a suitably worded planning condition.

Drainage and Flooding

There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source as per Policy EP2 - New Development and Flooding. The Councils Flooding Section initially had concerns that the proposed lower ground flat could be susceptible to flooding from the River Farg. Following clarification from the applicant's agent and updated drawings being provided the Flooding Section confirm they are now satisfied with the flood mitigation measures. However, they note that if there are any air bricks on the exterior of the garden flat facing the car park these are fitted with air brick covers to prevent any potential flood water entering beneath the building. This can be controlled by condition.

Bio-diversity

Letters of representation highlight that bats could present on the site. As the application is for the change of use and refurbishment of the existing structure I am not sufficiently convinced that the proposal would adversely impact on habitat.

An informative note advising the applicant of the potential presence of bats could be applied recommending that the existing building is checked by a suitably qualified ecologist prior works being undertaken.

Developer Contributions

Affordable Housing

With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing.

The proposal will create 12 units and as such it will require to be assessed against the Affordable Housing Supplementary Guidance. In line with the guidance there is a requirement for 3 units to be affordable.

From the submitted drawings it is apparent that the 2 of the units are small 1 bedroom units on the ground and first floor units may be considered to be unsubsidised low cost housing for sale – entry level housing. It will be necessary for the council to establish the initial sales price of the units to ensure that they can be considered to be affordable in line with the Council's definition.

The Council's Affordable Housing supplementary Guidance sets out:
“Houses which fall into the unsubsidised low cost housing for sale category are smaller less expensive houses generally for entry level which are sold without any subsidy or discount. These houses may be affordable simply due to their smaller size. PAN 2/2010 suggests that some form of legal agreement may be required to retain such houses as affordable in perpetuity. However, it is considered that there will generally always be a limit on what the resale price of such houses will be. If the Council are satisfied that on resale such properties will remain at an affordable price – allowing for inflation and taking into consideration the area in which the houses are – then it is likely that generally it will not be necessary to impose a condition in order to maintain the houses as affordable in perpetuity”.

I would consider that in this case, the properties will remain at an affordable price on resale due to their size and location.

A marketing plan should be required by condition. This should be agreed with Housing and Community care and should ensure that the properties are marketed to priority groups for an initial period before becoming available on the open market.

For the remaining 1 unit required a commuted sum would be acceptable in lieu of onsite provision. The commuted sum for the Kinross Housing Market Area is £15,000 per unit.

Primary Education

With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Arngask Primary School and there is a capacity issue at the school.

Affordable housing is not required to make a contribution towards primary education. The primary education contribution will be calculated on 9 units (12 – 3).

Transport Infrastructure

With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The proposal is seeking to convert the former hotel into residential use. In terms of the Transport Infrastructure Supplementary Guidance paragraph 4.1 states 'Where replacement buildings are proposed the Trip Rate of the existing use will be taken into account and the contribution reviewed accordingly on a case by case basis.' This also applies to conversions of existing buildings.

The former hotel falls under the 'Other non-residential use' in terms of the Transport Infrastructure Guidance which has an associated trip rate of 0.19. The trip rate of residential developments is projected at 0.17. Therefore in terms of the Guidance the trip rate of the existing hotel is higher than the proposed residential development.

Summary of Requirements

Affordable Housing: £15,000 (1 x £15,000)

Education: £57,555 (9 x £6,395)

Transport Infrastructure: £0

Total: £72,555

Phasing

It is advised that the preferred method of payment would be upfront of release of planning permission.

Due to the scale of the contribution requirement it may be appropriate to enter into a S.75 Legal Agreement.

If S.75 entered into the phasing of financial contributions will be based on occupation of open market units with payments made 10 days after occupation.

Payment for each open market unit will be £6,046.25 (£72,555/ 12 = £6,046.25).

Economic Impact

The loss of the hotel and employment use will have a detrimental impact on the economy of Glenfarg. If the development was to proceed there would be a minimal and limited economic impact associated with the construction phase of the development.

Conclusion

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

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposal is contrary to Policy RD1 of the Local Development Plan 2014, as the change away from community facilities has not been sufficiently demonstrated through market evidence that the existing use is no longer viable.
- 2 The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (a) as the loss of the pub and restaurant uses associated with the hotel would adversely affect the availability of these types of community facilities in Glenfarg.
- 3 The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (b) as it has not been demonstrated that there are no other suitable community uses.
- 4 The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (c) as the proposal would not

result in the provision of alternative facilities of equivalent community benefit.

- 5 The proposal is contrary to the Scottish Government's Scottish Planning Policy as the loss of the restaurant and bar facility along with the employment use of the hotel in this rural village would not achieve an economically or socially sustainable place.

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

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

15/02093/19

15/02093/20

15/02093/21

15/02093/3

15/02093/4

15/02093/6

15/02093/7

15/02093/8

15/02093/9

15/02093/10

15/02093/11

15/02093/12

15/02093/13

15/02093/14

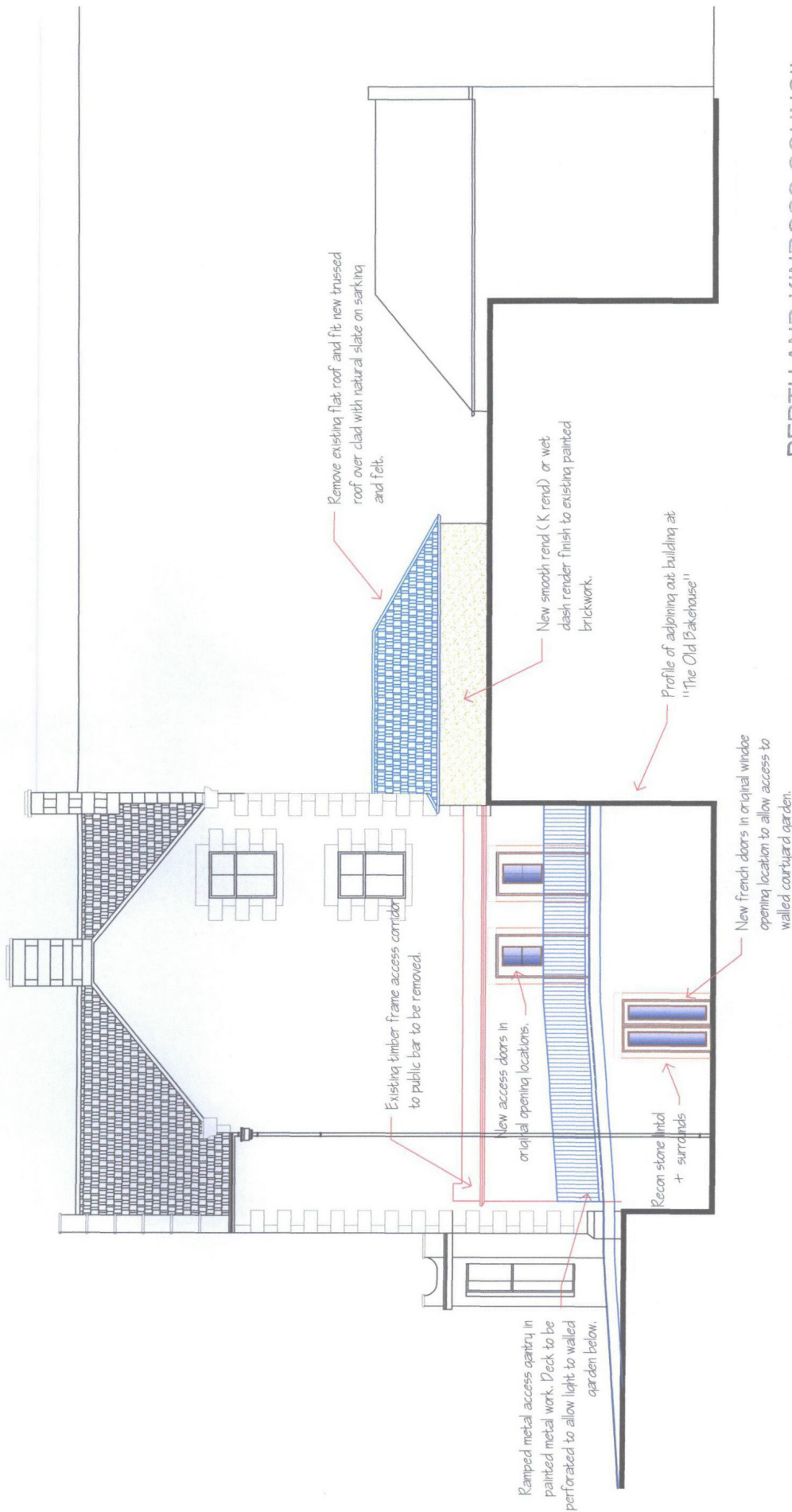
15/02093/15

15/02093/16

15/02093/17

15/02093/18

Date of Report 08.03.2016



PROPOSED NORTH ELEVATION 1:100

PERTH AND KINROSS COUNCIL

DRAWING REF: 6102091313



Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel 07745305509
e-mail
GatesideDesign50@yahoo.co.uk



GATESIDE DESIGN

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD.

File Location
M/Miles/Mr. + Mrs Edwards

DRAWN BY M. Robertson
DATE OCTOBER 2015
SCALE 1/100
A3
DRWG. No GH/JH/13

DRAWING REF: 15/020931

Remove existing window and cut out wall below to take new timber double glazed french doors and fanlight. Repair all stonework to match existing.



PROPOSED EAST ELEVATION 1:100

NOTE : All existing windows on this elevation to be replaced with timber double glazed units. Any replacement rainwater goods to be cast iron. All rainwater goods if undamaged to be overhauled and painted.

Gateside Design
22 Viewfield Terrace
Dumfries
FIFE
KY12 7HZ
tel 07743505509
e-mail
Gatesidedesign50@yahoo.co.uk



GATESIDE DESIGN

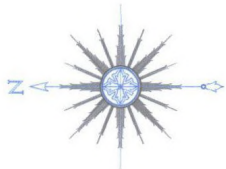
TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG, PH2 9NU

CLIENT
ARNGASK HOTELS LTD.
File Location
M:/Arngask/ + Mrs Edwards

DRAWN BY M. Supertson
DATE OCTOBER 2015
SCALE 1/100
A3
DRWG. No. GH/JH/14

DRAWING REF: 15102003/5

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU



DRAWN BY	M. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/15

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07745305509
e-mail
Gatesidedesign51@yahoo.co.uk



GATESIDE DESIGN

CLIENT
ARNGASK HOTELS LTD.

File Location
M:\Miles\Mr. + Mrs. Edwards

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

GARDEN FLOOR LAYOUT PLAN 1:100

DRAWING REF: 15102093.16

Scale in Meters - 1:100

Existing structure to be removed and access deck formed.

Form new window in original opening with reduced sill height.

Existing concrete access steps to be removed.

Existing doorway to be built up.

Communal laundry facility.

Existing storm door arrangement to be removed.

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
Tel: 0774353529
Email: Gatesidedesign50@yahoo.co.uk



GATESIDE DESIGN

CLIENT
ARNGASK HOTELS LTD.

File Location
M:\Mines\Mr. + Mrs. Edwards

TITLE
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FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

DRAWN BY: M. Robertson
DATE: OCTOBER 2015
SCALE: 1/100
A3
DRWG. NO: GH/JH/16

Build ups, slappings and
proposed walls.

GROUND FLOOR LAYOUT PLAN 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 15/02/09317



FIRST FLOOR LAYOUT PLAN 1:100

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel 07743305599
e-mail
Gatesidedesign50@yahoo.co.uk

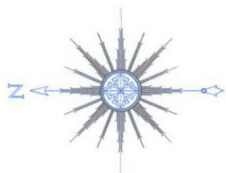


GATESIDE DESIGN

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG, PH2 9NU

CLIENT
ARNGASK HOTELS LTD.

DRAWN BY M. Robertson
DATE OCTOBER 2015
SCALE 1/100
DWG. No. GH/JH/17



PERTH AND KINROSS COUNCIL

DRAWING REF: 1510200318

DRAWN BY	M. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/18

Build ups, slappings and proposed walls.

SECOND FLOOR LAYOUT PLAN 1:100

Scale in Meters - 1:100

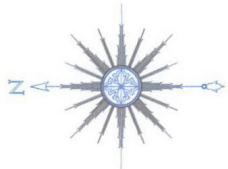
Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07743505509
e-mail
Gatesidedesign51@yahoo.co.uk



GATESIDE DESIGN

CLIENT	ARNGASK HOTELS LTD.
File Location	Mr/Ms/Mr. + Mrs. Edwards

TITLE	CONVERSION OF HOTEL TO FORM 12 APARTMENTS AT GLENFARG HOTEL, MAIN STREET, GLENFARG. PH2 9NU
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TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

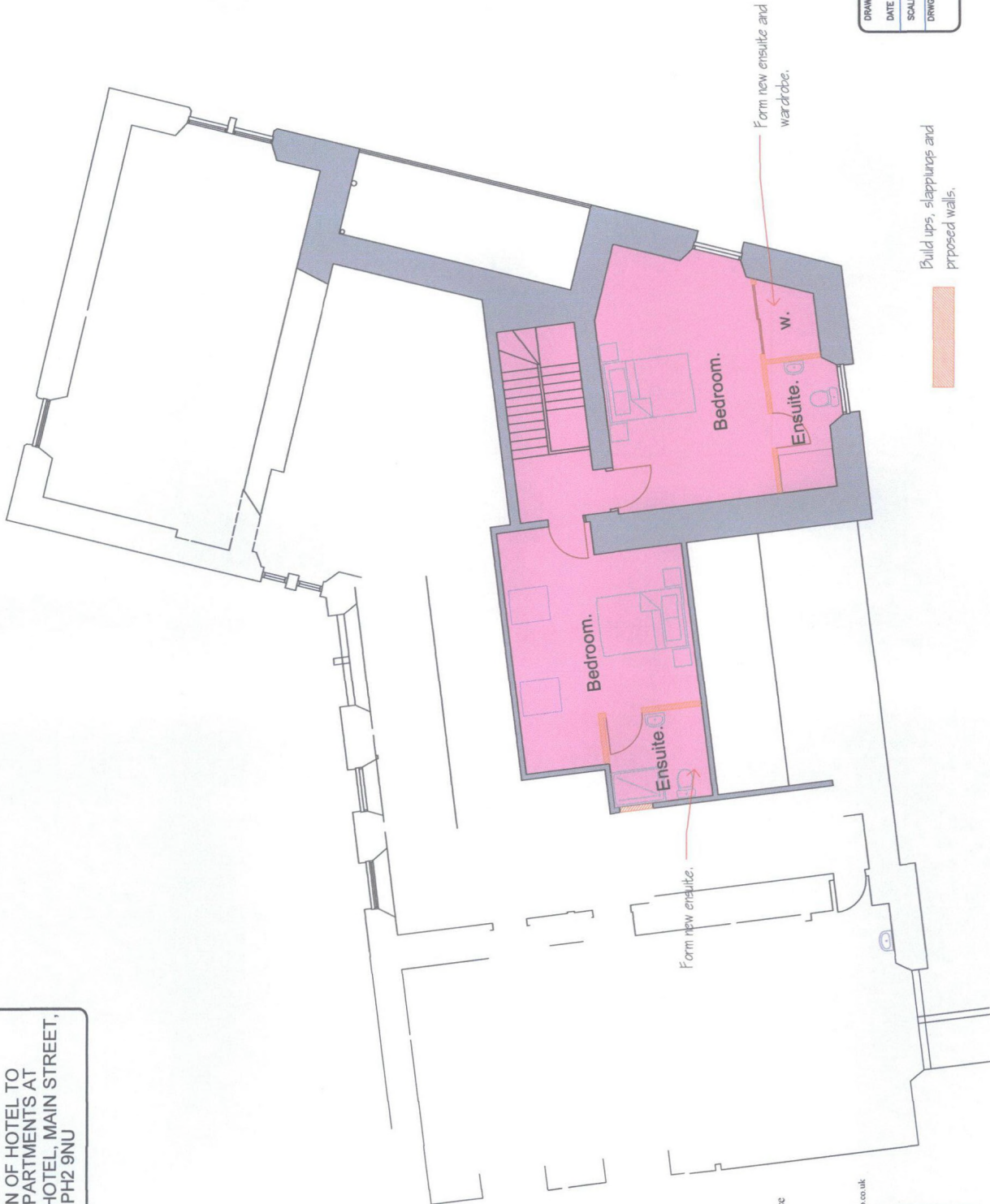


Gateside Design
22 Viewfield Terrace
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Gatesidedesign50@yahoo.co.uk

GATESIDE DESIGN

CLIENT
ARNGASK HOTELS LTD.
File Location
M/MikesMr + Mrs Edwards

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU



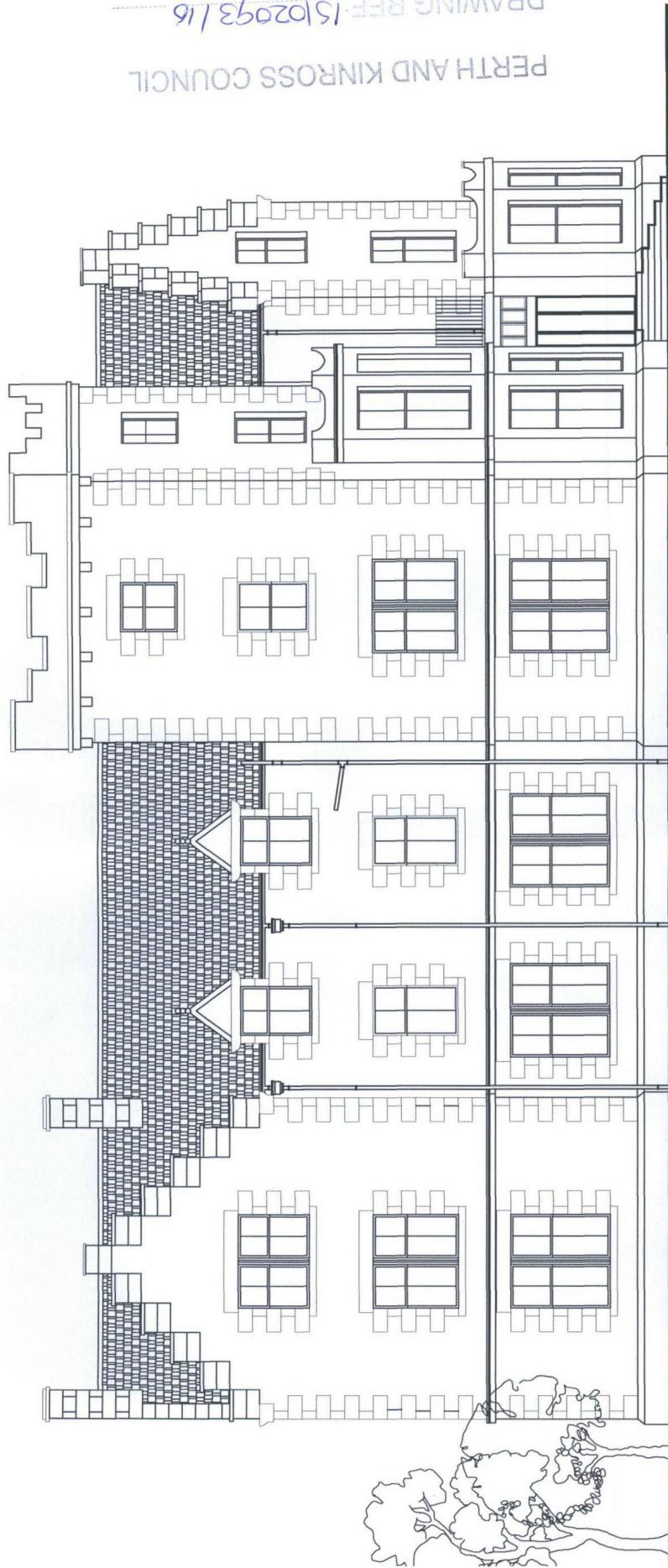
Build ups, slappings and
proposed walls.

ATTIC FLOOR LAYOUT PLAN 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 151029319

DRAWN BY	M. Roberts
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/19



EXISTING SOUTH ELEVATION 1:100

NOTE : No works proposed to this elevation.



GATESIDE DESIGN

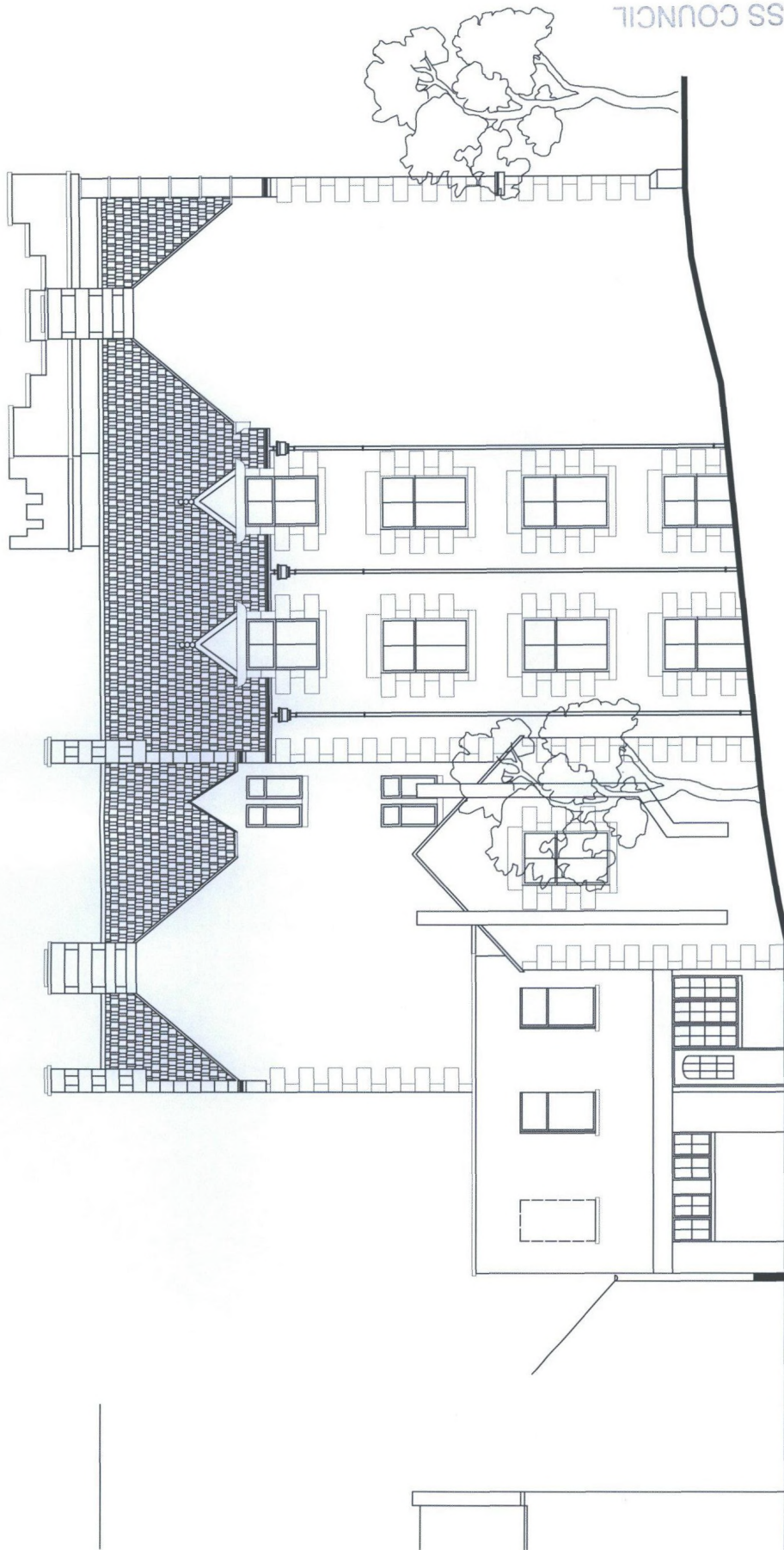
Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7HZ
tel. 07743 305599
e-mail
gatesidedesign50@yahoo.co.uk

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD
File Location
M:\Misses\Mr. + Mrs. Edwards

DRAWN BY M. Robertson
DATE OCTOBER 2015
SCALE 1/100
A3
DWG. No. GH/JH/08

PERTH AND KINROSS COUNCIL
DRAWING REF: 15102093/116



EXISTING WEST ELEVATION 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 15102093/11

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22 Viewfield Terrace
Dunfermline
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e-mail: Gatesidedesign50@yahoo.co.uk



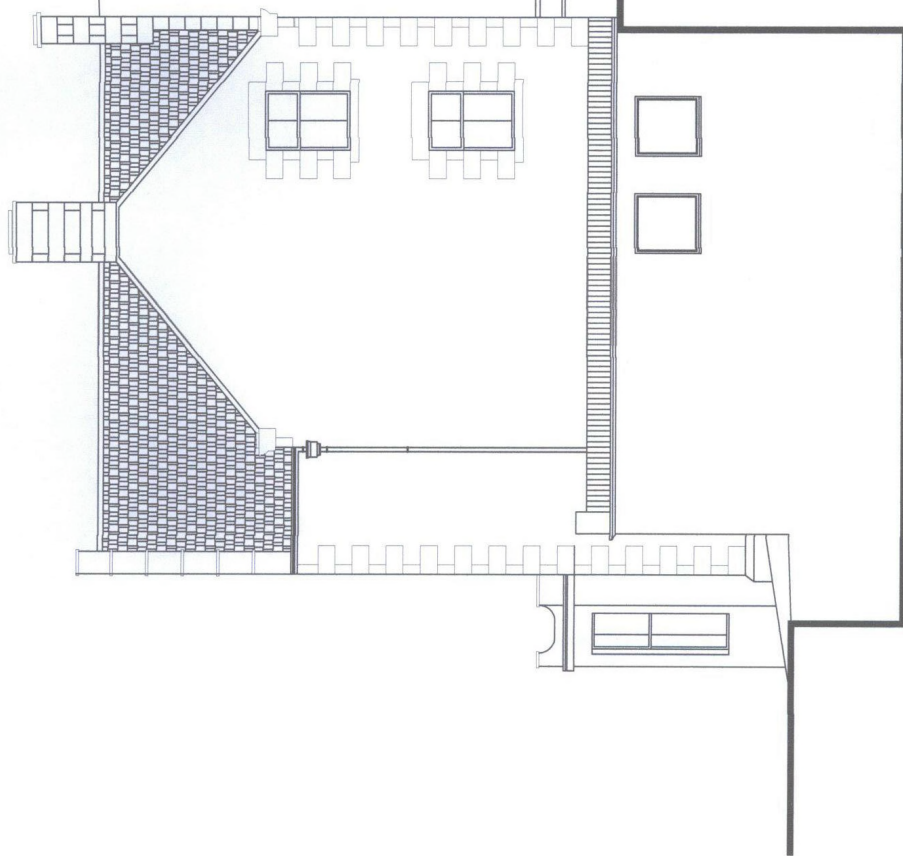
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TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD.

File Location
M. McKelvie + Mrs. Edwards

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DATE OCTOBER 2015
SCALE 1/100
DRWG. No. GH/JH/09
A3



EXISTING NORTH ELEVATION 1:100

PERTH AND KINROSS COUNCIL
DRAWING REF: 15/02093/12



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Gatesidedesign50@yahoo.co.uk



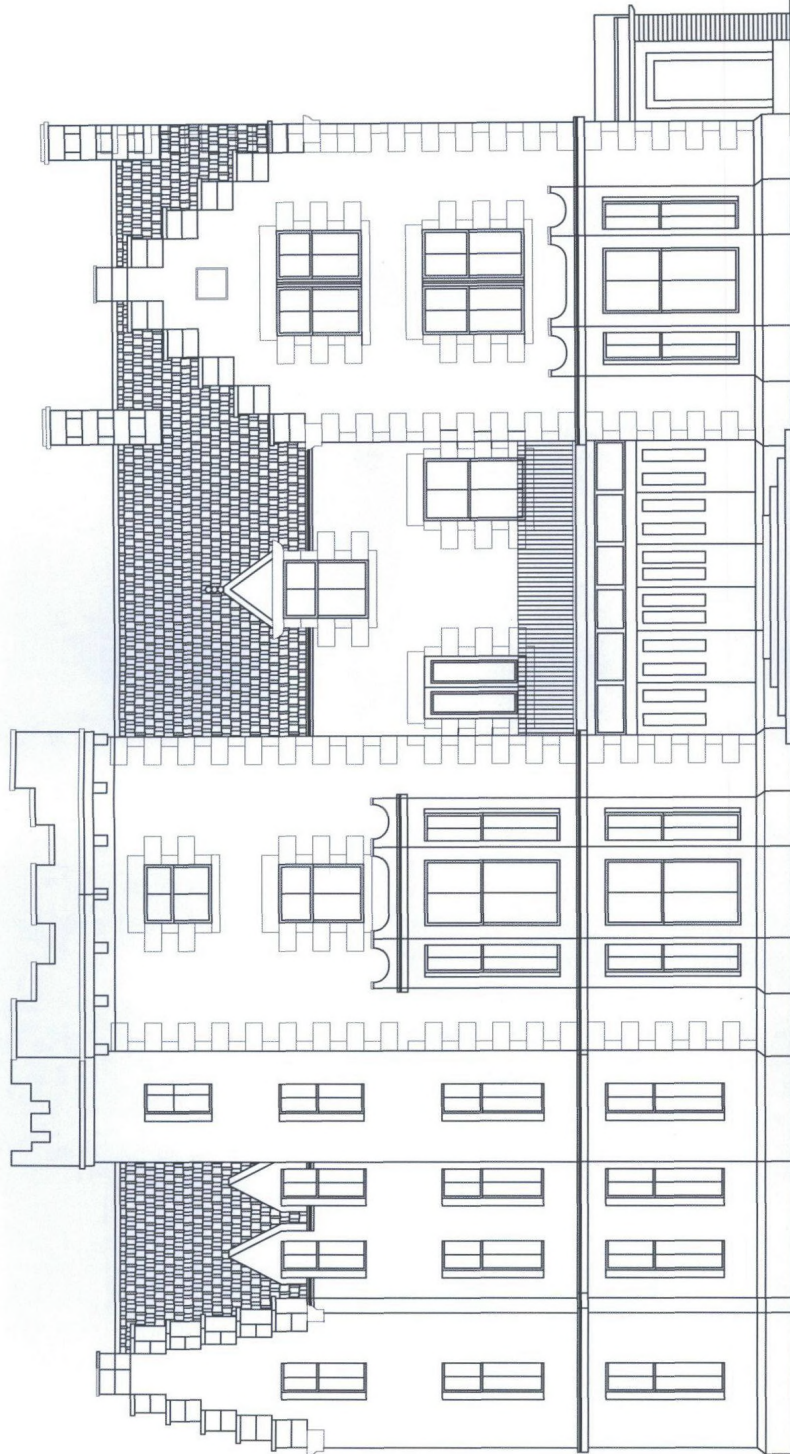
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TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD

File Location
M/Miles/Mr + Mrs Edwards

DRAWN BY *M Robertson*
DATE OCTOBER 2015
SCALE 1/100
A3
DRWG. No. GH/JH/10



EXISTING EAST ELEVATION 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 15/02093 1/3

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DRAWN BY M. Edwards
DATE OCTOBER 2015
SCALE 1/100
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DWG. No. GH/JH/11



THE GLENFARG.

EX LOWER GROUND FLOOR LAYOUT PLAN 1:100

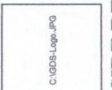
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DRAWN BY	M. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/03

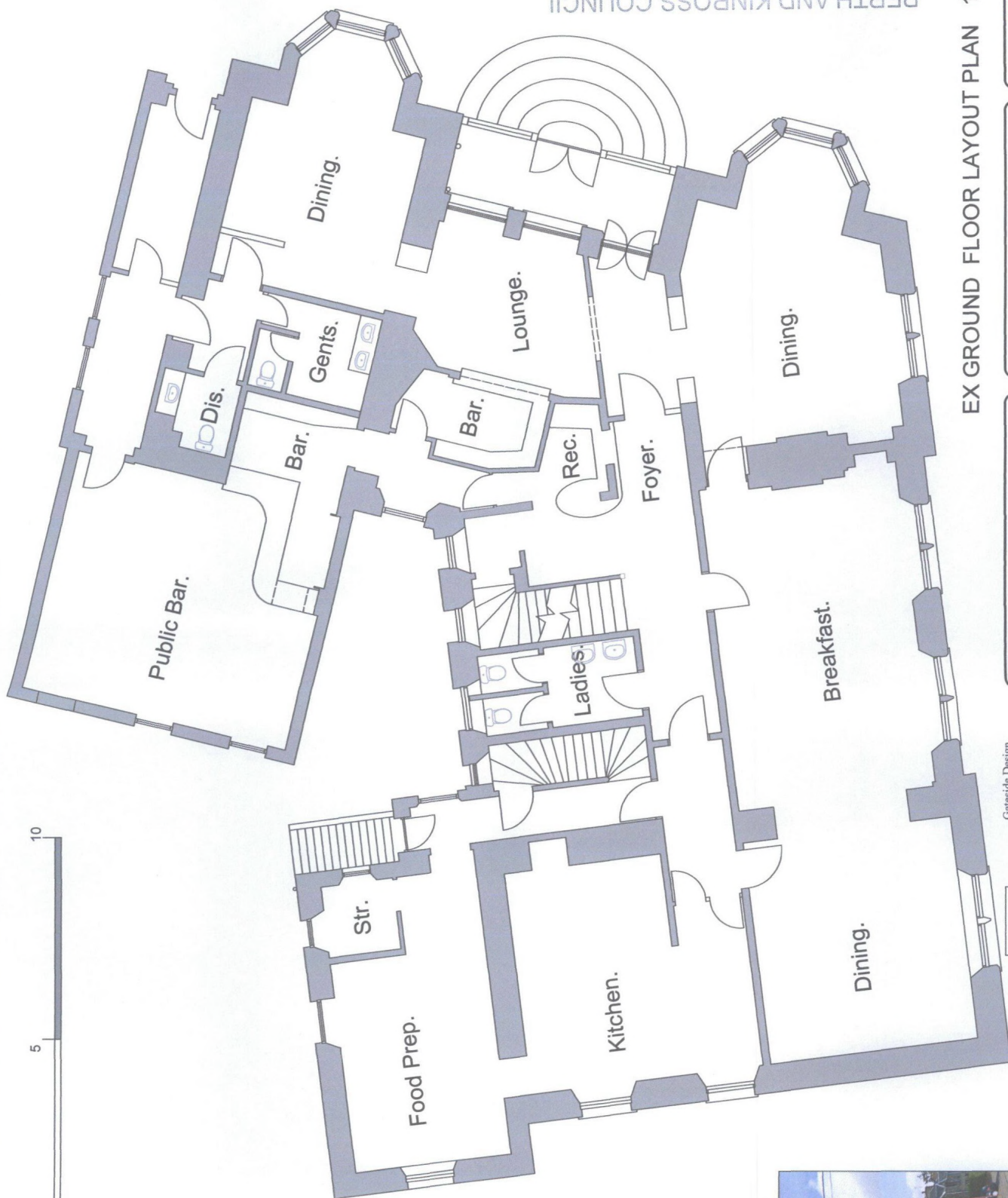
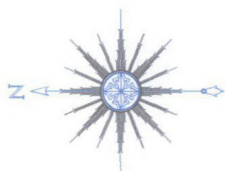
CLIENT	ARNGASK HOTELS LTD.
File Location	M/Mikael/Mr. + Mrs. Edwards

TITLE	CONVERSION OF HOTEL TO FORM 12 APARTMENTS AT GLENFARG HOTEL, MAIN STREET, GLENFARG, PH2 9NU
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KY12 7HZ
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PERTH AND KINROSS COUNCIL
DRAWING REF: 15102093/1/5

EX GROUND FLOOR LAYOUT PLAN 1:100

DRAWN BY	M. K. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/04

CLIENT	ARNGASK HOTELS LTD.
File Location	M:\Miles\Mr. + Mrs. Edwards

TITLE	CONVERSION OF HOTEL TO FORM 12 APARTMENTS AT GLENFARG HOTEL, MAIN STREET, GLENFARG. PH2 9NU
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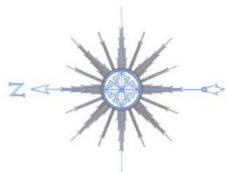
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22 Viewfield Terrace
Dunfermline
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KY12 7HZ
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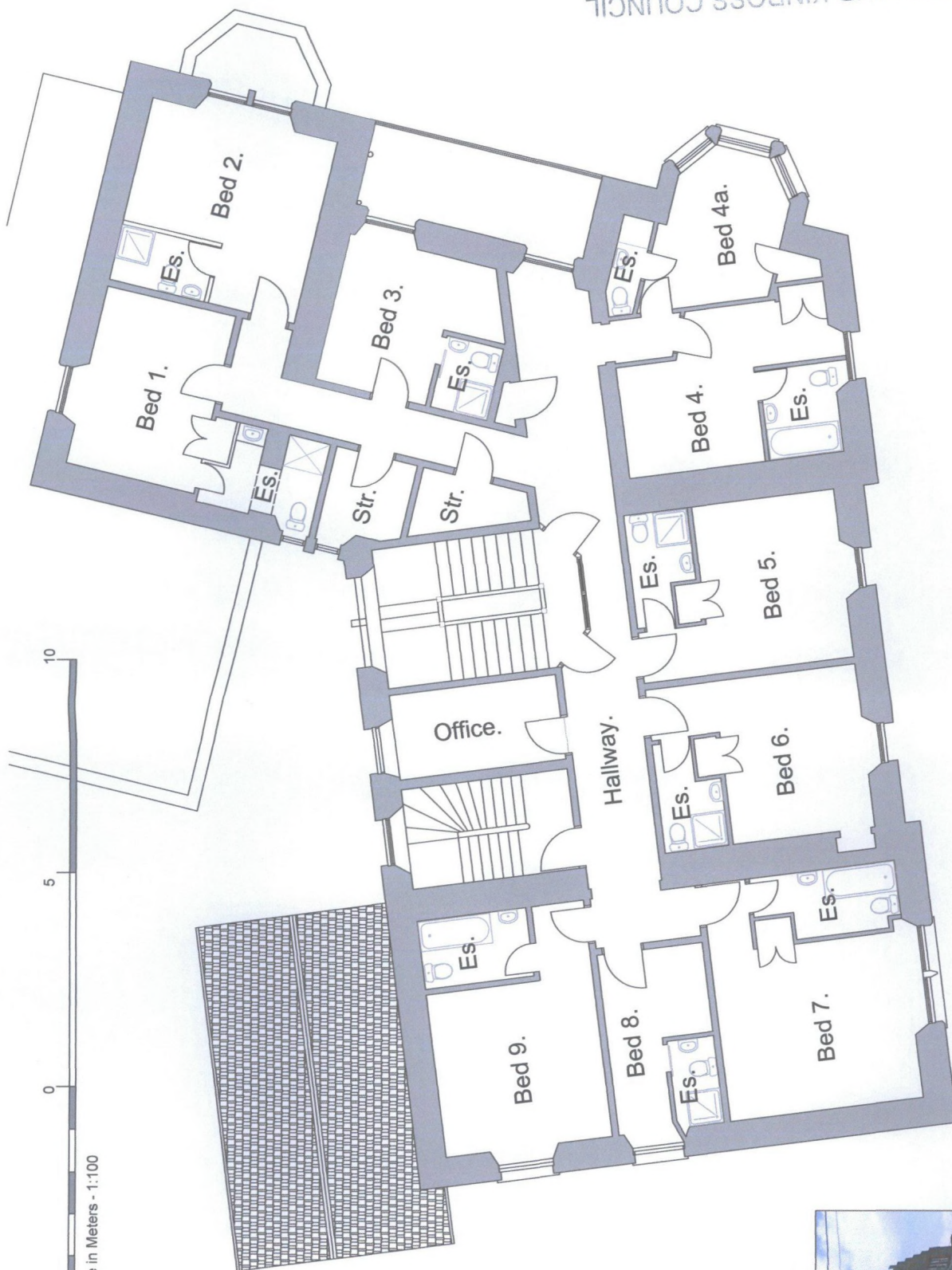
GATESIDE DESIGN



THE GLENFARG.



Scale in Meters - 1:100



PERTH AND KINROSS COUNCIL
DRAWING REF: 1502093116

EX FIRST FLOOR LAYOUT PLAN 1:100

DRAWN BY	M. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	GH/JH/05

CLIENT	ARNGASK HOTELS LTD.
File Location	M. McKee/Mr. + Mrs. Edwards

TITLE	CONVERSION OF HOTEL TO FORM 12 APARTMENTS AT GLENFARG HOTEL, MAIN STREET, GLENFARG, PH2 9NU
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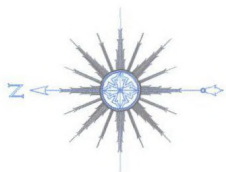
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e-mail
Gatesidedesign51@yahoo.co.uk

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THE GLENFARG.



EX SECOND FLOOR LAYOUT PLAN 1:100

PERTH AND KINROSS COUNCIL
DRAWING REF: 15/02093/17



THE GLENFARG.

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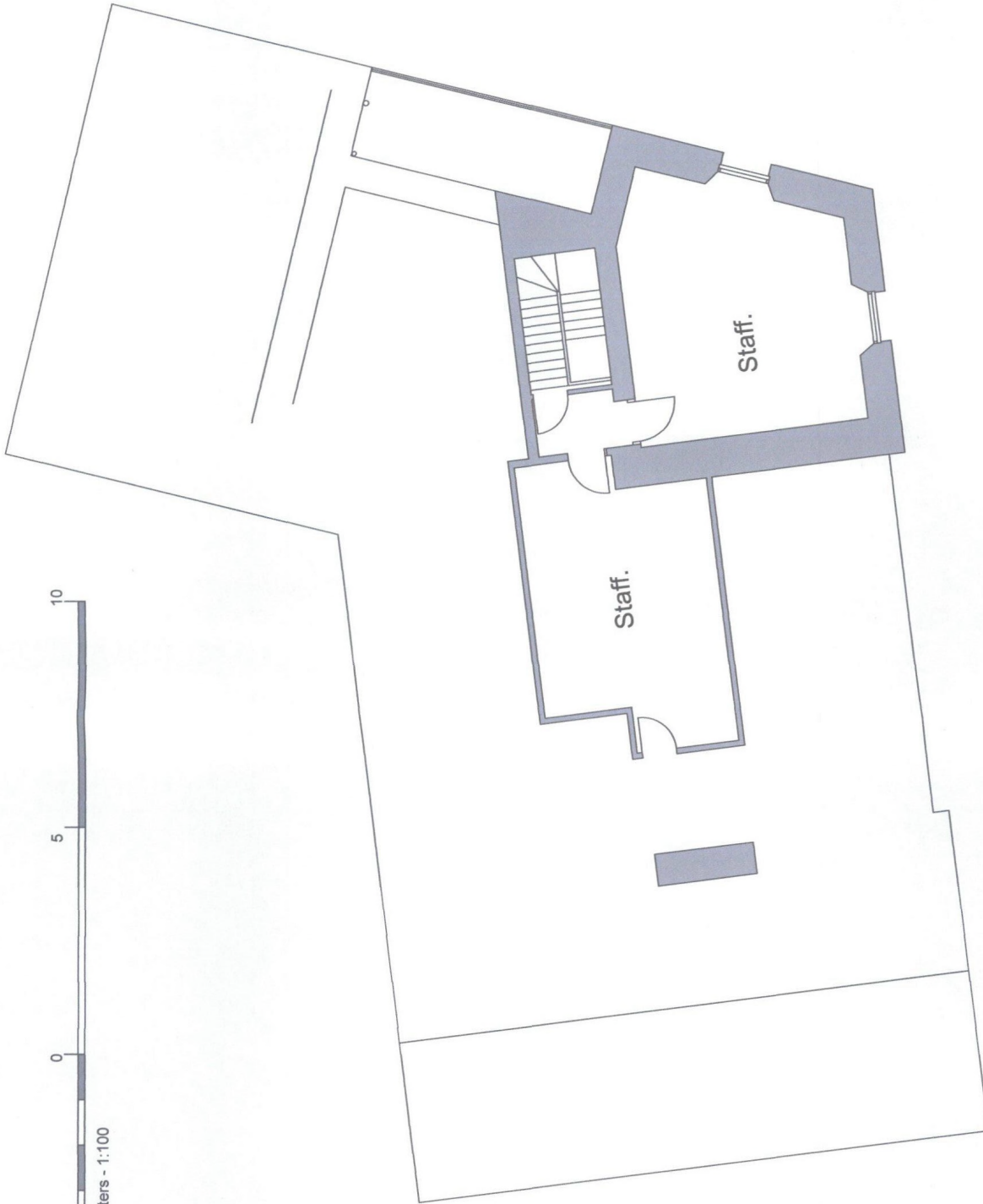
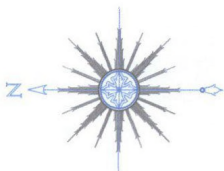
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TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG, PH2 9NU

CLIENT
ARNGASK HOTELS LTD.

File Location
M:\Miles\Mr + Mrs. Edwards

DRAWN BY *M. Robertson*
DATE OCTOBER 2015
SCALE 1/100
A3
DRWG. No. GH/JH/06



PERTH AND KINROSS COUNCIL
DRAWING REF: 15102093/1.8

EX ATTIC FLOOR LAYOUT PLAN 1:100



THE GLENFARG.

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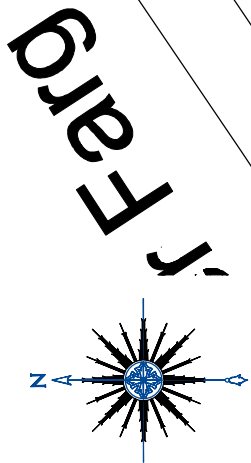
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GATESIDE DESIGN

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD.
File Location
M:\Mkeen\Mr. + Mrs. Edwards

DRAWN BY: M. J. Edwards
DATE: OCTOBER 2015
SCALE: 1/100
A3
DRWG. No. GH/JH/07



MAIN STREET

House

Hotel

LADESIDE

Laiston Cott

Existing car parking area to be retained, upgraded and properly delimited for 8 in number parking spaces.

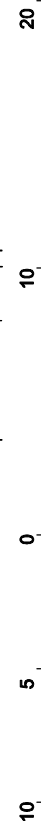
Existing car park surface to remain unchanged. Gravel finish to allow self draining. All existing levels to be retained.

Existing hedge row to be retained.

Existing Yew tree to be retained

Existing car parking area to be retained, upgraded and properly delimited for 4 in number parking spaces.

Existing Yew trees to be retained and protected during construction works by HERRAS fencing to comply with BS 5837-2012.



Scale in Meters - 1:200

PROPOSED SITE LAYOUT PLAN.

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7BZ
tel. 0774530559
e-mail
Gatesidedesign-50@yahoo.co.uk



TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

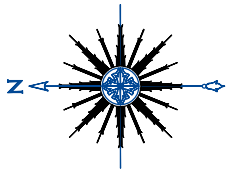
CLIENT
ARNGASK HOTELS LTD.

DRAWN BY JG WATERS
DATE NOVEMBER 2015
SCALE 1/200
A3
DRWG. No. GH/JH/02

Revision "A" January 2016 Yew tree retained.

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GATESIDE DESIGN



TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

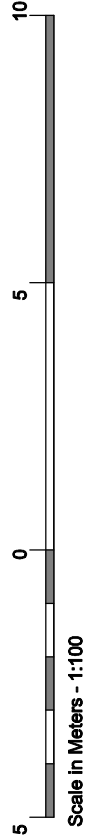
NOTE : Alterations to basement/ garden flat to include all measures and materials to limit damage in event of flooding. Existing concrete floor retained, water proof plaster etc used. All electric power outlets, spurs and lighting controls to be at a higher level.



REVISION "A" January 2016 Alter bifold door + window arrangement.

DRAWN BY	M. Robertson
DATE	OCTOBER 2015
SCALE	1/100
DRWG. No.	A3
	GH/JH/15

Build ups, slappings and proposed walls.



GateSide Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7BZ
tel: 07743505209
e-mail: GatesideDesigns50@yahoo.co.uk

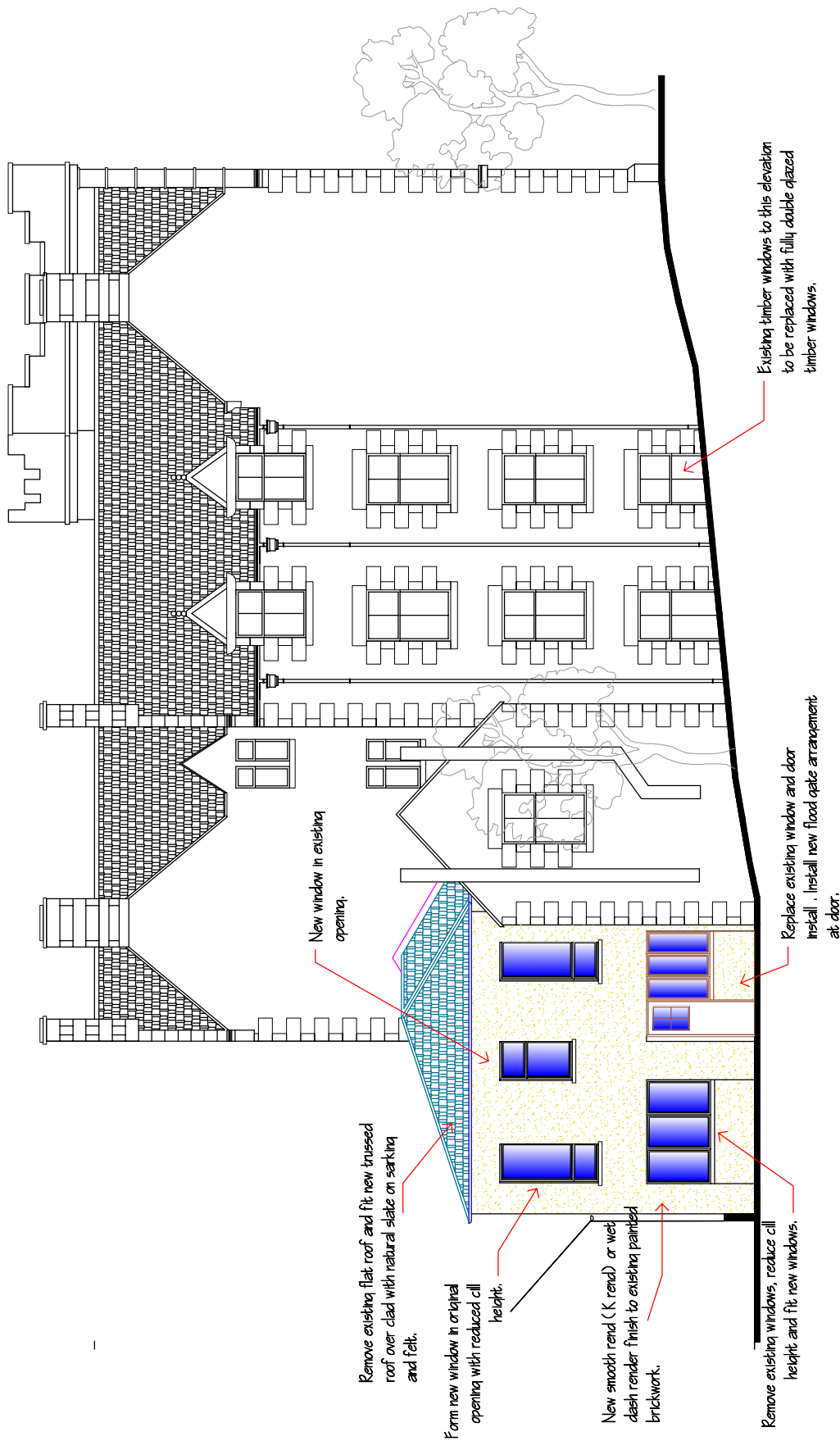
GATESIDE DESIGN

CLIENT
ARNGASK HOTELS LTD.

File Location
M:\Misc\Mr. + Mrs. Edwards

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

GARDEN FLOOR LAYOUT PLAN 1:100



PROPOSED WEST ELEVATION 1:100

Scale in Meters - 1:100

Revision "A" January: Alter bifold door + window arrangement.

Gateside Design
22 Viewfield Terrace
Dunfermline
FIFE
KY12 7BZ
tel 07745305509
e-mail
Gatesidedesign50@yahoo.co.uk



GATESIDE DESIGN

TITLE
CONVERSION OF HOTEL TO
FORM 12 APARTMENTS AT
GLENFARG HOTEL, MAIN STREET,
GLENFARG. PH2 9NU

CLIENT
ARNGASK HOTELS LTD.
File Location
Mr/Miss/Mr. + Mrs. Edwards

DRAWN BY
M. Robertson
DATE
OCTOBER 2015
SCALE
1/100
A3
DWG. No.
GH/JH/12

TCP/11/16(399)

Planning Application – 15/02093/FLL - Change of use and alterations to hotel to form 12 flats, Glenfarg Hotel, Main Street, Glenfarg, Perth, PH2 9NU

REPRESENTATIONS

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Janette Adamson

Address: 5 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have lived in Glenfarg village for the past 40 years and as such found the Glenfarg Hotel to be an integral part of the village in making the village the wonderful community Glenfarg is. The hotel has been the hub of the village hosting very many social events and if we were to lose it to flats it would indeed be a very sad day for the community. I certainly object to the plans to change the hotel's use.

JHR

Tracy McManamon

From: alan eadie [REDACTED]
Sent: 04 January 2016 12:50
To: Development Management - Generic Email Account
Subject: Fwd: Planning application No. L5102093/FLL

----- Forwarded message -----

From: alan eadie [REDACTED]
Date: 4 January 2016 at 12:14
Subject: Planning application Ref. No.15/02093/FLL
To: developmentmanagement@pkc.gov.uk

Dear Sir,

I wish to object to the above (proposal to convert the Glenfarg Hotel into 12 flats) on the grounds that it contravenes several of the PKC planning policies - namely :-

ED1- There is insufficient parking space at the Hotel and adjoining Ladeside/main street junction, which will add to an already dangerous situation at the junction.

Policy RD1 (c) where the proposal will not improve the character and environment of the village and it would be detrimental to the environment by disturbing what I believe is a colony of protected bats living in one of the Hotel towers.

Policy CF3 (clause A) I believe the social and community facilities would be seriously affected.

Policy ED3/241c1. There is not a specific need for this proposal as demonstrated by the empty building site that was previously the Lomond hotel,

Policy RD4. The proposal does not include the required provision for affordable housing in the application.

I think it would be a disgrace to allow a perfectly viable business, when competently run, that is the last hotel facility in the village, to be converted to flats which may not be built for many years to come.

Alan Eadie
2 birch lane
Glenfarg
Perth and Kinross
PH2 9PG



From: Annette Eadie [REDACTED]
Sent: 06 January 2016 21:21
To: Development Management - Generic Email Account
Subject: Objection

Dear Sir/Madam,

REF: 15/02093/FLL

I object to the above planning application for the Glenfarg Hotel on the following grounds:

1. The hotel would be a viable business in the right hands and with a professional attitude from a proprietor who cared about our community.
2. It would cause considerable loss of employment locally.
3. Policy ED1(a) The proposal would be detrimental to the character and environment of the village.
4. Policy ED3/24lcl There is no specific need for such flats within the village. Indeed not one flat has yet been sold for the planned building at the Lomond Hotel site.
5. Policy CF3 (a) The proposal would seriously diminish our Social and Community Facilities. The hotel has been a significant part of the village, providing a restaurant, accommodation, and many varied social activities for people of all ages.
6. House prices locally are likely to fall, due to the lack of this amenity, particularly as the Lomond Hotel has been demolished also.
7. Policy ED1(a) Insufficient parking and ensuing danger on Ladeside and Main Street junction.
8. Flood risk.
9. There are potential buyers for the hotel at the right price, not least many of the village community who do not wish to lose our only hotel.

Yours Sincerely,

Annette Eadie.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Tim Esparon

Address: Takamaka, Drunzie Feus, Drunzie Glenfarg, Perth PH2 9PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision

Comment: THIS WILL DESTROY EMPLOYMENT IN A SMALL VILLAGE.

THE HOTEL IS AT THE HEART OF THE VILLAGE AND NEEDS TO BE PRESERVED AS A HOTEL. THERE ARE AMPLE FLATS AT THE LOMOND HOTEL SITE AND NO MORE FLATS ARE NEEDED.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Dr Jan Esparon

Address: Takamaka, Drunzie Feus, Drunzie Glenfarg, Perth PH2 9PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Land Use
- Out of Character with the Area

Comment:Glenfarg Hotel is a building of architectural merit built as a hotel in the 19th century and has served no doubt as the hub of village life in its function as a hotel/pub since then to the present day. Given the right ownership/management it will flourish as a profitable business again as under a previous ownership.The locals will support this business if their needs are acknowledged and advice/ practical support taken. To lose such an amenity would be a tragedy for our community. We would lose a venue for parties,gatherings, club functions and a place to meet friends and enjoy a meal.It would be difficult if not impossible to replace such a venue.Clearly a change of use would result in the loss of employment opportunities and would be out of character for our village.

From many approaches to Glenfarg village the Hotel dominates the panorama and is a symbol of the values that we as villagers hold dear :friendliness and hospitality to our visitors. We deserve this Hotel.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Alan Fairweather

Address: Linnbank, Main Street, Glenfarg, Perth PH2 9NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: Have been a resident of the village for nearly 46 years I have the following comments/objections to make with regard to this proposed development

1. Loss of employment to the local community
2. Policy ED1 (a) Insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk
4. Viability of hotel as a business if run professionally. I observed first hand the incompetence of the management of a business for the last two years and in my previous 40 years living in the village have enjoyed the community hub of the hotel when it has been managed and ran by people who knew what they were doing. A hotel is most certainly viable in the village and plays a huge part in the vibrant community of Glenfarg.
5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.
5. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a)

which states ' any development should not seriously affect the availability of community facilities in the locality'..

7. Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'..Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.

8. Policy RD4 there is no stated provision for affordable housing within the applicat ion. 25%of the flats should be for this purpose

9. There are viable buyers for the hotel at the correct market price, not least the village community.

10.Having used the hotel regularly most weekends for the last 20 years I know the pressures that are on village hotels and pubs but what I witnessed over the last 2 years in the running and management of the buisness was shear laziness and incompetence to say the least .The hotel has been over my lifetime a key hub of the community which is well supported by locals even when the service has been worse than awful .There have been a series of previous owers who have made a viable business of the hotel and the demise over the last two years has primarily been due to incompetence and mismanagemnt which I have observed first hand .The hotel is more than viable in the right hands .

JH

Tracy McManamon

From: fair_weather [REDACTED]
Sent: 05 January 2016 17:53
To: Development Management - Generic Email Account
Subject: Reference - 15/02093/FLL

Dear Sir

With reference to the above application for change of use to the Glenfarg Hotel, I object to this application and list the reasons below.

1. Loss of employment.
2. There will be insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk.
4. Viability of hotel as a business if run professionally as opposed to the Hewitt's stewardship.
5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.
6. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states 'any development should not seriously affect the availability of community facilities in the locality'.
7. Policy ED3/ 24lc1 The proposal does not 'meet a specific need by virtue of its quality or location'..Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.
8. Policy RD4 there is no stated provision for affordable housing within the application. 25% of the flats should be for this purpose.
9. Any personal comments you may have, and how the permanent closure would impact on you and Village life.
10. There could be viable buyers for the hotel at the correct market price, not least the village community.

Yours Sincerely

Ian Fairweather

Lochleir
14 Marindin Park
Glenfarg
PH2 9NQ



Sent from Samsung tablet

2nd from same household

JMK

Tracy McManamon

From: fair_weather [REDACTED]
Sent: 05 January 2016 17:50
To: Development Management - Generic Email Account
Subject: Reference - 15/02093/FLL

Dear Sir,

With reference to the above application for change of use to the Glenfarg Hotel, I object to this application and list the reasons below.

1. Loss of employment.
2. There will be insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk.
4. Viability of hotel as a business if run professionally as opposed to the Hewitt's stewardship.
5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.
6. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states 'any development should not seriously affect the availability of community facilities in the locality'..
7. Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'..Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.
8. Policy RD4 there is no stated provision for affordable housing within the application. 25% of the flats should be for this purpose.
9. Any personal comments you may have, and how the permanent closure would impact on you and Village life.
10. There could be viable buyers for the hotel at the correct market price, not least the village community.

Yours Sincerely

Catherine Fairweather

Lochleir
14 Marindin Park
Glenfarg
PH2 9NQ



Sent from Samsung tablet

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ken Farquhar

Address: 10 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This Hotel has been the focal point of Glenfarg for as long as people can remember. Glenfarg needs this hotel, there is no demand for flatted dwellings (ref:- uptake for flats at Lomond Hotel development) but we in the village will have no pub, no restaurant, no focal point to meet. Many people have moved here because of the amenities, they must not be taken away. The permission for change of use should be refused and the Hotel sold on to preserve village life.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Heather Farquhar

Address: 10 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Inappropriate Land Use
- Loss Of Sunlight or Daylight
- Out of Character with the Area
- Over Intensive Development
- Traffic Congestion

Comment: Loss of village focal point. House valuations could be affected by lack of amenity that a thriving hotel business provides. No requirement at present as other development for housing not taken up or built. Thriving community clubs and social events effected by closure of hotel. This impacts on village life.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Ms Margaret Ferguson

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Out of Character with the Area

Comment:I would like my objections noted for the application of the change of use for the Glenfarg Hotel to residential flats (15/02093/FLL) . The Glenfarg Hotel is a major asset to the village and to lose this would impact our village community greatly. We already have The Lomond Hotel having been knocked down and about to be turned into flats, we do not need more. We do however need the hotel. It's as much a part of the village as the local shop, the hall and the church and to lose it and it's utilities would be devastating on our community. It's an integral part of our village history and I for one don't want to see our close knit community destroyed for the sake of bringing in even more housing when we don't have the village utilities or services to provide for them.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Lorne Findlay

Address: Struan Cottage, Hayfield Road, Glenfarg, Perth PH2 9NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Housing Density
- Loss Of Trees
- Noise Pollution
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: My husband and I would like to object to this change of use application.

* This village is a small, friendly community which thrived on having had a focal meeting point which was used by many of the local organisations.

* The former hotel offered significant job opportunities (particularly first time job seekers). This will be a notable loss of income and experience to families

* The Hotel had access to Glenfarg Green which leads to our village Hall and was a beautiful site for weddings.

* Currently on the site of the former ' Lomond Hotel', progress is non existent in the selling and building of 12 very similar flats to the proposed application..

* The houses built at Glendeuglie have not all sold, there are more planned on the south exit from Glenfarg. We believe that Glenfarg does not need another new housing development!

Irene and Lorne Findlay

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs elizabeth finlayson

Address: 313 strathmartine road, dundee dd3 8nd

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposal regarding the change of use of the Glenfarg Hotel to 12 apartments.

Reason 1.

There is already a vacant plot which is proposing to build 12 flats just along the road from the hotel. This being the case I believe that another 12 flats would change this quite village considerably. By allowing 24 flats to go ahead there would be more people in the village without the facilities the hotel provided.

Reason 2.

The hotel has always been the hub of the village life. It provided a meeting place and social recreation for the village and it's organisations.

ie: The Glenfarg Village Folk Club which has had it's home there for nearly four decades - weekly
Wine Club - monthly

Old Folks association - annually.

Tennis Club - weekly during the season and annually for a prize giving and dinner.

Badminton club - weekly during the season

Fete committee - various times throughout the year

Mother and Toddlers - annually for a party

Book Club - monthly

Community Cinema - monthly during autumn, winter and early spring. Attendees go there after the film showing.

Curling club - annually for a dinner.

Football Club (Currently disbanded) - ad hoc after matches

Glenfarg & Duncricvie in Bloom - ad hoc

Paths & tracks group - ad hoc

.

Reason 3.

It provided employment for the village, something apartments will not do.

Reason 4.

The Glenfarg Hotel brought money into the local economy.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Paul Fleet

Address: 87 Pottsvie Avenue, Portchester, Fareham Po16 8lt

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment: The Glenfarg Hotel under the right financial setting and good management has the ability to be a great asset to the community and adding useful tourist trade to the locality particularly with tourists stopping off.

Tourism in Scotland is and will continue a growth area for decades to come and places like this are part of its charm.

The loss of venue would be potentially consign the locality to be more of a dormitory town with no live or sole.

I strongly recommend that no redevelopment of this site takes place and the council make effort to support this facility back to the purpose intended.

From:Emily McMillan
Sent:Tue, 9 Feb 2016 12:41:40 +0000
To:John Russell
Cc:James Watters (gatesidedesign50@yahoo.co.uk)
Subject:RE: Glenfarg Hotel

Hello,

Having had a look at the drawings these are consistent with the flood mitigation measures I discussed with the agent. The only other thing I might suggest is that if there are any air bricks on the exterior of the garden flat facing the car park these are fitted with/flat supplied with air brick covers to prevent any potential flood water entering beneath the building.

Many thanks

Emily

From: John Russell
Sent: 05 February 2016 08:17
To: Emily McMillan
Cc: James Watters (gatesidedesign50@yahoo.co.uk)
Subject: FW: Glenfarg Hotel

Morning Emily,

The agent for the Glenfarg Hotel is suggesting the following amendments to the lower flatted dwelling. Can you take a look at it and provide comments?

John Russell

Development Management Planning Officer - Planning and Development

Perth & Kinross Council

The Environment Service

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

Tel: 01738 475346 / Fax:01738 475310

E-mail: JRussell@pkc.gov.uk

www.pkc.gov.uk

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From: James Watters [<mailto:gatesidedesign50@yahoo.co.uk>]

Sent: 05 February 2016 07:13

To: John Russell

Subject: Glenfarg Hotel

Good morning John

Ref your email of 15th January 2016. Amended drawings GH/JH/02, 12 + 15 attached for your consideration.

regards

jim

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/02093/FLL	Comments provided by	E McMillan
Service/Section	TES - Flooding	Contact Details	emcmillan@pkc.gov.uk
Description of Proposal	Change of use and alterations to hotel to form 12 no. flats		
Address of site	Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU for Arngask Hotels Ltd		
Comments on the proposal	<p>This application is for the conversion of the Glenfarg Hotel into 12 flats therefore changing the use of the building. A residence on the “garden floor” is proposed with direct access to the rear of the building via bi-folding doors. The rear of the building opens on to the River Farg.</p> <p>Ground water levels associated with the River Farg are known to fluctuate in the vicinity of the hotel and have previously affected other properties. Although there have been no direct reports of this happening at the hotel, with the change of use of the building to domestic residences there is an increase in the potential risk during a flood event.</p> <p>The applicant should provide more detailed information as to how the risk of flooding from the River Farg and associated increases in ground water will be managed with particular regard to the lower ground floor of the building.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant	Perth & Kinross Council ‘Developer’s Guidance Note on Flooding & Drainage’ (June 2014)		
Date comments returned	23/12/15		

5 Lomond Bank,

Glenfarg

PH2 9PF

26th January, 2015

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

Dear Sir / Madam,

Application 15/02093/FLL

Objection to the proposal for the change of use of the Glenfarg Hotel to 12 no Flats

I object to the proposed change of use from hotel to 12no flats.

The hotel is the centre and focus of the village. It is a meeting place for the community and the only place that is freely open to the public. It provides a place for members of our community who live alone to meet people. Without it they would be isolated and exist alone. It provides accommodation for visitors, and used to provide excellent dining. We had our wedding reception at the hotel 3 years ago. It was an excellent venue. The hotel provided the bar and outside catering facilities for functions at the village hall. It provides employment in the village. To sum up it would be devastating for the village and the surrounding community if the Hotel was allowed to no longer exist.

Mr Hewitt took over managing and running the hotel about 2 years ago. It was a strange thing for Mr Hewitt to do as by his own open admission he had no track record or experience of the hospitality trade. It is not obvious to me why the company who owns the hotel would appoint someone without experience or proven competence. If the company lost money as a result of an incompetent appointment then the Directors should be held liable to their shareholders and creditors. In summary the standard of food and hospitality provided by the hotel under Mr Hewitt's leadership has declined from the standard provided by previous owners and from my observations it would be of no surprise to me to hear that the company who own the hotel have lost money as a direct result of appointing an inexperienced and incompetent leader in charge of their business.

It is clear to me that there is a local need for the facilities provided by the hotel, that the loss of the hotel would be devastating to the village with long term negative affects on the community, and that Mr Hewitt's appointment as the manager and business leader was incompetent.

Regarding the proposal for change of use to domestic residence. Firstly I ask is there a local need for more housing in the village, secondly can the existing facilities support more housing, and thirdly is the hotel building suitable for the conversion.

Local need – GS Brown have had houses built and unsold for a considerable number of years, with more plots as yet undeveloped. Stephens have had land sitting waiting for development for many years. The old Lomond Hotel lay derelict for many years causing local distress (structurally dangerous, an eyesore, and home for rats). Now demolished has billboards advertising new flats. So clearly there is a queue to build, others having planning permission priority. So why would this hotel development proposal succeed where others proposed by developers with established track records have not been successful? Personally I'd be looking at the USP of this development, and the track record of the developers. Do the owners of the Glenfarg Hotel have a successful track record in housing development, bearing in mind they already have had one failed business for the same building?

Existing facilities – bearing in mind that there are already a number of permissions granted and not yet developed, PKC will no doubt be looking at the bigger picture.

Hotel suitable for conversion? – the building is right on a busy junction, compromising the sight lines for traffic emerging onto main street. Is there enough parking to be provided? 12 flats = 18 parking places + 6 guest places = 24no parking places. Doesn't sound likely they could ever provide this number on that site. The existing car park is nowhere near big enough, which can only lead to irresponsible and potentially dangerous on street parking should the proposal be approved. The lower ground floor (ie car park level) is subject to flooding from the adjacent river so any on site parking would be out of action during times of flood. Providing disabled entrance from the upper ground floor would mean vehicles parking on the street within the lines of sight of the junction and so cause a safety hazard. There is no lift proposed, so how do disabled residents or visitors access the various floor levels, or is the proposal to make the residences only available to the able bodied ie deliberately discriminating against the disabled? Is there a proposal for a certain number of the flats to be offered as affordable housing, or is the proposal to make the residences only available to the well off?

In conclusion, there is a local need for a hotel and the building was purpose built as such. There is no need for any housing until the existing schemes granted permission have been completed, and the building is unsuitable for conversion due to its location.

On these grounds I object to the proposal.

Yours faithfully

Scott Fotheringham.

Loss of village focus

Loss of community facilities

Loss of community meeting place

Lack of car parking for residents

Dangerous junction

Sight lines

Business failure due to inexperience/ incompetence.

I object to this application. The life of the Glenfarg Hotel is far from over. It has a recent history of success and there is a proven need for the hotel's facilities, day and night.

Ambition thrives in Glenfarg. It is unique; a relatively affluent village with an energetic and supportive population of all ages. The hotel, bought for a reasonable price, ran by experienced people, who want to benefit from the proven local and national demand for its assets can be a success again. The economic climate is perfect for the renewal of The Glenfarg Hotel in fresh hands.

Glenfarg does not need the approval of more flats. There is insufficient car parking on the hotel site for the 12 – 18 residents of the proposed flats, resulting in the potential for cars being parked dangerously around the crossroads. Flats are often suitable for the young and the old, who often prefer, or depend on, facilities that Glenfarg just doesn't have. Permission has already been granted for flats, not 200 yards from the hotel site, but not one has been sold.

Allowing its conversion to flats will end its proud history and kill the very realistic vision of the community, to return it to the thriving business it once was.

Christine Fotheringham

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr David Aird

Address: 1 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Out of Character with the Area
- Over Intensive Development

Comment:Glenfarg is a very sustainable community and that is achieved by have some key assets. The School, the Shop and a Social Hub namely the Glenfarg Hotel. By removing any one of these key assets you risk making the village less attractive to families and the community becomes less sustainable in the future. If run correctly the Hotel can be a viable business which brings employment to the village and acts as the hub for many groups and organisations as well as a place for villagers to meet and socialise.

As the Chairman of Glenfarg Village Folk Club we have now been faced with having no place to meet in the village A Club which has operated for 38 years and attracts artists from far and wide on a weekly basis as well as staging an Annual Folk Festival which brings economic benefit to the village.

I trust that consideration be given to the fact that we already have an outstanding development (Lomond Hotel) which has not seen a spade in the ground yet for 10 years. So the addition of another 12 flat development seems to be a step too far.

The recent flooding in the village, specifically the Farg flooding would indicate that the Hotel basement area is vulnerable and therefore unsuitable for residential development

Many thanks for your consideration

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Jo Alexander

Address: 6 Armit Place, St Andrews KY16 8RE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment:

Perth & Kinross District Council

Planning Department

Pullar House

35 Kinnoull Street

PERTH PH1 5DG 20 December 2015

Dear Sirs

The Glenfarg Hotel - Change of Use Application 15/02093/FLL

We refer to the above application and wish to register our strong objection to change of use of this public amenity.

Glenfarg Hotel is, quite simply, the hub of the social life of the village. Several groups and clubs have met there on a regular basis for many years. Our Folk Club, as just one example, has had its home in the Glenfarg Hotel for over 30 years.

The Hotel is the only restaurant, the only pub, the only hotel in the village. It is the main meeting place for social exchange, and it serves to preserve and to promote this thriving community. It has not been run successfully under the recent new ownership, and to sell on and let someone else

take over would be a prudent and reasonable course of action.

This village needs this hotel. The Scottish Government prides itself on promoting the traditions of thriving local communities and we would suggest that, if you allow change of use in this case, you will rip the heart out of the community of Glenfarg village.

We urge you most strongly to refuse this application.

Yours sincerely

Jo Alexander, Secretary,
on behalf of Glenfarg Village Folk Club

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs jacqui Alexander

Address: 3 Marindin Park, Glenfarg, Perth PH2 9NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Out of Character with the Area
- Road Safety Concerns

Comment: I would like to object to the planning application for the Glenfarg Hotel to be turned into flats, application no 15/02093/FLL.

The Glenfarg Hotel is a beautiful building that was built as a Hotel over 100 years ago, (not that I was about over all those years). The Hotel has provided a service to the village of Glenfarg and to customers from all over the UK and overseas, either here for work or on holiday, many that return time and time again.

Originally when the Hotel was built, there was other shops and another 2 Hotels, over time the village now only has one shop and one Hotel (if you still count the Glenfarg Hotel). The Lomond Hotel in Glenfarg was granted planning permission from Perth and Kinross Council several years ago to be knocked down for flats, obviously a decision that wasn't taken too well, as still there are no flats , as there is no interest in buying flats in Glenfarg at a price where you could buy a house. The Glenfarg Hotel provides employment for an average of 15 - 25 people, some yes on minimum wage, but this should not take away that this is a valuable source of employment for the village. It is also a valuable source of income for the village shop.

The Glenfarg Hotel is very much the heart of Glenfarg, don't get me wrong it is not Gleneagles, but Glenfarg doesn't need Gleneagles, what we need is a hub for the community, for having a meal or a drink, just catching up, we can't really gather in the shop with a carry out.

The village has a great mix of people from different areas of life and from all these different mixes the majority of this village would loose out if the Hotel was not there. The Hotel is a meeting area

and night out for many community groups, not just from Glenfarg but from other villages and towns nearby.

I have worked at the Glenfarg Hotel for 18 years and 11 months, I never made 19 years, as my job was taken away from me with 2 days notice when the doors were closed. In the Hospitality trade just like many other trades, some people are made for it and some are not, some people want to be Millionaires and some want to do well and make a good living. The Hotel has been a very successful Hotel in the past, and there seems to be interest in buying it again as a Hotel, so it cannot be taken as a last resort, that the only way to save it falling to the ground is to turn it into flats.

To turn the Hotel into Flats would not improve the village, to be honest, you really need to ask yourself is there a market for flats in Glenfarg, if granted and flats are made, who takes the blame when they are never sold.

I would hope that you look at all the objections and also visit Glenfarg and meet the villagers so you can see face to face what you would do to this village if you took a piece of history away from us.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Sadie Allan

Address: Ochil Cottage, Main Street, Glenfarg, Perth PH2 9NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Inappropriate Land Use
- Over Intensive Development

Comment: I object to this application as this building has been a successful hotel for many decades. It is a community provision for a community that spans all age ranges and provides employment for a high proportion of local youngsters and mothers wishing part time employment. The village does not demand flatted dwellings as proven by the lack of development at the neighbouring old Lomond hotel site

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Ms Hazell Allan

Address: Poppy Cottage, Main Street, Glenfarg, Perth PH2 9NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Out of Character with the Area
- Over Looking
- Road Safety Concerns

Comment:1. Loss of employment

2. Policy ED1 (a) insufficient parking and ensuing danger on Ladeside and Main St. and junction.

3. Flood Risk

4. Viability of hotel as a business if run professionally as opposed to the Hewitt's stewardship.

5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.

6. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states ' any development should not seriously affect the availability of community facilities in the locality'.

7. Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'.. again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.

8. Policy RD4 there is no stated provision for affordable housing within the application. 25%of the flats should be for this purpose

9. Any personal comments you may have, and how the permanent closure would impact on you and village life.

10. There are viable buyers for the hotel at the correct market price, not least the village community.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Catherine Armstrong

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: I wish to object to planning application 15/02093/FLL on the grounds that this proposed change of use would deprive the village of Glenfarg of an essential community asset, its sole licensed social hub.

Glenfarg has a vibrant and inclusive community that makes good use of its village hall, church hall and tennis club. However those amenities are all restrictive in either time, costs, availability and/or access.

The Hotel is an informal meeting place, a sociable environment serving the needs of all ages and providing employment opportunities for locals. With letting rooms this hotel has also provided for many tourists to the area in addition to meeting the needs of residents' visiting family and friends. The proposal to convert the hotel building into flats cannot be viewed in any way as beneficial to the community as we have already witnessed the issues associated with the redevelopment of the old Lomond Hotel site. The lack of progress in this site would suggest that there is no demand for flats in an area like Glenfarg, which if it loses any more of its facilities, will probably show there is no demand for any type of housing. This latter point may be reflected by other reputable developers making changes to their plans for the village.

Having viewed the floor plans associated with this application I believe the density of proposed

habitation to be excessive, provision for disabled access inadequate, car parking inadequate, vehicular accesses inadequate, fire escape provision inadequate especially with the proposed removal of external stairways, shared laundry facilities acceptable only in student accommodation (and Glenfarg College hasn't been built yet).

In view of all of the above I ask that Perth & Kinross Council Planning and the Environment reject this application.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr John Armstrong

Address: Culmore, Church Brae, Glenfarg, Perth PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns

Comment:I object to the change of use application 15/02093/FLL on the grounds that a hotel is an essential asset of a community such as Glenfarg.

Glenfarg is a rural village with little public transport and a population over 1200. Change of use for the Glenfarg Hotel would deprive the community of a publicly accessible social environment.

I have lived in this village for 40 years and have seen this hotel, under several viable and profitable ownerships, serve the community well whilst catering for a vibrant tourist trade and offering employment to the many young villagers of whom several have gone on to have very successful careers in the hospitality industry.

The hotel is a very important part of our village life, being the venue for everything from the Old Folks Christmas Lunch, to the Wine Club's monthly meetings and annual dinner, various fundraising events, social and private gatherings for all ages.

Obviously the negative impact on employment and tourism is very important but something that I feel is even more important is the negative impact on the lonely, the elderly and those without private transport. The hotel is a place where friendships are formed, support and comfort is offered and newcomers are welcomed. It's a "drop in centre" for a village whilst also being an

option for dining-out for the whole family.

Personally I, and my family, have made every type of use of the Glenfarg Hotel, including booking bedrooms for visiting friends and relatives. I also know several individuals who, without the pub, will become isolated, possibly malnourished, lonely and depressed. My wife owned a coffee shop in Dollar for 10 years and saw many such a customer. Sadly the lack of any public hostelry may lead to more "at home drinkers" and alcohol taken in such circumstances may lead to many more problems whereas a pint and a blether in convivial surroundings can make such a difference to people. I know that if you asked anyone in this village they would all say the same, that this village must retain its hotel in some capacity, preferably as a fully functioning hotel.

Glenfarg is a vibrant, inclusive and supportive community, a community which has won Positive Perthshire Awards, Take a Pride in Perthshire awards, It's Your Neighbourhood award and was runner up in the national Village of The Year. Glenfarg needs a fully functioning hotel at its heart.

Perth & Kinross Planning must reject application 15/02093/FLL .

Tracy McManamon

From: kate armstrong [REDACTED]
Sent: 10 February 2016 13:14
To: Development Management - Generic Email Account
Subject: Re: Planning application 15/02093/FLL

My full address is [REDACTED]
 Kate Armstrong [REDACTED]

Development Management - Generic Email Account <DevelopmentManagement@pkc.gov.uk> wrote:

>Dear Ms Armstrong

>

>To enable us to register your comment we will need your full postal address including postcode.

>

>Regards

>

>

>Tracy McManamon

>Senior Support Assistant

>Planning and Development

>35 Kinnoull Street

>Perth

>PH1 5GD

>

>Telephone 01738 475334

>

>

>

>

>

>-----Original Message-----

>From: Kate Armstrong [REDACTED]

>Sent: 04 February 2016 14:24

>To: Development Management - Generic Email Account

>Cc: Councillor Joe Giacopazzi; Councillor Dave Cuthbert;

[REDACTED] Councillor William Robertson; fwdGlenfarg

>Community Council [REDACTED]

>Subject: Planning application 15/02093/FLL

>

>

>I have read fully the most recent statement associated with planning application 15/02093/FLL as submitted by applicants on 29th January 2016, and as a resident of Glenfarg I have concerns that many items contained in this statement are incorrect or an individual's account of supposed conversations or misleading and incomplete or refer to withheld documents. I fear that such a statement read in isolation may result in P&KC Development Management Team being unable to carry out their duty in fairly deciding the outcome of this planning application, a decision that must be fair to the applicants and the community and in line with the P&KC Local Development Plan.

>

>As a retired businesswoman I can understand that certain aspects of one's business should remain confidential and should not be posted on a public site like P&KC's website but I would ask that all references to individual appendices in "confidential annex", and claims substantiated by such appendices, be deleted from the statement. Only by doing this will the public, and P&KC Councillors, be able to support or object to the planning application.

>

>

>Kate Armstrong

>

>

>

>Securing the future... - Improving services - Enhancing quality of life
>- Making best use of public resources.

>

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>- Making best use of public resources.

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Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Catherine Armstrong

Address: Culmore, Church Brae, Glenfarg, Perth PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns

Comment: I object to the change of use application and I comment on the applicant's statement of 29th January as follows

The claims made in the applicant's statement of 29th January 2016 can be disputed on several fronts

Trip Advisor has been somewhat discredited thanks to numerous companies now providing business enhancing reviews

The applicant states his property was being offered "off market" in 2015 . This denied potential, even community, purchasers an opportunity to buy the hotel while it was a going concern.

Architect for conversion plans appointed before the property was marketed as Hotel for Sale which didn't happen until after it was closed.

In Autumn 2015 the owner was selling off furnishings from the hotel

During December and January furniture and fittings, including catering equipment, were removed from the hotel with many items sent to auction

Hotels, pubs and restaurants are reporting increased turnover (from locals) since new drink/driving regulations have come into force

The Glenfarg Hotel was rebranded by current owners to The Glenfarg without making provision for

online searches from enquirers using old name

The current owner closed the hotel in November 2015, a date coinciding with the 2nd year's trading accounts, canceling many bookings for lunches, dinners, accommodation from locals, clubs and visitors, even international visitors preceding one of the busiest times of the year i.e. Christmas & New Year.

The current directors of Arngask Hotels Limited formed a company Sanderson Consult Ltd in June 2015.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr John Armstrong

Address: Culmore, Church Brae, Glenfarg, Perth PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Much has been said in all comments and statements submitted on planning application 15/02093/FLL not least in the applicant's latest statement of 29th January and the P&KC Internal Consultee PKC Business Development memorandum of 4th February. However I have to question the validity and worth of both these. In the applicant's statement there are numerous inaccuracies and selective so-called evidence. The Business Development comment shows a naivety of the hotel industry and the impact on the creation of a dormitory settlement.

The owner of The Glenfarg Hotel said in his press release of 25th November 2015 that he was "successful in driving up turnover and occupancy levels" with "occupancy levels exceeding 95%" and increased "footfall in both restaurant and public bar". The drink driving legislation came into force in 2014, which if anything should have increased the local trade as residents walked to local facilities. From experience of the hotel facilities I believe that any increased public bar footfall which Mr Hewitt claims in his press release could in fact be due to that change in legislation making that change a very positive thing for a local hotel business for both bar and restaurant trade. Interestingly the owners of the Glenfarg Hotel chose to close the hotel at a time of year when there were multiple bookings for both restaurant and accommodation. However the closure date did coincide with their year end accounts, i.e. Nov 2015, which may have influenced their decision to close at one of the busiest times of year.

Mr Kerr of Business Development-PKC fails to appreciate the impact of a dormitory settlement on local businesses such as a village shop, a shop which will suffer from the loss of local shoppers who now travel to Perth or Kinross on a regular basis for employment & leisure and will use supermarkets etc. whilst there, the loss of business from tourist trade, even the loss of lottery sales etc. to residents walking past on their way to the hotel, and of course the supply of assorted goods to a hotel. Mr Kerr also makes reference to "the applicant has committed to the development". In

this is he inferring that the development is a foregone conclusion and that P&KC Development Management Team are superfluous? Mr Kerr also says that an "idealistic solution would have been for a community purchase". Has Mr Kerr been made aware that such a purchase is already in the process of being formulated?

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Kate Arnold

Address: 4 Lossley Park, Duncrievie, Glenfarg, Perth And Kinross PH2 9QY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Supports Economic Development

Comment: My husband and I wish to object to this planning application. We do so as long term residents of Duncrievie who have used the hotel on many occasions including holding a very large 60th birthday party and an equally large 30th wedding anniversary party at The Glenfarg.

A well used, well run hotel/restaurant/bar is a vital element of any community - particularly when it is a remote community like Glenfarg which suffers from a pathetic evening bus service. Its loss will have a devastating effect on Glenfarg and the surrounding area. Not only because we would be losing the only licenced premises, a venue for the Folk Club, the Wine Club, etc., and a major social hub but also because of the loss of numerous jobs and a reduction in visitors who spend money in the local shop etc.

The hotel/restaurant has been viable in the past and could be again given the right management and commitment.

The proposal to convert the hotel into flats lacks merit and credibility because of the lack of demand (the proposal to build flats on the site of the long closed Lomond Hotel just along the road has yet to materialise), the high cost of the conversion, the lack of sufficient car parking spaces

and the lack of any social housing.

We therefore urge the Planning & Development Committee to reject this application.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Jim Ashton

Address: Paris Cottage, Wester Fordell, Glenfarg, Perth PH2 9QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Over Intensive Development
- Road Safety Concerns

Comment:Glenfarg is a vibrant local community and the hotel plays an important part in sustaining this. Until the recent owners took control the hotel was supported and used by the local community. Many of the local groups used the hotel for meeting and functions. The loss of the hotel would be a severe blow to the local community. Apart from the village hall there is very little in the way of similar facilities in the village. There is strong support within the village and surrounding areas for the hotel to continue as a hotel and I understand that there is interest in purchasing the hotel as a going concern if sold at market price..

In the application there is no provision for affordable housing. There is already an approved proposal for the building of flats on the former Lomond hotel site nearby therefore this proposed development does not meet a specific need.

In summary, the proposal would be detrimental to community life in what is a very community orientated village as evinced by the many clubs and functions open to and used by anyone residing in the Glenfarg area.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Doreen Ashton

Address: Paris Cottage, Wester Fordell, Glenfarg, Perth PH2 9QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Out of Character with the Area
- Over Intensive Development
- Supports Economic Development

Comment:I object to the application to convert the Glenfarg Hotel into flats. The hotel has been used for years by many local groups as a meeting place and as a venue for special events. Locals also used the hotel to entertain family and friends. It was a vital local resource.

The present owners seem to have had little interest in maintaining local usage and positively discouraged some groups.

The nearby Lomond Hotel was demolished and plans submitted for flats. At present, none of these proposed flats has been sold. There is no need for more flats within the village area.

There are viable buyers for the hotel.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ed Beal

Address: Glendy Mill Access Road From Glendy Mill To Glenfarg Reservoir, Glenfarg, Perth And Kinross PH2 9QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area
- Over Intensive Development
- Results in Environmental Improvements
- Road Safety Concerns
- Supports Economic Development
- Traffic Congestion

Comment: Dear Sir / Madam,

I object to the application to convert the Glenfarg Hotel into flats on the following grounds.

Firstly, the closure of the hotel will adversely impact the employment of those who work there.

These individuals are generally local residents and there is a lack of alternatives available to them.

In addition the conversion to flats will mean an increase in the local population but with no associated incremental permanent employment opportunities. Therefore the impact on local employment will be exacerbated, with fewer jobs and more people. Secondly and relating to Policy ED1 (a). The village already suffers from a lack of parking and the creation of additional flats will exacerbate this situation, creating dangerous conditions in particular on Ladeside and Main Street.

Thirdly, the village already suffers from flood risk as we have witnessed during recent events.

Increasing the residential population is likely to raise this risk, worsening an already difficult

situation. Fourthly, it is clear that the hotel is viable as a going concern. Multiple previous owners

have successfully run the business. The economic climate is improving and fortuitously for the Glenfarg Hotel many other local hotel and licensed establishment operators have chosen to exit the industry. So there is clearly declining supply at a time of increasing demand. The issue therefore lies not with the underlying viability of the business but with the lack of capability and commitment of the current owners. Support for that statement is evidenced by their absurd decision to shut down their operations at what would have been their most profitable period of trading. That action clearly evidences a desire on the owners' part to pursue a development based alternative use strategy rather than to successfully run the hotel. It is also clear evidence of their attempts to reduce the likelihood of a sale as a going concern. We can conclude that the hotel is viable if it is appropriately managed. Fifthly, the proposal runs counter to Policy RD1 (c). It will in no way improve the character and environment of the village. As outlined above it will in fact have the opposite effect. A much needed and used community facility will be lost, local employment will be seriously diminished, environmental dangers will be increased with respect to both the lack of suitable parking and additional traffic and the heightened flood risks. Sixthly, it will materially contravene Policy CF3 Social and Community Facilities. It is clear that a facility that lies at the heart of the community will be lost, whilst at the same time there will be no concomitant new, additional or improved community facilities that could be argued to act as a counter balance to this loss. That the hotel is a community facility is evidenced by the strength and volume of objections that have been lodged against the proposal and the high level of patronage enjoyed by the hotel prior to the recent activities of the owners. Seventhly, this proposal is in contravention of Policy ED3 / 24 lcl. There is no evidence of a requirement for additional residential development in or around the village and nothing in this proposal looks likely to change that fact. Indeed there is already evidence of over-supply of flatted developments within the village given the lack of buyers for the properties at the Lomond Hotel site.

At a personal level I would like to make it clear just how significantly I and my family will be impacted by the permanent closure of the hotel. As a relatively recent addition to the community we have been regular -over the last year more than weekly - users of the hotel. We have done this precisely because it has served its purpose as a community facility. It has been integral in allowing us to meet with and integrate into our community. Its loss would be very damaging to the fabric of the community.

On a final note I would like to be clear that there is interest from other parties in running the hotel. As I have outlined above its viability is a question of competent management, and with the supply of alternative facilities diminishing, the Hotel's commercial prospects are further improved. I am aware of interested parties, including the community itself, who would be interested in owning and operating the facility.

Yours faithfully,

Ed Beal

2nd letter from same household.

JTR.

Tracy McManamon

From: [REDACTED]
Sent: 08 January 2016 15:56
To: Development Management - Generic Email Account
Subject: RE: Objection to planning application reference 15/02093/FL

My address is c/o 9 Lomond bank, glenfarg, PH2 9PF.

Thank you

Sent from my Windows Phone

From: Development Management - Generic Email Account
Sent: 08/01/2016 10:39
To: [REDACTED]
Subject: RE: Objection to planning application reference 15/02093/FL

Dear Mr Bec

To enable us to register your comments we will need your full postal address including postcode.

Regards

Tracy McManamon
Senior Support Assistant
Planning and Development
35 Kinnoull Street
Perth
PH1 5GD

Telephone 01738 475334



From: [REDACTED]
Sent: 07 January 2016 13:45
To: Development Management - Generic Email Account
Subject: Objection to planning application reference 15/02093/FL

Dear Sirs, I am writing to register my strong opposition to the proposed change of use of the Glenfarg Hotel to residential flats.

Having had a look through your Perth and Kinross Local Development Plan, I note that, listed under 2.4.3, you state that "the effect of our Plan should be to help increase sustainable economic growth. This means the Plan should help

build a growing economy, but at the same time protect our environment for future generations and make sure that communities can enjoy a better quality of life ". My objections are based on this statement, as I cannot see how removing a true village asset can achieve these objectives.

My opposition is based on the following reasons. While this list is by no means exhaustive, these points are the ones which I feel I need to make.

As I am not sure how you view these objections, I would like to appeal, based on different sides of the process.

* Firstly, and for practical reasons, the current hotel is part of the "lifeblood" of the village. My opinion was, and still is, that the current owners, (Arngask Hotels) showed no interest in running the business to be successful. Indeed, research carried out on current owners, and their history makes sad reading. In my opinion, it was always the plan to buy and sell the property for profit. Nothing wrong in business, per se, but not where it affects a whole community, and where alternatives are available. The owners were seldom there, some of the staff were not suited for the catering business, the food quality was hugely variable, and no-one in the village felt that an effort was being made to make the hotel viable. Despite all this, the hotel was used by many of the villagers, including local clubs (Wine Club, Folk Club etc). It was used for us to "pop down for supper". It worked before, so it can work again.

Had the hotel been run more professionally, and with interest and a "hands-on" approach it would easily have been a very profitable business, as it had been under recent owners. I would remind the planning committee that the hotel has been viable and could easily continue to be viable.

There was a regular contingent of locals, and from Abernethy, who would pop in for an evening drink, or go there just for their dinner to save cooking at home. This number of customers would have been hugely greater had Arngask Hotels delivered the level of quality and hospitality expected from such a business. In simple terms, the hotel appears to have been bought as an investment with no thought to the repercussions if it closed.

I would also add that, in Glenfarg, our bus service is pretty poor, meaning that going out for the evening entails an early start and early finish if going to Kinross or Perth. Otherwise, taxi fares need to be factored in to the cost of going out for a meal.

However, leaving sentiment aside, there are other reasons why I am objecting strongly to the planned application.

- Losing the hotel means losing local employment
- You are probably aware that, having lost the Lomond Hotel a few years ago, we now have an empty site where Glenfarg Homes are trying to build and sell residential property? This site has remained unused, and an eyesore, for over 2 years now, so I do not want to see the Glenfarg hotel end up the same way. There are currently around 10 properties available on "Rightmove", listed under "Glenfarg", at the moment. These properties, along with the empty site currently awaiting development means that Glenfarg does not need more flats, but does need a hotel/restaurant/bar/meeting place.
- Should the planning be passed, the hotel could sit empty, as the Lomond Hotel did, for a long period. This would mean the building would, again like the Lomond Hotel, fall into a dangerous state of disrepair.
- The quality of village life can be measured many ways, but having local services and amenities contribute to the overall quality of a village life. Changing the hotel not only removes one of the main assets to the village, but in addition the proposed development will not improve the character and environment of the village (policy RD1 (c)). In fact, in my opinion the very opposite would be true.
- Property values would very likely be lowered as result of the hotel's closure. This is yet another reason for my objection, and I am sure all home-owners in Glenfarg area would agree with me on this.
- Under section 4.3.15, there is a reference to "reducing the need to travel". Changing use of the Glenfarg hotel inevitable means that extra travel would be necessary when locals wanted an evening out.
- I would also raise concerns that, should the development go ahead, then this would result in increased traffic danger in the village. I believe planning allows 1.5 cars per household? 12 flats could potentially result in 18 more cars trying to find parking around the hotel? As one drives down Ladeside, to join Main Street, there is a very tricky junction to manoeuvre. Occasionally, there are cars parked on Main street, and this means that pulling out from Ladeside can be quite dangerous. Having extra cars from a proposed development would lead to more cars, and more danger.
- Under policy CF3(Social and Community Facility), there is also an objection to be raised, as I feel the loss of our current hotel facility would seriously "affect the availability of community facilities in the locality"

I could go through the Development plan page by page, and likely find many other reasons why this planning applications needs to be rejected, but I am documenting these in the hope that due consideration is given to the application, and that the application is rejected .

Thank you.

Lawrence M Bec.

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Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Dr Graham Berry

Address: Beech Cottage, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy

Comment: My wife and I would like to object to this application on the basis that it contravenes several of PKC's own development policies:

1: Re Policy ED1 (a) - There is insufficient car parking either in the existing car park or on the streets around the Ladeside/Main Street junction, which is already hazardous due to parked vehicles.

2: Re Policy RD1 (c) - Turning the only remaining hotel in Glenfarg is unlikely to improve the character and environment of the village. On the contrary, a facility is being removed, which will reduce the character of Glenfarg.

3: Re Policy CF3 - As per the point above, this would affect the availability of community facilities.

4: Re Policy ED3/24(c) - No specific need is being met by the provision of more flats in Glenfarg. The site of the Lomond Hotel is already to be redeveloped as flats, but to date the project has not proceeded and no flats have yet been sold. It could reasonably be foreseen that the current proposal would result in either the existing building being allowed to fall into disrepair if the conversion did not go ahead, or that the village would be left with a white elephant consisting of a block of unsold and unoccupied dwellings.

5: Re Policy RD4 - Were at least 25% of the flats to be designated 'affordable', and aimed at first time buyers, then the proposal may be viable. However, no such provision has been made in the application in this regard, which is in direct contravention of the aforementioned policy.

2nd from same household

JHR.

Tracy McManamon

From: Sueblaikie [REDACTED]
Sent: 04 January 2016 09:21
To: Development Management - Generic Email Account
Subject: Planning Application 15/02093/FLL

Dear Sir/Madam

I wish to object to the above proposal to covert Glenfarg village hotel and pub into flats. There are many reasons for my objection but primarily the removal of the social centre of the village would be detrimental to the Community, and the short and long term effects of not having a local meeting place would have a significant negative impact. It has been run successfully in the past and if it were to be run effectively again by managers with the right vision and expertise would be a viable business. This community needs and wants to retain this important hub and it is crucial that it remain so.

The flats proposed at the former Lomond hotel remain unsold and are now more likely to remain so if the village loses its hotel and pub. This challenges the proposal that the village meets a need of affordable housing, and clearly is without substance.

In summary I strongly feel that this application for change of use should not be granted.

Yours faithfully
Susan Blaikie
Drunzie Farmhouse
Glenfarg
PH2 9PE



Tit

Tracy McManamon

From: Ross Blaikie [REDACTED]
Sent: 04 January 2016 12:52
To: Development Management - Generic Email Account
Cc: [REDACTED]
Subject: 15/02093/FLL - Objection to change of use

Ross Blaikie
Drunzie Farmhouse
Glenfarg
PH2 9PE Perth & Kinross Council Planning

Department Perth

Dear Sir / Madam,

I'm writing to object to the recent application to change the use of the Glenfarg Hotel into 12 flats. I feel that it is detrimental to village life for the following reasons:

Firstly there is no need for further accommodation in the area with over 30 houses planned for Wallace Park and 12 flats planned on the site of the former Lomond Hotel.

Secondly the additional 12 to 18 cars which would need to be accommodated in an area which is already facing overcrowding and causing difficulty for lorries and buses to turn is not ideal for the safety and well being of its current residents.

Thirdly there appears to be no affordable housing in this development nor disabled access to most of the properties which surely must go against the values of access for all which the council is trying to achieve.

Fourthly the Glenfarg Hotel is at the heart of the village and used by clubs and societies which would seriously affect the availability of community facilities in the area. The opinion that it could not be a viable proposition has been disproved by a previous owner who has twice run a successful and profitable business from these premises. The fact that the current owner said it would only be closing for three weeks in November, whilst in the meantime had submitted final plans dated October 2015. The time it would have taken to get to final plans makes it clear that this was his intention all along. A betrayal to the local hardworking staff and the community it served.

Thank you for your time.

Yours faithfully
Ross Blaikie

Please acknowledge receipt of my objection to [REDACTED]



> 
> Please do not let this lovely village lose a valuable amenity for residents and visitors.

>
> Eileen Boaler

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>

John.

Tracy McManamon

From: Stephen Bolland [REDACTED]
Sent: 04 January 2016 13:17
To: Development Management - Generic Email Account
Cc: Councillor Dave Cuthbert; Councillor Joe Giacobazzi; Councillor Michael Barnacle; Councillor William Robertson
Subject: Objection to planning application 15/02093/FLL

FAO: The Development Manager,

I would like to log my objection to planning application 15/02093/FLL. My reasons for objection are as follows:

1. The application is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and the impact its change of use would have on the availability of community facilities.
2. The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.

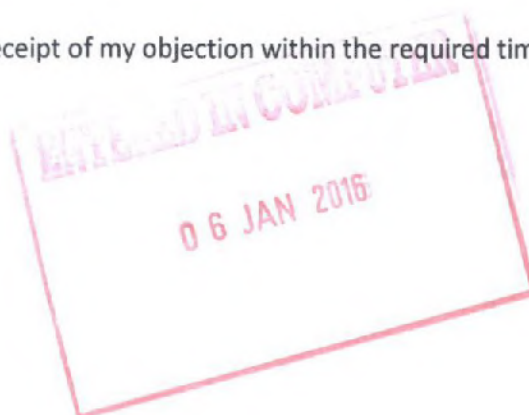
A study published in 2015 by Leeds and Newcastle University Business Schools showed that villages with a thriving local pub/inn/hotel have more community spirit and stronger local businesses than those which do not. An analysis of community life in almost 2,800 small rural villages found that those with a thriving pub/inn/hotel are between 40 and 50 per cent more likely to also have community social events or activities such as sporting matches or village fetes. The study also acknowledges that pubs/inns/hotels are coming under greater pressure as the fashion for drinking at home spreads from town to country.

Putting the study into the context of Glenfarg, I'm sure that the number of objections from members of the community will provide a strong indicator of the impact any approved change of use of the Glenfarg Hotel would have on the Glenfarg community. A previous change of use granted to the former Lomond Hotel in Glenfarg for flats has itself resulted in a derelict area of land with flats failing to sell off plan. Whilst I'm also sure that Arngask Hotel Ltd (owners of the Glenfarg Hotel) have found their first venture in this industry difficult, accounts published for the year ending November 2014 show a potentially sustainable business with a turnover of £325k and a £100k increase in the value of the business. The directors of the Glenfarg Hotel may no longer wish to run this type of business but as the premises is an important community facility providing local employment and a focus for community and social interaction its change of use should only be considered once attempts to sell the business as a going concern have been considered and exhausted.

I would much appreciate if you could confirm your receipt of my objection within the required timeframe.

Yours sincerely,
Stephen Bolland

16 Cuthill Towers
Milnathort
Kinross-shire
KY13 9SE



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Gary Brewer

Address: Silverwood, Main Street, Glenfarg, Perth PH2 9NT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area

Comment: I wish to record my objection to The Glenfarg Hotel's conversion to flats, application 15/02093/FLL.

This objection is based on the contention that:

The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014, in that, the changes proposed will not improve the character and environment of the area or village.

It is also contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.

I cannot pretend that I am deeply involved in village life nor have I ever felt moved to use the facilities available at the Glenfarg Hotel during the time that I have lived in the village (although that in itself may give pause for reflection on how the facility has been operated and presented of late). That is my personal choice and I remain grateful that there are those who play a more active part in ensuring that this is a vibrant community and an excellent place to live. However, I am at least sufficiently aware, from living elsewhere, as to how a facility of this nature can become something of a hub for village life and what it represents when that facility is withdrawn.

To remove the hotel facility must, by definition, restrict the number of visitors to the village, which will impact on the (excellent) Village Shop; the reputation and awareness of Glenfarg and general visitor levels to the area. The removal of the Folk Club activities from Glenfarg (hosted in the hotel) to Kinross is a moot case in point.

Furthermore, whilst delighted that the eyesore that was the former Lomond Hotel has been demolished, my principal concern is that the availability of additional properties of this type, will inevitably delay the construction of the properties on the Lomond Hotel site, hence my reference to the particular grounds for objection - this cannot be a positive step for the village environment. I'm struggling to understand the economic case and likelihood of full occupancy across at least two developments in such close proximity to each other (especially when one is promoting a shared laundry facility and the other is subject to demonstrating sufficient demand to justify commencing construction in the first instance).

I have played no part in any of the fairly pointed commentary around how the hotel has been managed nor on the personal characteristics of the owner for that matter - that is none of my business - but in a village which has a wonderful community spirit but is somewhat limited in terms of facilities which it is able to offer, I have to seriously question how the introduction of such flats will enhance the character of the village. As a matter of record, the initial media coverage of the closure of the hotel was very unfair and unfortunate in tone (no matter how little regard there is for such media coverage) and did a great disservice to those who make a significant contribution to village life.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Miss Lauren Brookes

Address: Lucero, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Enhances Character of Area
- Inappropriate Housing Density
- Out of Character with the Area
- Road Safety Concerns
- Supports Economic Development

Comment: To turn the village's final hotel into flats takes yet another amenity away from the community and replaces it with flats, which are not needed. With the site of the Lomond hotel being set for development, as well as ongoing consultation over additional houses near the park, it does not seem as though Glenfarg is in need of housing since neither of these projects are making an appearance.

The hotel is important to the community. It has previously been a very successful business, which locals regularly supported through eating in the restaurant, drinking in the bar and attending events including annual duck races, New Years quiz, wine clubs and folk club evenings. To replace a potential 'hub' of a small village community with flats is doing nothing to promote community values.

Over the years it has provided a range of employment, including full time and part time work for a range of employees from trained chefs, to managements, to the first taste of employment for many local youngsters. My first job was at the Glenfarg Hotel, when business was thriving. At this time it was well supported by villagers and also catered for shooting and golfing parties. The hotel has the potential to be built back into a successful business. The locals will rally round and support any effort a new owner takes to revitalise the business.

12 flats are not something Glenfarg needs. Part of its charm is being a small village, with a close

knit community. The moment you start allowing such conversions and developments you are creating potential issues with other services, including education. Being a teacher in another authority I am currently witnessing first hand the pressures on physical space and resources that occurs when villages are allowed to increase housing/residency rates too quickly.

Jnr

Tracy McManamon

From: Jim or Mary [REDACTED]
Sent: 06 January 2016 12:04
To: Development Management - Generic Email Account
Subject: GLENFARG HOTEL Planning app. L5102093/FLL

I was shocked and surprised to learn of the proposal to turn the above hotel into flats.

I was brought up in Glenfarg where I lived until I was 26 years of age. My Father and his forefathers lived and worked there for hundreds of years and he worked all his life in the grocers shop which was opposite the

hotel. I still have many friends and relatives who live there and will have no place to stay when I visit. I feel entitled therefore to object about the proposal which I am sure will adversely effect the villagers and village life.

Please consider the consequences of this proposal before reaching a decision.

JAMES BRUNTON C.A.

34 Greenacres, Wetheral, Carlisle



BOB BUCHAN PR.

(RADIO, TV & Press)

25 Birch Lane, Glenfarg, Perth, PH2 9PG

Objection to "Change of Use" planning application
by John Hewitt, Glenfarg Hotel.

15/02093/FLL

Dear Sir/Madam,

I strongly object to the planning application, for change of use to 12 apartments, presented by the owner of the Glenfarg Hotel.

My first concern is that the hotel is/was the main social hub of Glenfarg. Not only was it used, by villagers, for a drink, conversation, dining etc but most village organisations used the hotel for meetings, social occasions, annual dinners and so on. The clubs which regularly used the hotel's facilities include the Curling Club, Folk Club, Bridge Club, Tennis Club, Badminton Club and many others including the Old Age Pensioners organisation.

As many tourists stayed at the hotel, it provided much business for the local shop. The village shop is also an integral part of village life and this loss of business could have serious financial implications, for the shop, in the future.

I would also point out that the hotel has always offered employment for many villagers "young and old". In fact, all of my children began their first employment at the Glenfarg Hotel. A change of use to apartments would negate this valuable employment source.

Secondly, I object to the manner in which the proprietor, John Hewitt, went about submitting his application.

In my personal opinion, everything he did from the moment he bought the hotel, was leading up to his change of use application and I list my observations below.

- From the beginning he distanced himself from the village by refusing dinner invites and invitations to village social occasions. He regularly left the hotel around 6.00pm avoiding contact with his local clientele.
- He moved his family home out of the village and removed his son from the village school. Presumably to avoid any confrontation when his "change of use" application became public knowledge.
- He, apparently, hired an architect, months ago, to draw up plans to change the hotel to apartments.
- Before his planning application, he put the hotel up for sale, at a price far above the market value. To my mind, this was in order to put prospective hotel buyers off as he had already decided that "change of use" would be suit him, better, financially.
- When he closed the hotel in early November, Mr Hewitt claimed, in a letter to the village, that it was a temporary measure to allow him and his wife to recover from a busy season and to allow his chef time to recover from a back operation. He also announced that the hotel would re-open in December. This was complete nonsense as he had told his staff to look for other work and began selling stock plus fixtures and fittings almost immediately.
- In December, he "engineered" a feature in The Courier newspaper whereby he announced that he was being forced to close the hotel due to a "hate campaign" and malicious rumours instigated by local people. This, of course, was absolute rubbish and a tissue of lies and deceit.

He also claimed that the hotel was not economically viable which is completely untrue. I have lived in Glenfarg since 1982 and several owners made a success of the hotel, none more so than Steve Whiting who owned the hotel twice and ran an extremely profitable business. After selling the business, Mr Whiting liked the village so much that he still resides here.

I suspect that the Courier feature was an attempt to fool the Planning Department into believing that Mr. Hewitt had tried everything to make his business a success and through no fault of his own, he was being forced to sell!

[REDACTED]

The Glenfarg Hotel is an integral part of our village life and has been for many years. The closure of this "village hub" would have a dramatic effect on the social life and vibrancy of the village. If the hotel closes then villagers would not only lose their meeting place but would have to travel by car or infrequent bus service, to enjoy a social drink or go for a meal. I also believe that house prices would drop as Glenfarg would no longer be such an attractive place to live.

I feel that Mr. Hewitt is willing to trade the well-being of the village for greed and personal gain and his outrageous comments and behaviour have been extremely harmful to Glenfarg. **I would, therefore, implore you to reject his "change of use" planning application.** If Mr Hewitt is not interested in running the hotel then it must be allowed to be put up for sale at a sensible "market value" price to encourage those looking for a hotel business or to allow a possible community buy-out.

Glenfarg doesn't need an apartment block, indeed, the owners of the old Lomond Hotel gained planning permission to convert to apartments. After many years, the site still lies empty & derelict with no interest from potential home buyers!!!!

[REDACTED]

Yours, Sincerely,

R G Buchan.

- I have attached Mr Hewitt's article in The Courier along with a reply from some concerned villagers.

Village residents hit back over claims of 'malicious rumours'

ROW: Hotel owner says hate campaign has forced him to close down

PAUL REOCH

Residents of a Perthshire village have hit back at claims "malicious rumours" caused the closure of the local hotel.

John Hewitt, owner of The Glenfarg, in the village of the same name, has provoked outrage by stating he was pulling out because of a hate campaign.

He claimed he and his family have been victims of an online bullying campaign which had contributed to massive losses.

He said the hotel will cost him around £100,000 in losses this year.

However, several dismayed Glenfarg residents hit back at his comments.

Kate Armstrong, who has lived in the village for 40 years, said: "I couldn't believe what I was reading and one of my friends even suggested that the article must refer to some other village of the same name."

"Glenfarg is the most supportive, inclusive and friendly community I know and over the years I have seen the village recognised as such by Positive Perthshire Awards, Britain in Bloom, Color Village of the Year, to name just a few."



Glenfarg is the most supportive, inclusive and friendly community I know ...

KATE ARMSTRONG

"It's the kind of place where everyone helps each other, in good times and in bad."

She went on: "The local hotel has recently closed with the owner quoted as saying that the hotel is not 'economically viable amid vicious remarks' he claims are aimed at his family."

"As a local, I have always enjoyed using the hotel over the years, be it for a Friday night back bar chat and socialising or attending one of the many events for which this village is famed - from Hogmanay ceilidhs to wedding parties and various club dinners or dropping in for a meal."

Another villager, Steve Whiting, who successfully ran the hotel for more than 13 years, added: "Running a village hotel requires hard work, commitment and knowledge of your market and if run professionally can be very rewarding and profitable."

"A village hotel succeeds when you are offering the customers what they want - pitching the right menus at the right price, professional service, a proper management structure and consistency are all key."

Shopkeeper Mark Crossey said he made more friends in his first year living in Glenfarg than he did in 24 years in London.

"I have never felt more at home anywhere than in Glenfarg, and the activities, organisations and events here are second to none," he said.

Mr Hewitt was unavailable for comment.

preoch@thecourier.co.uk

GLENFARG: Owners says they have had to deal with catalogue of 'malicious rumours'

PAUL REOCH

A Perthshire hotel has been forced to close due to a "hate campaign" being waged against its owners.

John Hewitt, director of Arngask Hotels Limited, will not re-open The Glenfarg because it is not "economically viable" amid vicious remarks he claims are aimed at his family.

Mr Hewitt yesterday listed a catalogue of "malicious rumours" he claims have been spread about his family.

He said people have claimed he and his wife were sacked from their roles when, in fact, they own the hotel, while others have falsely stated the couple have split up.

He said: "Last year we lost £20,000 and this year it will be significantly more - probably in the region of £100,000.

"My wife and I have had to put a lot of our own money into the hotel but it has not been supported by the locals.

"What many people forget is that it is not just a pub, it is a hotel with 16 bedrooms and a restaurant."

He continued: "Some of the remarks made online about us amount to cyber bullying and have been put there by

**“
Some of the
remarks
made online
about us
amount to
cyber
bullying and
have been
put there by
people who
haven't even
been in the
hotel.**

JOHN HEWITT

people who haven't even been in the hotel.

"We are human beings and my daughter has been very upset by reading some of these awful comments.

"This business is our livelihood but it's just not economically viable to keep the hotel open."

Mr Hewitt, who took over The Glenfarg in 2013, added: "The economic climate, coupled with the significant impact of malicious rumours spread by a few people, have resulted in several good people losing their jobs and the village of Glenfarg losing its last hotel."

Glenfarg Community Council representatives said they were "shocked and disappointed" by the closure of the 120-year-old hotel.

Chairman Donald MacKenzie said: "The insinuation that alleged rumours circulating in the community led to the final nail being put in the hotel's coffin is extremely regrettable and hugely harmful to any feelings of goodwill.

"It seems to be at odds with the fact that the company has, some time ago, had architects in to prepare plans for converting the property to residential accommodation."

Another villager, who wished to remain anonymous, said many residents were "very disappointed" at the decision to close the hotel.

"A significant number of local people supported the hotel," she added.

"Talk of malicious rumours is a bit of a red herring. Many of us feel this closure is a real slap in the face."

The closure means the popular Glenfarg Village Folk Club will relocate to the Green Hotel in Kinross.

preoch@thecourier.co.uk

ADVERTISER

NEWS 5

Shuttlefauld
Glenfarg
Perth
PH1 9QN

Planning and Development
Pullar House
Kinnoull Street
Perth
PH1 5GD

06 January 2016

Dear Sir

Re: Planning Application Ref: (15/02093/FLL) Change of use from an hotel to an application for 12 flats

The above application refers to The Glenfarg Hotel, Main Street, Glenfarg and in addition to the cessation of the hotel involves major refurbishment to the inside and alteration to the outside of this property.

I wish to object to this proposal for the following reasons :

- The hotel, as the only one in Glenfarg, is an important resource to the Community and is a 'social hub' used by a number of organisations and community groups. In this respect the application appears contrary to Policy CF3 of the Perth and Kinross Council Local Development Plan, dated February 2014, clause (a) ' any development should not seriously affect the availability of community facilities in the locality'
- The proposed change of use will reduce local employment prospects. The hotel provided opportunities for local people.

The proposals would also seem to contravene the following policies in the local Development Plan:

- Policy RD1(c). The changes proposed will not improve the character and environment of the village.
- Policy RD4. There is no stated provision of Affordable Housing in the application.
- Policy ED1 (a) Provision of the minimum number of off-road parking spaces for the development and the potential traffic created by visitors is likely to lead to increased congestion at the already busy junction of Ladeside/Main Street.
- Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'. The former Lomond Hotel, also on Main Street, Glenfarg,

has already been granted planning permission for conversion to flats (Planning Application s 05/02409/FLL and 15/00250/FLL). This site has lain dormant for some time. There is no demonstrated need for further provision of 'flatted' development.

In light of the above comments I would ask the Council to refuse this application.

Yours faithfully

John Burlison

Memorandum

From: Finlay Kerr, Business Development - PKC

To: John Russell, Planning Officer

Our ref: FK

Your ref: 15/02093/FLL (Arngask Hotels Ltd)

Tel No: 77943

Date: 4th February 2016

Pullar House, Kinnoull Street, Perth PH1 5GD

Comment on: 15/02093/FLL Glenfarg Hotel

I have reviewed the information relating to the application including the confidential information presented as appendices to the main statement.

The applicant presents a strong case to show that they have made every effort to trade through a very difficult economic period. They have applied a number of commercial tactics as well as investing heavily in the property throughout their ownership.

The market for businesses of this type is also well presented, I concur that selling a business of this nature is becoming increasingly difficult and can be a long and costly process.

Unfortunately circumstances out with their control are probably the cause of the decline in business rather than the applicant's inability to run the business. These circumstances are well documented in the statement and supporting evidence but recent changes in drink-driving laws, increased supply of aggressively priced hotel rooms and branded restaurants are probably the primary reasons.

It is not apparent if the applicants have considered a more food driven business but if they do not possess the skills themselves there is considerable risk in employing a team who can deliver a suitably high and consistent offering to succeed. There are examples in similar sized settlements in Perth & Kinross where re-established premises or newly developed businesses of this nature are thriving.

A rather idealistic solution would have been for a community purchase to run and deliver an enterprise to suit their needs as outlined in the objections. However a community run enterprise would face the same challenges as a privately operated business and would need to engage a suitably qualified and experienced team to deliver on their vision.

In terms of economic impact there is no doubt that residential use has less of an impact in the longer term. However as the applicant has committed to the development in the short term there will be a short term positive impact during construction. In the longer term the increase in the permanent population should have a positive impact on other local businesses and services.

Finlay Kerr
Business Development Team

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Eleanor Campbell

Address: Cruachan, 16 Marindin Park, Glenfarg, Perth PH2 9NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed change of use of the Glenfarg Hotel is really shocking

The village needs the hotel, I am sure there are many people like myself who use it for meals, meeting up with friends and for having friends and family to stay in the hotel as my house is not large enough to accommodate them all

I am therefore against the proposed planning application for change of use

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ian Campbell

Address: Cruachan, 16 Marindin Park, Glenfarg, Perth PH2 9NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the application for change of use regarding the Glenfarg Hotel's application 15/02093/FLL

It is my understanding that the application is contrary to Perth & Council Local Development Plan of February 2014 - Policy numbers RD1(c), RD4 and CF3

The hotel was the only main social hub in the village and was regularly used by numerous clubs and organisations, some of which have had to find accommodation for their activities outwith the village

I don't think it would be a sensible idea to have more flats on the Main Street when we are still waiting for the development to proceed on the site of the old Lomond Hotel and the proposed housing development on the south side of the village

Since moving to the village in 1997 I have been a regular user of the facilities of the hotel and, if lost, it would be sorely missed

Having sampled the hospitality of the hotel under many of the previous owners I have to say that the present owner did not appear to be able to maintain the standard expected of a village pub/hotel

I am convinced that were the hotel to remain and be run by experienced personnel it could be a great asset to the village and bring back visitors and provide employment

A village community is not complete without at least one pub/hotel at its heart

15/02093/PC

JHR

Tracy McManamon

From: Kirsty Campbell [REDACTED]
Sent: 29 December 2015 13:56
To: Development Management - Generic Email Account
Subject: Change of use to Glenfarg Hotel Objection

Kirsty Campbell
83:4 Stenhouse street west
Edinburgh
Eh11 3na

I object to the change of use of the Glenfarg hotel, I grew up in the village and the hotel is an integral part to life in the community. From celebrating birthdays, weddings the annual duck race the hotel is at the centre of life growing up in Glenfarg. It is where me and all my friends in the village first worked, where we enjoyed our first drink on our 18th birthdays and where we all return to meet for a good old catch up and Christmas Eve dram in the back bar.

With out the hotel Glenfarg would loose its spirit, I have seen the hotel change hands 4 times over my 29 years and have worked for 2 of the previous owners in my youth, when managed and ran well it can be a successful and profitable business. To turn this into flats inviting more people into the amazing community would be pointless for Glenfarg, what would it then in amenities have to offer newcomers, a school and post office?

This hotel is so much more to the villagers than just a hotel it is where we all have grown up learned valuable life skills and has and always will keep a fond memory in my heart.

We need the hotel, the generations to come need the hotel #savetheglenfarghotel

Kind regards
Kirsty
[REDACTED]

Sent from my iPhone



Scarhead House,
Glenfarg,
Perthshire,
PH2 9QG.

Perth & Kinross Council
Planning Department.

5th January 2016

Dear Sirs,

Planning Application No 15/02093/FLL
Glenfarg Hotel

I wish to object to the above application for Outline Planning Consent for change of use in respect of the Glenfarg Hotel and for its proposed conversion to 12 No flats/residential units. My objection is based on the following grounds-;

- 1) **Off Street Car Parking** The provision of 12 off-street car parking spaces is insufficient to meet your deemed to satisfy criteria for such parking which I understand aims at 1.25 off street parking spaces per residential unit (15 in this case). I would also wish to point out from experience that the existing parking is relatively tight and bears scrutiny in relation to your guidelines.
- 2) **On Street parking** is not readily available being mainly around the junction with Ladeside and Main Street which seriously compromises road traffic safety. This is a fairly consistent problem in the present circumstances but would be a lot worse if 12 flats were to be approved.
- 3) **Employment** currently the Hotel is one of the principal employers in the village and in the event of flats being substituted for the Hotel would completely disappear to the detriment of the village and many young persons' prospects.
- 4) **Contribution to Village Life and Well Being.** The Hotel has been a significant part of the life of the Village and its loss would have a serious impact on the social fabric of the Village and its surrounding area.
- 5) **Need/Demand** There is no evident need or demand for flats in the Village or the immediate area as is amply evidenced by the delay being experience in the commencement of the proposed development of flats at the former Lomond Hotel. It is understood that so far – after nearly a year of advertising – no pre-sales have been agreed. The Village suffered the devastating impact of the ruined Lomond Hotel for many years and the prospect of a similar catastrophe through an inappropriate development proposal is of very considerable concern to everyone in the area.

I earnestly request that this objection is given your fullest consideration and I urge you to reject the application for the proposed change of use.

Yours sincerely,

Colin J. Campbell

To: Development Management - Generic Email Account
Subject: Objection to Planning Application 15/02093/FLL (Glenfarg Hotel)

My wife and I object to the change of use application 15/02093/FLL on the grounds that a hotel is an essential asset for Glenfarg.

Ours is a rural village with little public transport and a change of use for the Glenfarg Hotel would deprive the community of a publicly accessible social meeting place.

In the past the hotel has prospered under several viable and profitable ownerships, and has offered employment to many young villagers. The hotel is a very important part of our village life, being the venue for various fundraising events, social and private gatherings for all ages.

The Lomond Hotel site has languished for many years without progress so the addition of another 12 flat development seems to be totally unnecessary.

We trust this application will be rejected.

Tony Caudrey

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources. The information in this email is solely for the intended recipients. If you are not an intended recipient, you must not disclose, copy, or distribute its contents or use them in any way: please advise the sender immediately and delete this email. Perth & Kinross Council, Live Active Leisure Limited and TACTRAN do not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council, Live Active Leisure Limited or TACTRAN. It is possible for email to be falsified and the sender cannot be held responsible for the integrity of the information contained in it. Requests to Perth & Kinross Council under the Freedom of Information (Scotland) Act should be directed to the Freedom of Information Team - email: foi@pkc.gov.uk General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000. General enquiries to Live Active Leisure Limited should be made to enquiries@liveactive.co.uk or 01738 454600. General enquiries to TACTRAN should be made to info@tactran.gov.uk or 01738 475775. Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Suzette Clarke

Address: Struiebank, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Lack or loss Of Car parking
- Road Safety Concerns
- Traffic Congestion

Comment:I wish to formally object to the application of The Glenfarg Hotel. As a local resident of Glenfarg the change of use from a viable working hotel to flats will have a huge effect on the village both socially and financially. This local amenity is much used as a both a family meeting and dining facility and provides local jobs within the village especially for younger people making initial steps into the hospitality industry.

Further concerns also arise in losing a village focal point and historic hotel feature and adding to increased concerns over to car parking and road use.

Currently the Glenfarg hotel draws tourism and employment into the area and losing this wonderful village asset would be hugely detrimental to the village community as a whole.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ian Clyde

Address: Glendy Access Road From Glendy Mill To Glenfarg Reservoir, Glenfarg, Perth And Kinross PH2 9QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object most strongly to the application for change of use based upon the social and economic impact it will have on the village of Glenfarg.

The subject property is the only remaining hotel / public house in the village. To lose this facility would be devastating to the many individuals and organisations that use it.

I personally have used the hotel on a regular basis since moving to the area four years ago. It has great business potential. It would be a travesty to allow change of use.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Ms Judy Cochrane

Address: Lochton Farmhouse, Abernyte, Perth PH14 9TA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Supports Economic Development

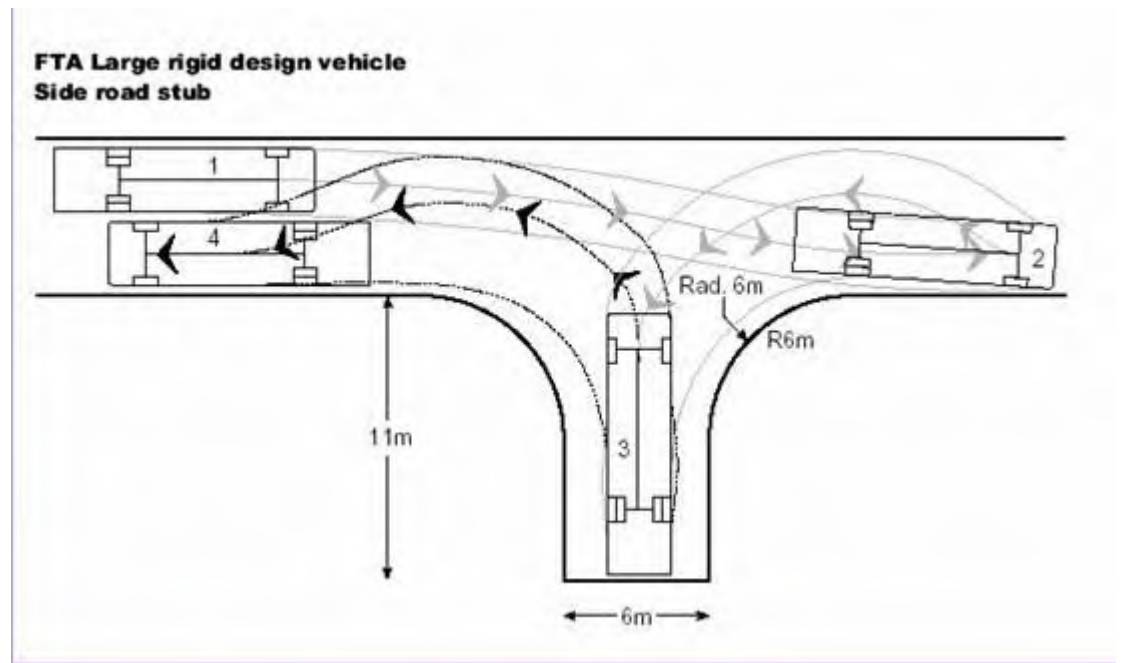
Comment: I wish to object to the hotel change of use, as no hotel in Glenfarg is unthinkable as it's the heart of the village. I have been coming and going to the village for over 20 Years and have on 2 occasion even worked at the hotel. It has always been a very important part of village life...it's where new people to the village go to meet local people.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/02093/FLL	Comments provided by	Shona Alexander																										
Service/Section	Waste Services	Contact Details	01738 476435																										
Description of Proposal	Change of use and alterations to hotel to form 12no flats																												
Address of site	Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU																												
Comments on the proposal	A three bin service will be provided, general waste, recyclets and garden & food waste.																												
Recommended planning condition(s)	<p>All flatted properties require a communal area to store one of the following bin options:</p> <ul style="list-style-type: none"> 2 x 240 litre bins (one for general waste and one for dry mixed recycling) 1 x 240 litre bin for garden and food waste (where appropriate) a combination of larger bins to equate the same capacity as above <p><i>Bin Dimensions</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Capacity (litres)</th><th>Width (mm)</th><th>Height (mm)</th><th>Depth (mm)</th></tr> </thead> <tbody> <tr> <td>240</td><td>580</td><td>1100</td><td>740</td></tr> <tr> <td>1100</td><td>1270</td><td>1380</td><td>1000</td></tr> <tr> <td>1280</td><td>1280</td><td>1445</td><td>1000</td></tr> </tbody> </table> <p>It is preferable for residents (where space allows) to have their own individual 240 litre bins rather than using communal facilities.</p> <p>Vehicle and Operative Access</p> <p><u>Access and egress</u></p> <p>The following space requirements must be fulfilled for a refuse collection vehicle to service the site:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Height</td><td>4.5m</td></tr> <tr> <td>Width</td><td>2.75m (including mirrors)</td></tr> <tr> <td>Length – for reversing and turning</td><td>12 m</td></tr> <tr> <td>Length - for vehicle with container in emptying position</td><td>13 m</td></tr> <tr> <td>Area required for operatives to stand clear of bin whilst being lifted</td><td>3 m length x 3.5m width</td></tr> </table>			Capacity (litres)	Width (mm)	Height (mm)	Depth (mm)	240	580	1100	740	1100	1270	1380	1000	1280	1280	1445	1000	Height	4.5m	Width	2.75m (including mirrors)	Length – for reversing and turning	12 m	Length - for vehicle with container in emptying position	13 m	Area required for operatives to stand clear of bin whilst being lifted	3 m length x 3.5m width
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Vehicle Turning Requirements

The turning circle (diameter) required for refuse collection vehicles is 24 meters.



Road Specifications

All vehicle access roads that the refuse collection vehicles will be required to use must be adopted by the Council and constructed to withstand a gross vehicle weight of 26 tonnes and axle loading of 11.5 tonnes. Manhole covers, gratings, cattle grids etc situated in the road must also be capable of withstanding these loads.

The road and pavement from the bin collection point to the refuse collection vehicle must be at maximum 10 metres and a hard standing surface. It must have a level gradient and a smooth surface; use dropped kerbs where appropriate.

Alternatively, we would suggest that the developer construct a bin storage area at the entrance to the site which would house communal waste and recycling facilities for use by the residents. The crew would then pull out the bins to the pavement for emptying.

If the developer does not adhere to these specifications, the Council may be unable to provide waste and recycling services to this development based on inadequate storage, access and/or infrastructure.

**Recommended
informative(s)
for applicant**

**Date
comments
returned**

19/01/2016

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/02093/FLL	Comments provided by	Euan McLaughlin Stuart McLaren
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk Affordable Housing Enabler: Stuart McLaren Tel: 01738 476405 Email: simclaren@pkc.gov.uk
Description of Proposal	Change of use and alterations to hotel to form 12no flats		
Address of site	Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU for Arngask Hotels Ltd		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Affordable Housing</p> <p>With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing.</p> <p>The proposal will create 12 units and as such it will require to be assessed against the Affordable Housing Supplementary Guidance. In line with the guidance there is a requirement for 3 units to be affordable.</p> <p>From the submitted drawings it is apparent that the 2 of the units are small 1 bedroom units on the ground and first floor units may be considered to be unsubsidised low cost housing for sale – entry level housing. It will be necessary for the council to establish the initial sales price of the units to ensure that they can be considered to be affordable in line with the Council's definition.</p> <p>The Council's Affordable Housing supplementary Guidance sets out: <i>"Houses which fall into the unsubsidised low cost housing for sale category are smaller less expensive houses generally for entry level which are sold without any subsidy or discount. These houses may be affordable simply due to their smaller size. PAN 2/2010 suggests that some form of legal agreement may be required to retain such houses as affordable in perpetuity. However, it</i> </p>		

is considered that there will generally always be a limit on what the resale price of such houses will be. If the Council are satisfied that on resale such properties will remain at an affordable price – allowing for inflation and taking into consideration the area in which the houses are – then it is likely that generally it will not be necessary to impose a condition in order to maintain the houses as affordable in perpetuity”.

I would consider that in this case, the properties will remain at an affordable price on resale due to their size and location.

A marketing plan should be required by condition. This should be agreed with Housing and Community care and should ensure that the properties are marketed to priority groups for an initial period before becoming available on the open market.

For the remaining 1 unit required a commuted sum would be acceptable in lieu of onsite provision. The commuted sum for the Kinross Housing Market Area is £15,000 per unit.

Primary Education

With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Arngask Primary School.

Affordable housing is not required to make a contribution towards primary education. The primary education contribution will be calculated on 9 units (12 – 3).

Transport Infrastructure

With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The proposal is seeking to convert the former hotel into residential use. In terms of the Transport Infrastructure Supplementary Guidance paragraph 4.1 states ‘Where replacement buildings are proposed the Trip Rate of the existing use will be taken into account and the contribution reviewed accordingly on a case by case basis.’ This also applies to conversions of existing buildings.

The former hotel falls under the ‘Other non-residential use’ in terms of the Transport Infrastructure Guidance which has an associated trip rate of 0.19. The trip rate of residential developments is projected at 0.17. Therefore in terms of the Guidance the trip rate of the existing hotel is higher than the proposed residential development.

	No contribution towards transport infrastructure will be required in this case.
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Affordable Housing: £15,000 (1 x £15,000) Education: £57,555 (9 x £6,395) Transport Infrastructure: £0</p> <p><u>Total: £72,555</u></p> <p>Phasing</p> <p>It is advised that the preferred method of payment would be upfront of release of planning permission.</p> <p>Due to the scale of the contribution requirement it may be appropriate to enter into a S.75 Legal Agreement.</p> <p>If S.75 entered into the phasing of financial contributions will be based on occupation of open market units with payments made 10 days after occupation.</p> <p>Payment for each open market unit will be £6,046.25 (£72,555/ 12 = £6,046.25).</p>
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal</p>

Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.

Remittance by Cheque

The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.

Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH15GD

Bank Transfers

All Bank Transfers should use the following account details;

Sort Code: 834700

Account Number: 11571138

Affordable Housing

For Affordable Housing contributions please quote the following ledger code:
1-30-0060-0000-859136

Education Contributions

For Education contributions please quote the following ledger code:
1-30-0060-0001-859136

Direct Debit

The Council operate an electronic direct debit system whereby payments may be made over the phone.

To make such a payment please call 01738 475300 in the first instance.
When calling please remember to have to hand:

- a) Your card details.
- b) Whether it is a Debit or Credit card.
- c) The full amount due.
- d) The planning application to which the payment relates.
- e) If you are the applicant or paying on behalf of the applicant.
- f) Your e-mail address so that a receipt may be issued directly.

Indexation

All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.

Accounting Procedures

Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual

	commuted sums can be accounted for.
Date comments returned	08 January 2016

From: Service Centre
Sent: 11 December 2015 10:48
To: Development Management - Generic Email Account
Subject: Comment Planning and Building - Ref No: - 101001813081

Please see web enquiry received below:-

I live next to the Glenfarg Hotel. We are told the owner will be applying for change of use based on unviability of the hotel.

Today, all the catering equipment has been removed from the hotel. I see this as a pre-emptive strike in an attempt to make the hotel unsellable, rendering the planning application a foregone conclusion.

I hope that you will see this as against the planning laws and insist on a re-instatement.

The hotel is viable as has been proved by Mr Whiting, twice a previous owner who has on both occasions increased the value of the property.

The present failure has been intentional to precipitate the conversion to apartments, which he feels will make the best profits for him, regardless of it leaving the village without a pub. Even though we live right next to the hotel with all its attendant inconveniences, we are massively opposed to the proposed changes and are desperate to see the deceitful connivances of the owner come to nought!

Enquirer's details are: - Tim Corcoran, Old Bakehouse, Main Street, Glenfarg, PH2 9NU.

[REDACTED]

[REDACTED]

Please respond via email.

Regards

Jill

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Tim corcoran

Address: The Old Bakehouse, Main Street, Glenfarg, Perth PH2 9NU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Loss Of Sunlight or Daylight
- Over Looking

Comment: The hotel currently borders our house on the north side (of the hotel). At some point prior to the current owner, the hotel made an ugly and large extension (currently the Back Bar) which actually touches our outbuildings. This extension stops the afternoon and evening sun and light reaching the house, making it darker and colder. We have already had to demolish an outbuilding which has become damp with the lack of air circulation purely due to the hotel building.

By putting a slanted roof on top of this room, the light and evening sun on our house will be restricted further. We object to the plans on the grounds of diminished light to an already dark side of our building. While the plans show an improved appearance of this hotel extension, the north side should run straight on from the original hotel wall.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Mark Crossey

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Flooding Risk
- Inappropriate Housing Density
- Over Intensive Development

Comment:Ref 15/02093/FLL

Glenfarg Hotel change of use.

There are already two stalled housing developments currently in Glenfarg, one of which is on the site of the other Glenfarg hotel, now flattened and awaiting 'off plan' sales before they break any ground.

The only reason the Glenfarg Hotel closed was because of lazy, bad management. This is a very important village commodity and should be offered for sale either back to the community or to a proper hotelier who will run it the way it should be run.

I own the village shop in Glenfarg, the closure of the hotel will have a catastrophic effect on my business, with loss of tourism through lack of local accommodation.

I would like to register my objection to this change of use application for the Glenfarg into 12 flats.

Mark Crossey

Glenfarg Village Shop

JHR

Tracy McManamon

From: Peter [REDACTED]
Sent: 06 January 2016 14:27
To: Development Management - Generic Email Account
Subject: RE: Glenfarg hotel planning application no.15/02093/FLL

1 lossley cottage duncrervie glenfarg ph2 9pd

From: Development Management - Generic Email Account
Sent: 06/01/2016 11:30
To: 'Peter Cumming'
Subject: RE: Glenfarg hotel planning application no.15/02093/FLL

Dear Mr Cumming

To enable us to register your comments we will need your full postal address including postcode.

Regards

Tracy McManamon
Senior Support Assistant
Planning and Development
35 Kinnoull Street
Perth
PH1 5GD

Telephone 01738 475334



-----Original Message-----

From: Peter Cumming [REDACTED]
Sent: 05 January 2016 11:15
To: Development Management - Generic Email Account
Subject: Glenfarg hotel planning application no.15/02093/FLL

I would like to object to the planning application for change of use at the Glenfarg Hotel it would affect availability of social community facilities and the provision for affordable housing in the village and there are viable buyers for the hotel at the correct market value to run it as a hotel.
Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

The information in this email is solely for the intended recipients.

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Perth & Kinross Council, Live Active Leisure Limited and

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Karen Dalrymple

Address: Helensville, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Traffic Congestion

Comment:I object to this development, due to the fact it will be a very Important loss of amenities in Glenfarg, local jobs will be lost. Also I am very concerned about road safety and lack of parking provision, which is already a problem. The hotel sits next to a Burn and has endured floods over the past few weeks. The hotel has been a fantastic social, meeting point in the village and attracts businesses and house buyers, losing this provision would be very detrimental to the Glenfarg community.

DAVIDSON
JHR.

Tracy McManamon

From: Bobbie [REDACTED]
Sent: 31 December 2015 11:47
To: Development Management - Generic Email Account
Subject: Application 15/02093/FLL Glenfarg Hotel Change of use

Dear sirs

As a resident of the village of Glenfarg I wish to object to the above planning application on the grounds of excessive development.

The village currently has an outstanding development (Lomond Hotel) on which 12 flats have proposed and after 10 years plus no movement has yet occurred. This leaves me to suggest that a further development is totally unnecessary and could lead to the village being over developed.

I trust my views will be taken into account Regards R. E. Davidson

3 Elm Row

Glenfarg

PH2 9PQ

Sent from my iPad



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Ms Kerry Davidson

Address: Rathlaw, Main Street, Glenfarg, Perth PH2 9NT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Loss Of Trees
- Road Safety Concerns

Comment:I wish to object strongly to planning application 15/02093/FLL to create 12 flats within the Glenfarg Hotel.

I object for the following reasons:

1.The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will in no way improve the character and environment of the area or village. There is no apparent demand for flats within the village as demonstrated by the fact no flats have been sold within the proposed development on the site of the former Lomond Hotel. I would suggest there is no requirement for additional homes in general given there is already planning in place for homes adjacent to Wallace Park, which also appears to be on hold currently.

2. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality. The Glenfarg Hotel is a valuable asset to the village, providing a meeting place for a number of community groups, families, neighbours and friends, dining, tourism, and visitor accommodation, not to mention community events such as the annual Duck Race.

3. The development would have a detrimental effect on the village economically and in terms of employment opportunities. The hotel brings visitors to the area, supporting other tourism and local businesses. The hotel has also provided significant employment opportunities over the years. These jobs will be permanently lost if there is a change of use. The hotel provides valuable employment and training for young people, a wonderful stepping stone for those moving into a career in hospitality, an area of continued growth in Scotland. Indeed, it was having worked in the Glenfarg Hotel upon leaving school that launched my hospitality career and which prompted me to return here to live with my family some 14 years later. It was also this time working in the hotel and my subsequent experience in the sector that gives me strong reason to believe that the hotel could be a very successful business again if run by a suitable owner. Indeed, I feel all opportunities to secure appropriate owners for the hotel have not been explored and that this application for change of use is entirely premature. It is my understanding there are buyers interested in the hotel, if sold at the correct market price, including the possibility of a community buyout. Other, more remote, establishments including the Bein Inn and the Balgedie Toll Tavern are successful without having a supportive (contrary to some reports) community the size of Glenfarg within walking distance.

4. The plans are contrary to policy ED1 (a) due to insufficient parking and the ensuing danger on Ladeside and Main Street. The hotel sits on what is already a tight, narrow corner. I feel any additional congestion would add to the danger for road users and pedestrians. This is a particular concern for the village children who are fortunate enough to still have the freedom to play outside, which they frequently do in the summer months around the Glenfarg Green, next to the hotel.

5. The planning application states that the site is not at risk from flooding and has never been flooded in the past. I would dispute this claim. Indeed, the adjacent property, The Old Bakehouse, was flooded again in only December 2015.

6. The plan suggests the removal of the mature yew tree in the centre of the hotel's car park. This suggestion is not beneficial to the character and environment of the village and would be somewhat ironic given the community effort put into creating the adjoining Glenfarg Green with its wonderful array of tree and plant species for all to enjoy.

The Glenfarg Hotel is an historical focal point, central to village life and the continued social cohesion of this community. It deserves more than to become a profit-driven housing development only benefitting the current owners. I would ask the council to reject this application and instead support the community's efforts to rebuild the Glenfarg Hotel's future as a successful hotel, restaurant and bar.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Lorraine Dixon

Address: 8 Marindin Park, Glenfarg, Perth PH2 9NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy

Comment: The application is contrary to the current Local Development Plan which sets out to protect communities such as ours. I do not believe that there is demonstrable market evidence that the existing use is no longer viable as is required by Policy RD1.

During the 18 years I have lived in Glenfarg I have witnessed use of the Hotel on a regular basis by community clubs and individuals alike - indeed the Hotel provides an essential social lifeline for many villagers. The hotel has also provided a source of employment to the village, and residential guests have fed into the economy of the village and the surrounding area. Change of use would therefore be to the detriment of the character of the village, and as such is contrary to Policy RD1(c).

The loss of the Hotel would seriously affect the availability of the community facility in the locality, contrary to Policy CF3(a)

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr harry dow

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment:no social outlook in the village

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Robert Drysdale

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment:I would like to object to the planning application for 12 new flats at the site of the Glenfarg Hotel, Main Street, Glenfarg, application number 15/02093/FLL

Being a relatively new resident to the village, having only moved here a year and a half ago, i believe the Hotel has played an integral part in introducing me to neighbours and local people, Glenfarg is a very sociable village and i truly believe that without a meeting place such as the hotel it will put off prospective buyers who may not be made to feel as welcome as i have been.

This application if accepted, will have a direct effect on local businesses such as the Glenfarg Garage and the Glenfarg shop coupled with the fact theres is no motorway access to the village even though the M90 runs along the east side of the village.

I have met some brilliant people since moving to the village and i believe the community will become anti-social without the Hotel, which was host to many very successful events such as the Glenfarg fete, the annual Glenfarg Duck race which takes place in the carpark to the rear of the building and on the village green, the Glenfarg folk club also use it as a venue for their successful folk nights, the Glenfarg Tennis club use it as a meeting place, there are groups of Golfers who also use it as a meeting place, shooting parties also use it for accommodation whilst visiting the

many local estates, the Hotel also plays host to the christmas meal for the older members of the community who some of perhaps are not able to get out and about very far.

I do hope the planning board agrees and rejects this application

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Robert Drysdale

Address: 4 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the Hotel may be the home to a number of Bat's, as Bat's are a protected species it is illegal to upset their habitat

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Robert Drysdale

Address: 4 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would also like to point out that, contrary to Mr Youngman's comment, there was no offer of a community buy out

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Miss Deborah Duncan

Address: Glendy Mill Access Road From Glendy Mill To Glenfarg Reservoir, Glenfarg, Perth And Kinross PH2 9QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Lack or loss Of Car parking
- Road Safety Concerns
- Traffic Congestion

Comment:I would like to object to this application on the basis that it contravenes several of your development policies:

1: Re Policy ED1 (a) - There is insufficient car parking in the existing car park for 12 cars never mind that most of the proposed flats are likely to have more than one car. The streets around the development were they to become more congested due to extra car parking would make an already dangerous junction even more hazardous.

2: Re Policy RD1 (c) - Losing the only remaining hotel in Glenfarg will do nothing to improve the character and environment of the village. It is likely to see a genuine diminishment of community cohesion and have an adverse effect on the attractiveness of the village to incoming families.

3: Re Policy CF3 - Losing the hotel would without any doubt, decrease significantly the availability of community facilities.

4: Re Policy ED3/24(c) - No specific need is being met by the provision of more flats in Glenfarg. The ex-Lomond Hotel is already to be redeveloped as flats, but has been put on hold due to lack of interest in the flats. There is no evidence that by removing an essential amenity the proposed

development would fare any better leaving either a building to go to ruin or empty unsold flats.

5: Re Policy RD4 - no affordable housing has been proposed.

6: With neighbouring properties having flooded in December 2015, the basement flat in particular would be at risk from flooding.

7: The loss of employment to the village is significant. As a major employer providing much needed jobs and skills training to those who are unable to travel to work out with the village and youngsters looking for part time work, the loss of opportunity would be very regrettable.

I hope that the planning committee will look at the number of objections from this community and realise how important this resource is to us all who live here. I urge you to support our community and refuse this application.

E.R. DUNLOP

6, GREENBANK CRESCENT

GLENFARG

RECEIVED

PH 2 9NS

22 DEC 2015

19 December 2015

Planning application NO: 15/02093/FLL

Dear Sir,

I wish to object to the change of use application that has been submitted for the Glenfarg Hotel. The hotel is the heart of the village and the focal point for many clubs and associations that exist in Glenfarg. By closing it the heart will be ripped out of Glenfarg. The Hotel has been a really vibrant place until recently when the new owners had no interest in marketing it properly. Various clubs were encouraged to go elsewhere. A school, a local shop, on a bus route and a hotel are what prospective house buyers will look for when deciding on where to live. To allow the hotel to become flats would be a disaster. The Diamond Hotel

is going to be flats but nobody has bought one yet and they still have to be built. The fact that this Village supported two Hotels yet now the owner claims it cannot support one amazes me.'

Yours faithfully



ENTERED IN COMPUTER

22 DEC 2015

Tracy

Tracy McManamon

From: Ann Gaerber [REDACTED]
Sent: 04 January 2016 13:55
To: Development Management - Generic Email Account
Subject: Planning Application Ref 15/02093/FLL at the Glenfarg Hotel

[REDACTED]
Millruce Cottage

[REDACTED]
Greenbank Road

[REDACTED]
Glenfarg

[REDACTED]
PH2 9NW

Perth & Kinross Council
Planning & Development
Pullar House
35 Kinnoull Street
Perth
PH1
5GD
4th January 2016

06 JAN 2016

Dear Sir/Madam

Planning Application Ref. 15/02093/FLL at the Glenfarg Hotel, Glenfarg.

I wish to object to the above planning application for the conversion of the Hotel into 12 flats for the following reasons:-

1. The application is contrary to Policy RD1(c) of the Perth and Kinross council Local Development Plan of February 2014 in that the changes proposed will not improve the character and Environment of the area or village
2. It is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application
3. It is contrary to Policy CF3 in that proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.
4. The application does not allow sufficient parking facilities for potential visitors in the plan, which could result in additional congestion of parking of vehicles at a very busy and dangerous junction
5. Disabled access to the flats has not been taken into consideration
6. Possibility of flooding from the river Farg of the Basement flat (terrace Bar) as well as the rear

parking area, as occurred recently in the adjacent
property 'The Old Bakehouse'

7. Policy ED3/24cl The proposal does not "meet a specific need by virtue of its quality or location" - it
should be noted that not a single flat
has been sold yet at the former Lomond Hotel conversion site

I would be much obliged if the above comments should be taken into consideration when the application
is being assessed.

Yours faithfully

Ann Garber

JK

Glenfarg Petition
C/O Culmore
Church Brae
Glenfarg

RECEIVED

08 JAN 2016

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

Planning Application 15/02093/FLL

The attached petition of objection to the above planning application for change of use of the Glenfarg Hotel signed by 117 individuals is presented on the following grounds - loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

Delivered by hand to Pullar House 7th January 2016



LEAVE ALL ADDRESSES, SIGNATURES
AND NAMES THAT APPEAR AS SIGNATURES

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
DANIEL PENMAN	THE KNOWE CHURCH BERE GLENFARG	
ARTHUR JENKINS	12 Elm Row GLENFARG	
W. CHILMSEA	MAIR ST GLENFARG	
M Davidson	Hayfield Rd.	
Joseph Taylor	Bon Rowan, Ladeside, Glenfarg	
Lucas Kendall	13 Burch lane Riverside HAYFIELD RD GLENFARG	
LYNDA STIMER	SHANDRA. DUNCRIE RD, GLENFARG.	
JOE KNOWLES	1 HANTHORN BANK GLENFARG	
TANYA MCKIBBIN	Wendy DORR	
Martin Williams	Basby Mill	
KATE ARNOLD	Basby Mill	
SIMON MORTON	4 Mosses Park Dunfermline	
ROBERT DRYSDALE	THE BRICK HOUSE, LADESIDE GLENFARG PH2 9JZ.	
Kyomi SHILLIDAY	4, ELM ROW, GLENFARG PH2 9PD	
	4 Greenbank crescent Glenfarg	

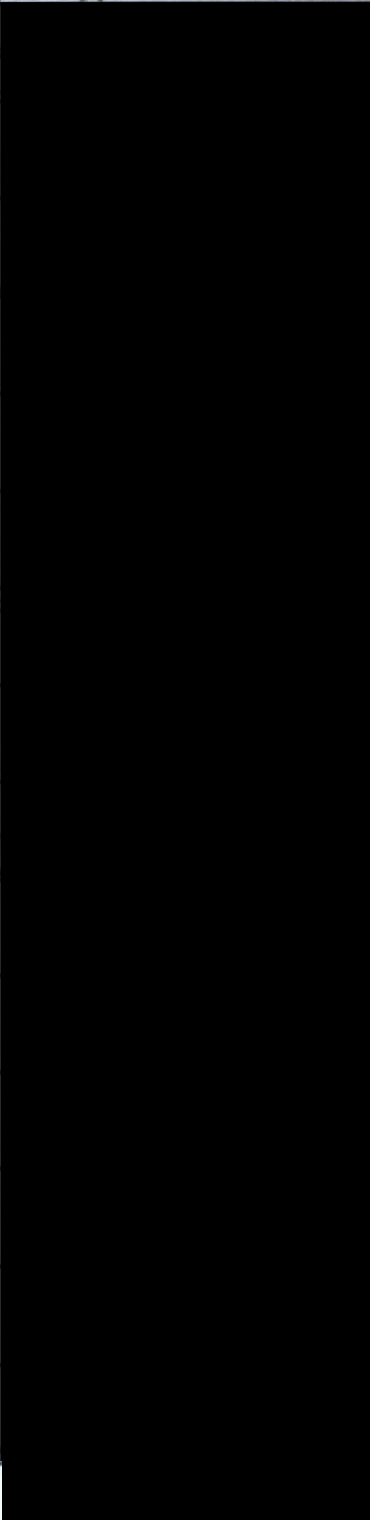
Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
M. Scott	13 Birch Lane	
C. Fairweather	14 MARINDIN PARK, GLENFARG	
I. FAIRWEATHER	14 MARINDIN PARK. GLENFARG	
M. MACDONALD	2 Lilybank Cottage	
H. Hatter	2 Easterton Buildings	
D. McHARRY	20, ELM ROW, GLENFARG.	
J. C. LEARUN	10 BOLLVBANK, PHZ 9NL	
YVONNE BRUCE	10, HAYFIELD GLENFARG	
JEAN d'H. FUNT	MIDDLE DOUGLAS FARM G'FARG	
Derek Alexander	3, Marinda, Park, Glenfarg	
Gaye Ingram	'BELMONT' GREENBANK ROAD. GLENFARG	
JULIE STUART	9 BIRCH LANE, GLENFARG	
MARGARET SMITH	24 HALL PARK ABERNETHY	
JOHN DONACHIE	ARTIMABEAG FARMHOUSE	
Sheila Harley	Rosebank, Dunsyre Road	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
RUSSELL TAMPA	Bon Rowan Glenfarg, PH2 9NZ	
Sheona Reid	8 Longpod Bank, Glenfarg	
STEWART SMITH	QUEENSDOWN MAIN ST	
MARK CROSSEY	Bon Rowan. PH2 9NZ	
JAN MACPHERSON	LYNDHURST, GLENFARG	
BILL MACPHERSON	LYNDHURST GLENFARG	
HELEN CLACK	7. Elm Row GLENFARG	
Uma Heibel	Hillwood Main St Gfarg	
GARY DUNALAN	CRA KROYD TOWN MAIN ST	
DAVID ROE	BROOKHALL COTTAGE	
KANG MCCOY	GREENBANK CRESCENT	
CHILIS BAILLIE	GREENBANK ROAD PH2 9NS	
MARY MCANISH	8 GREENBANK CRESCENT	
JULIE RUSSELL	3 BIRCH LANE PH2 9PG	
Margaret Cumming	Lilac Cottage Dunfermline	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
Kareen Macgeoghegan	1 Birch Lane ^{Glenfarg} PH29PG	
Mr & Mrs Cairns	Abernethy	
J. Littlejohn	Edinburgh, Glasgow	
Glaire Morton	Bank House, Glenfarg	
CRAIG MORTON	RAITH, DUNDEE	
RORY STEWART	West Laman Drumzie	
Sharon O'Sullivan	Mandalay, Dundee	
CHRISTINE MORTON	FULDA CHURCH BAE GLENFARG	
E. Campbell	16 Maruden Park	
F. CAMPBELL	Newton of Balauchan	
E. CHERRIE	Colton Glenfarg	
John Swan	12 MYRAE Rd GLENFARG	
Kevin Macleod	2 ASH GROVE	
A Shepherd	Wood Lane cottage Mr	
Wendy Swan	Swan Cottage	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
A. IMRIE	ROWAN COTTAGE	
NIKKI HENRY	THE WILLOWS MAIN STREET GLENFARG	
J. BRUCE	PH290T	
J. MAIR.	LANGSIDE FM.	
A.I. REID	8 LOMOND BANK	
Gordon Luthersford	6 Lomond Bank ^{Ph2} 911	
Penny Handou	Easton Augie House	
G. Mulholland	GREENBANK CREES	
O MURDIE	FORDER FARM	
L FERGUSON	FORDER FARM	
J.S. SMITH	CHURCH GATE PH29NL	
A. MCCR	8ATHINGT	
M. Swan	12 Hayfield Rd.	
A G VALENTINE	9 ELM ROW	
K. Scott	13 Birch Lane	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
Kyle Russell	3 Birch Lane Glenfarg PH2 9PG	
R. Jay	14 Greenbank Rd	
John A. Barrow	Dunmore Rd.	
HELEN TAYLOR	4 Ash Grove GLENFARG	
DAVID AIRD	1 Elm Row GLENFARG	
David Karbon	GLENFARG W-T-W.	
Amanda Guedes	Ladeside Willowbank PH2 9NZ	
Ian Leadbetter	Ladeside Willowbank PH2 9NZ	
Karen Mackinnon	Myrtle Cott PH2 9NW	
VAL GOWLAN	PH2 9WS 2 GREENBANK CRESC. GLENFARG	
W. Hoggan	10 Hayfield RD	
Andrew Page	Heathfield Duncrobie PH2 9PS	
Angus R. A. DUNN	Bleiremo, Perth Rd. Abernethy PH2 9LW	
John A. Jones	Glenfarg WRSOON COTTAGE PH2 9NY	
PETER CUMMING	1 Mossley COTTAGE DUNCROBIE GLENFARG	

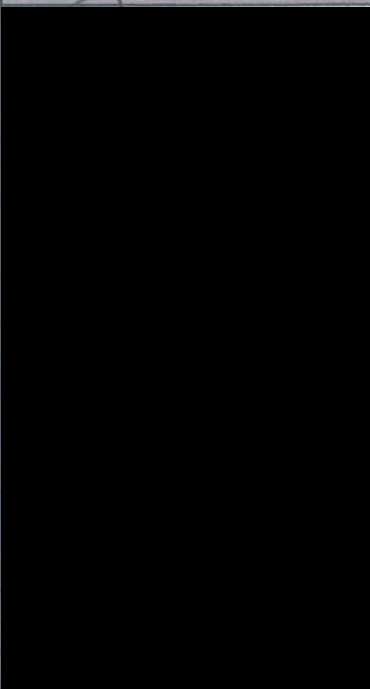
Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
Marie MacIver	9 Hayfield Rd, Glenfarg PH2 9NP	
PER CHATTERTON	MAIN ST, GLENFARG	
Wendy Johnston	MARINDIN PARK, GLENFARG	
STOTHURSTHAM	5 LOMOND BANK, GLENFARG	
ALAN GUNWEATHER	LINDBANK, MAIN ST, GLENFARG	
John Silcock	Milton Dundee PH2 9PD	
STEVE WHITING	2, Elm Row GLENFARG, PH2 9PQ	
Heather Wilkins	WOODLANDS, CHURCHBRAE GLENFARG PH2 9NL	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
P. S. Davidson	3 Elm Row.	
Lorraine Carr	11 ELM ROW	
Yvonne Clarkson	21 Elm Row	
R. McCaffrey	23 Elm Row	
V. Gaudin	25 Elm Row	
H. Marsden	27 Elm Row	
A. CHISHOLM	22 Elm Row	

Objection to Glenfarg Hotel Change of Use application 15/02093/FLL

We, the undersigned, object to planning application 15/02093/FLL on grounds of loss of community asset, loss of employment opportunities, loss of tourist/visitor facilities, loss of trade to local businesses, inappropriate development.

NAME	ADDRESS	SIGNATURE
GAYNOR HOOD	NEWMAINS FARMHOUSE, SCORE	
Brian Hood	Newmains Farmhouse, Score	
Alice Mee	WESTDEAN HAYFIELD GLENFARG	
STEPHEN MEE	WESTDEAN HAYFIELD RD GLENFARG	
Wapell Allen	POPPY COTTAGE, GLENFARG	
DAVID ROY	MAY PLACE, PERTH	
May Bell	May Place Perth	
Leigh Smith	The Spinnery, Duncrobie Rd, Glenfarg	
Gordon Smith	The Spinnery Duncrobie Rd Glenfarg	
JOHN ARMSTRONG	CULMORE CHURCH BRAC GLENFARG PH2 9NL	
MAUREEN LAMBIE	Bountree, Church Brac. Glenfarg	
Catherine Armstrong	Culmore Church Brac Glenfarg PH2 9NL	

Ian Pilmer
Planning Committee
Glenfarg Community Council
C/o 4 East Blair Cottage
Glenfarg
PH2 9QL

5th January 2016

Dear Sir

Re: Planning Application Ref: (15/02093/FLL)
Site Address: The Glenfarg Hotel, Main Street, Glenfarg

It is understood that Glenfarg Hotels Ltd has lodged an application in relation to The Glenfarg Hotel for the following development, namely:

Change of use and alterations to hotel to form 12 numbered flats in relation to the above property inclusive of ensuing works that are of a major refurbishment nature to the inside with additional alteration to the outside of this property.

As a Community Council we object to this development taking place on the following grounds:

1. There has been:
No Pre Application Consultation with the local Community as a whole.
No Public notification made available to the Community other than the Planning Application.
No opportunity provided by the developer for a Public Meeting.
2. The application is contrary to Policy RD1(c) of the Perth and Kinross Council Local Development Plan, dated February 2014, in so much that the changes proposed will not improve the character and environment of this immediate area nor will it improve the character and the environment of the village as a whole.
3. It is contrary to Policy CF3 because the proposal does not take notice of the community use and social value of the Hotel in its current status.
4. It is contrary to Policy RD4 of the Local Development Plan because there is no mention of Affordable Housing in the Application.
5. Further examination of the Local Development Plan clauses suggests that the Planning application neglects to include a Design Statement under PM2 and a Sustainability Statement under EP1.

6. The development appears to be flawed with an omission to cater for Disabled access to any of the proposed flatted properties. The narrowness and quality of the pavements within the area of the Hotel offers no positive wellbeing to wheelchair users.
7. Provision of the minimum number of off-road parking spaces for the development and the potential traffic created by visitors is likely to lead to increased congestion at the already busy junction of Ladeside/Main Street.
8. There is a nearby site within Glenfarg's Main Street that has not borne any further building development for some period of time, Planning Application References 05/02409/FLL and 15/00250/FLL, supporting the view that the requirement for flatted dwellings within the village boundary is not what is required.
9. In consideration of the Glenfarg Hotel closing there is no marketing evidence, to the best of our knowledge, stating that the premises was offered as a sellable ongoing commercial opportunity.
10. Local employment has already been impacted by the closure and the *proposed change of use will further impact on local employment prospects*. The Glenfarg Hotel provided opportunities for local people understood to be 10 positions.

Yours Faithfully

Ian E. Pilmer

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Glenfarg Old Folks Associaton

Address: 29 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area
- Road Safety Concerns

Comment: We object 15/02093/FLL

The Glenfarg Old Folks Association (OFA) has been in existence since the post war era and is one of many social groups in the parish which make Glenfarg such a pleasurable place to live. Throughout the decades the OFA have held annual Christmas Lunches at The Glenfarg Hotel, bringing the senior community together in a special way. Members would also patronise the business throughout the years. This annual event could not take place in the village this year as there is no alternative suitable venue.

We cannot stress enough the important role the hotel has played in the village over many, many years. It is a key to the social fabric of the community.

The reports, unsubstantiated, that kitchen equipment and other fixtures have already been removed from the establishment is alarming to say the least and indicates a pre emptive attitude by the owners to the change of use application.

The loss of this business to our village would be devastating.

JHR

Tracy McManamon

From: IVOR GORDON [REDACTED]
Sent: 05 January 2016 11:20
To: Development Management - Generic Email Account
Subject: Objection to development plan

Reference 15/02093/FLL

Glenfarg Hotel Plans

I wish to object to the proposed development relating to the change of use of the Glenfarg Hotel from hotel to private housing.

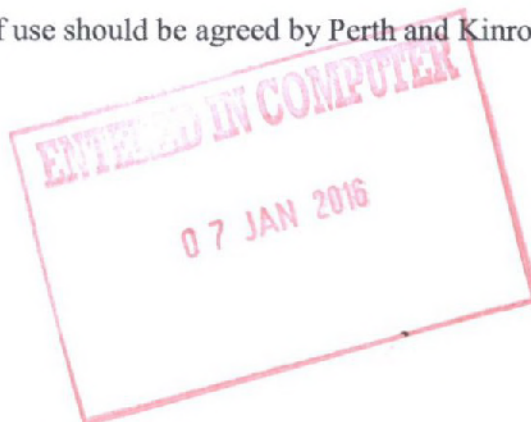
My reasons are:

This hotel is one of the foundations of village life. It is an original Railway hotel and has served the village for 170 years. Policy reference CF3 on Social and Community Facilities shows that any development that severely affects Community or Social activities should NOT be encouraged. The plan under consideration goes against this principle.

There is no other hotel in the village. The old Lomond hotel received a change of use for private housing but, at present, no development has taken place here.

This village needs a hotel and its services. No change of use should be agreed by Perth and Kinross Council.

Ivor Gordon, Fenhall, Hayfield Road Glenfarg.



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Valerie Gourlay

Address: 2 Greenbank Crescent, Glenfarg, Perth PH2 9NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over Intensive Development

Comment:Glenfarg does not need anymore housing, it needs a Hotel. Who would actually want to move to a Village that has no place to meet socially. It will be a very sad day for Glenfarg is we lose the Hotel.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Dr HAMISH GRANT

Address: 4 Dalglish Gardens, Cupar, Fife KY15 4DL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Inappropriate Land Use

Comment: I am a long-term member, committee member and ex-chairman of the Glenfarg Village Folk Club which has for 38 years been an integral part of the village community. Loss of the hotel would leave no other suitable location in which to hold our club in the community. Apart from holding weekly events in the hotel, we also hold an annual Folk Festival in the hotel which brings a great deal of interest, activity and financial support to the village as well as increasing the availability for local employment.

Apart from the folk club, I am aware from the Glenfarg villagers of their enormous concern for the future of the community following the potential loss of their "hub". There is no other venue in the village in which they could host the large number of clubs for which the village is famous.

I believe the loss of this building as a hotel could lead to the eventual loss of the village as a living example of a real community at work. In short, its loss could have a disastrous effect on village life.

JHG

Tracy McManamon

From: Alison Grant [REDACTED]
Sent: 04 January 2016 13:32
To: Development Management - Generic Email Account
Subject: Objection regarding 15/02093/FLL

15/02093/FLL

Objection regarding the Glenfarg Hotel plans for conversion into flats.

Dear Sir/Madam

I would like to object to these plans on the basis that the village doesn't require more flats (the former Lomond hotel next door has so far sold none of the proposed flats there yet)

It would also take away the only local amenity and also there is very limited parking around the hotel, this would also make the road the carpark opens onto much busier and more dangerous in my opinion, as there is restricted vision for seeing out.

Yours faithfully

Mr and Mrs Alison & Steven Grant
[REDACTED] Elm cottage
[REDACTED] Main Street
[REDACTED] Glenfarg
[REDACTED] Ph2 9ny

Sent from my iPad





Objection to Planning Application No. 15/02093/FLL

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

22 DEC 2015

16 Elm Row
GLENFARG
Perthshire
PH2 9PQ

22 DEC 2015

20 December 2015

Dear Sirs,

Planning Application No. 15/02093/FLL :
Glenfarg Hotel - Change of Use and Alterations to form 12 flats

My wife and I wish to register a formal objection to the proposals contained within the application for change of use and conversion of the Glenfarg Hotel, owned by Arngask Hotels Limited, into 12 flats.

1. The proposed change of use takes away the main social hub and meeting place for the village and the surrounding area. This has an immediate and lasting effect upon groups that for many years have used the hotel for regular meetings and social activities e.g., The Folk Club, The Wine Club, etc. The hotel premises offer the only licensed accommodation, function room, bar and restaurant in the village and surrounding area.
2. Plans already exist for new residential accommodation at the former Lomond Hotel site and in the field to the south of Wallace Park (Stephen Homes) so there does not appear to be a need for further property development. As far as we are aware, interest, if any, has been poor for the former Lomond Hotel site. Given the village's experience with the Lomond Hotel, which stood empty for many years and was in a dangerous condition by the time it was demolished, there is a risk that a similar fate could befall the Glenfarg Hotel.
3. The proposed plan indicates 12 parking spaces. We have examined the site and believe that even if the trees/hedge were removed, it would not be realistic to create 12 parking spaces. Assuming 12 flats could generate up to as many as 18 cars, we believe Ladeside and Main Road simply could not cope with any overflow from the car park. We believe there would be an additional access issue for any emergency vehicles such as Fire or Ambulance. Already at times, Ladeside has traffic access issues, when cars are parked on the road and large delivery or refuse vehicles, buses and the like, are attempting to negotiate their way through that road.
4. An additional 12 persons or families is likely to generate a certain amount of additional traffic noise on a daily basis. Also, their waste/recycling bins would take up considerable space at the kerbside on collection days.

Objection to Planning Application No. 15/02093/FLL

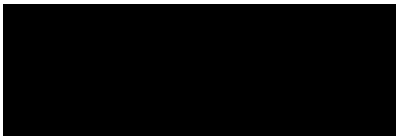
5. Using the norm around the village, of one blue, one green and one brown recycling bin per household, 12 additional flats would generate 36 bins. It appears to us that not only would the car park be insufficiently large for the number of cars, but it would not be big enough to accommodate 36 bins.

6. Removing the only hotel, bar and restaurant from the village would almost certainly affect tourism and as the current owner stated in his press briefing that his occupancy rate had been as high as 95%, this would mean a significant reduction in the number of people visiting Glenfarg. That would have a knock-on effect on the village shop. Glenfarg would cease to be a tourist stop and former visitors may well stay on the motorway and bypass the Glenfarg area altogether.

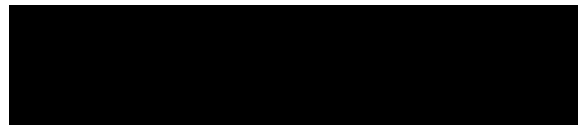
7. The absence of any restaurant, function room and licensed premises in the village potentially would have a negative impact not only on current properties in terms of viewings and re-sale, but could also affect sales and prices of the two developments approved but not yet built in the field south of Wallace Park and Main Road.

8. There is a flooding risk from the River Farg, which runs along the perimeter of the property. Whilst this would probably not affect the upper levels, the basement level does carry a risk. In recent weeks, the Farg did burst its banks and caused flooding affecting adjacent Main Road properties.

Yours faithfully,

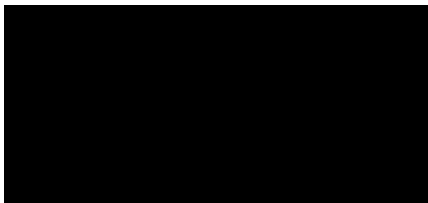


BRIAN M HARRISON



ALISON HARRISON (Mrs.)

Acknowledgment by e-mail can be sent to:



3 Lomond Bank
Glenfarg
Perth
PH2 9PF

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

24 December 2015

Dear Sir or Madam,

**Objection to planning application 15/02093/FLL
(Change of use and alterations to hotel to form 12no. flats)**

I object to this application on the grounds that there is already sufficient housing opportunities within the environs of Glenfarg. To my knowledge there are already building plots or houses being constructed at;

- Drunzie, Glenfarg - 10 plots
- Carmore Farm, Glenfarg - 8 plots
- the site of the Lomond Hotel, Glenfarg - 12 flats to be constructed
- Glendeuglie, Glenfarg - 6 plots
- Hilton of Duncreevie, Glenfarg - 4 plots
- opposite Glenfarg Riding School, Church Brae, Glenfarg - 2 plots
- land to the south east of Wallace Park, Glenfarg - 33 plots

After initial drainage work, the plots adjacent to Wallace Park have been left vacant for about 2 years. Apart from demolishing the Lomond Hotel, there has been no construction work carried out on this site. This would suggest to me that there is not a strong demand for additional housing in this area.

Outwith Glenfarg, there are additional proposed building sites at Aberargie (opposite the former Baiglie Inn), and the large development on the east side of the Baiglie Straight, to the south of Bridge of Earn.

I object to this application on the grounds that the Glenfarg Hotel is a community asset and, as such, is more relevant to village life than the addition of 12 flats. The hotel is used by various community groups in the village, including the Glenfarg Folk Club which has been forced to move to Kinross. The highly successful and well known Glenfarg Folk Feast weekend was centred at the hotel. The hotel provides function rooms for wedding receptions, birthday parties, club meetings, retirement parties etc. The restaurant has provided a location for entertaining friends and relatives. The hotel is used as a meeting place for residents where information is exchanged and where volunteers are recruited for various village projects.

I do not agree with the premise that the Glenfarg Hotel is not a viable enterprise. Information from the Community Council would suggest that the current owners had plans to close down the hotel long before their, as yet, unsubstantiated claims that the residents of Glenfarg had brought on the failure of the business. Also, the last three owners of the hotel have not been professional hoteliers or publicans and had not demonstrated the business acumen necessary to run a country hotel. There has been little noticeable effort to tailor the facilities to the needs of the local community. Nor has there been much visible effort to utilise the excellent location of the hotel with respect to the numerous facilities in the area for golfing, shooting, fishing, walking, cycling and ornithology.

The SEPA indicative flood map shows that the Glenfarg Hotel is located in an area which could be flooded. The basement of the hotel was flooded during the tenure of the previous owners. The property immediately to the north of the hotel was flooded this year. With climate change the probability of further flooding will increase. The proposed garden flat, as shown on drawing reference number 15/02093/5, will be in this flood risk zone. There is no safe escape route from this flat as required for properties built in a possible flood risk area. As part of the hotel, there was a safe escape route from the basement bar via the flight of stairs leading to an exit onto Main Street.

Yours Sincerely,

A large black rectangular redaction box covers the signature area. A red ink scribble is visible above and to the right of the box.

Eric Hayward

RECEIVED

05 JAN 2016

JHR

3 Lomond Bank
Glenfarg
Perth
PH2 9PF
December 24, 2015

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

Dear Sir or Madam

Objection to planning application 15/02093/FLL

(Change of use and alterations to hotel to form 12 flats)

It has come to my attention that there is a planning application submitted for the change of use and conversion to 12 flats for the Glenfarg Hotel, Glenfarg.

I strongly object to this application on several counts.

1. There are already many sites within the environs of Glenfarg village with approved planning in place. The majority of which have been left undeveloped for several years indicating that in the present financial climate there is little interest for the purchase of properties within the area. There are also several established houses which have been on the market and unsold for extremely long periods of time.
2. A further increase in the number of properties for sale within the village will be of no benefit to the community as a whole. The Glenfarg Hotel has been a hub for many village activities, including the famous Glenfarg Folk Club, as well as providing a local venue for meetings of many other village organisations and clubs.
3. The Glenfarg Hotel not only provided a place to eat and drink but was a place where locals could meet informally to discuss, plan and implement many of the village-wide projects undertaken over the last few years. Conversion to flats would mean that an important community asset would be lost forever.
4. Loss of the only hotel and bar within the village would make Glenfarg just another dormitory village with little to attract new or current residents and would have a detrimental effect on the whole community.

Sincerely,

Caroline Hayward

ENTERED IN COMPUTER
05 JAN 2016

JTR

Tracy McManamon

From: allan herd [REDACTED]
Sent: 05 January 2016 18:23
To: Development Management - Generic Email Account
Subject: 15/02093/FLL

Dear Sir/madam

We would like to object to the planning permission being sought for the Glenfarg Hotel, On the basis that the current owner did not try to sell it as an ongoing business concern before closing it. The hub of the village will be affected and we already have a plot which has consent for building flats close by. We also have concerns that if the conversion went ahead that increased parking in the proximity of the Building would exacerbate the congestion in what already is a difficult junction.

Kind regards

Mr and Mrs A Herd. 15 Elm Row Glenfarg

Sent from my iPad



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Ms Nicola Heser

Address: 9 Lomond Bank, Glenfarg, Perth PH2 9PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment:I wish to strongly object against this application on the following grounds:-

1. Most of the staff employed at The Glenfarg Hotel are local residents and sadly the current employees were made redundant just before Christmas. The hotel is one of a handful of places where employment can be found locally.
2. Policy ED1 (a) Insufficient parking and ensuing danger on Ladeside and Main St. and junction - This area within Glenfarg is a dangerous corner for turning in and out of - extra traffic and parked cars would make this situation worse.
3. Flood Risk - I believe that parts of the hotel have flooded in recent years.
4. Viability of hotel - this hotel has operated extremely successfully under previous ownership.
5. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states ' any development should not seriously affect the availability of community facilities in the locality' - we are blessed to have a thriving community who is only too happy to use

the facilities of the hotel for functions, Folk Club, restaurant and bar.

6. The proposed Glenfarg Homes site, at the former Lomond Hotel, has not sold a single flat as yet.

7. Policy RD4 there is no stated provision for affordable housing within the application. 25% of the flats should be for this purpose.

8. The proposed development will not add anything to our village and, indeed, it is a sad loss of a community amenity.

9. There are viable buyers for the hotel at the correct market price, not least the village community.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Hugh Hoffman

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Out of Character with the Area

Comment: I would like to object strongly to the application to convert the Glenfarg Hotel into residential use.

Although I do not live in the village I have been a member of the Glenfarg Village Folk Club for over ten years - and my wife has been a member for around 30 years - and as weekly visitors to the village both of us recognise and welcome the role which the Hotel plays in village life. It is clear to everyone that the village of Glenfarg enjoys a degree of community activity that many other towns and villages would envy, and the hotel (with its bars, restaurant, accommodation and meeting rooms) is central to this activity.

The Glenfarg Hotel was the original home of the Folk Club when the club was founded over 30 years ago and has continued to be its home over the years - and is recognised as such by club visitors from all over Scotland and around the world.

Sadly the current owner has followed policies which have not only failed to attract a reasonable level of business but he has even alienated many existing users with his negative unfriendly attitudes (e.g. during the last Glenfarg Folk Feast in April 2015).

If the hotel is retained as a hotel, there is a chance that a new owner could make more of a success of the business in the future. However if the building is converted into flats, then the hotel will be lost forever. This would be yet one more loss to the community (following the closure of the Lomond Hotel a few years ago).

The Scottish Government rightly places great emphasis on strong communities and community

development. Allowing the hotel to disappear would only serve to accelerate the decline of the Glenfarg community.

Losing the hotel would be a serious blow to the village and community of Glenfarg, and I trust that the application will be rejected.

Date: 23rd December 2015

From:

Christopher Horne

20 Marindin Park

Glenfarg

PH2 9NQ

To:

Planning and Development

Pullar House

Kinnoull Street

Perth

PH1 5GD

Dear Sir/Madam

Please find below my objections to planning application: 15/02093/FLL | Change of use and alterations to hotel to form 12no flats | Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

1. PKC Local Development Plan policy RD1 states that

"Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable."

The hotel provides both employment and is also an asset of community value. Unless there has been further supporting documents submitted that have not appeared online for public viewing there has been no evidence provided showing that the hotel is no longer viable. I believe for this reason alone the council cannot approve this application as this policy has not been satisfied.

Further to the argument that the viability has not been proven against, it is believed that the hotel has been marketed for sale for a relatively short period of time although the asking price is believed to be approaching double what was paid approximately two years ago. This incredible rise in value would not seem to correlate with the current owners claims that the business has been running at increasing losses, something that would only lower the value of a business. The hotel may be for sale only to appear to have attempted to find a buyer when in fact there was little intention of doing so. I am told that a potential purchaser was told that they would not be able to view the company accounts or conduct a survey on the building without submitting a formal offer, something that is clearly back-to-front and not conducive to furthering interest.

2. The "press release" issued by the owners (still viewable on the hotel's website) states that the hotel was to be closed for three weeks in November to give the owners a break and plan for the future. It is then claimed that due to "malicious rumours" the hotel suffered cancellations and as a result it was not deemed to be economically viable to re-open the hotel. However, the planning application shows that a telephone call was made to the duty officer at PKC in September to discuss proposals, approximately two months prior to the claimed turn of events that led to the permanent closure of the hotel. I believe this harms the owner/applicant's credibility significantly and any application associated.

3. The application states that the hotel is not within an area at known risk of flooding. On consulting SEPA's flood risk maps I believe this is incorrect, something supported by the flooding of a neighbouring property this winter. It appears on SEPA's flood risk map that the parking area proposed for the dwellings lies in the high-risk zone.

4. PKC Local Development Plan policy CF3 states that

"Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where:

(a) it would not seriously affect the availability of community facilities in the locality"

As the only licensed premises in the village and due to its long established utilisation by local clubs and groups I believe the availability of community facilities in the area would be seriously affected by its loss.

5. I believe that another twelve residential dwellings combined with the other two large developments in the village is disproportionately large for a village the size of Glenfarg. I believe the character and local environment of the village would be harmed significantly by this development of twelve further flats.

For these reasons I believe the Council has no choice but to refuse this application.

Sincerely

Christopher Horne

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Daniel Horsman

Address: Beechwood Cottage, Duncraevie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Housing Density
- Lack or loss Of Car parking
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: I object to the above proposal for change of use on three main points.

1) The owner has stated the viability of continuing the business in its present state is not possible. Surely all businesses have a downturn in their fortunes and during the recent years of economic uncertainty this would be expected when purchasing and entering into such a business during these times. As the economy steadies and with the additional 40+ homes to be built in the coming months in Glenfarg (Stephens and GlenfargHomes) there will be more call for such an establishment and for such an establishment to begin to thrive. It is disappointing to see such an iconic and central part of the village under threat when other establishments in less favourable locations continue to operate well (Bein Inn and Balgedie Toll Tavern).

2) The plans detail use of the current car park for the flats. Presently this car park exits onto Ladeside very close to the junction with Main Street. This along with Greenbank Road are two extremely busy routes in and out of the village with locals and a longstanding coach company. Currently with parked cars and traffic it is difficult to navigate and with increased, regular traffic that the flats would bring it will worsen. In the modern world most homes will have two cars, something the plans do not cater for and therefore the volume of parked cars will only increase within this area. I fear for the safety of road users and pedestrians if this is approved.

3) My last point refers to taking away a key amenity which over the years the community has used

and benefited from. The plan is to replace this with homes which offer no disabled or affordable housing. Also with two other developments coming soon it could be argued that Glenfarg is not in need for such housing or that a demand can be demonstrated. There could also be issues with access to the local Primary school which can only accommodate so many.

I feel my points above highlight clearly three valid reasons for objection and I intrust that the correct decision will be made to allow the hotel to continue to serve its community and worldwide travellers for generations to come.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Joyce Horsman

Address: Beechwood Cottage, Duncricvie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Flooding Risk
- Inappropriate Housing Density
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns

Comment:I wish to formally object to the planning application to convert the Glenfarg Hotel into 12 flats (planning application number 15/02093/FLL). The main reasons for my objection are listed below:-

- The application is contrary to Policy CF3 of the Perth and Kinross Council Local Development Plan of February 2014 in that it ignores the social and community use made of the building (i.e. the hotel) and its conversion to flats would seriously affect the availability of community facilities in the locality.

Clearly, on the one hand the hotel is a business which functions privately and is run by whoever owns it at a particular time. However, it is much more than that. Anyone with any knowledge of our village realises that and to disregard that fact would be extremely short-sighted.

The hotel is a landmark in the village and a place for residents and visitors to meet, socialise, gather, hold events and so on. The importance of this type of facility in a small vibrant community should not be underestimated or ignored. Not only has the hotel been a place for social gatherings for many years, it is also a place where local organisations and clubs gather to have informal meetings and discussions. Ideas have been generated, people supported, events organised, celebrations had and sadness shared in this central point in the village. Significant groups such as the Folk Club have made the hotel a national landmark and to remove such a facility would be, at

best, irresponsible and, at worst, extremely harmful to the desirability of Glenfarg as a destination to visit and enjoy and as a place to live.

Glenfarg is a vibrant, friendly and open place but the number of community facilities at our disposal is comparatively limited. We cannot afford to lose this one, either as a focal point, tourist attraction or simply as a place to be. The community of Glenfarg, and the wider society associated with it, would certainly suffer if the hotel were to be converted to another non-descript block of flats.

- In addition, the application is contrary to policy RD1(c) of the same plan in that the changes proposed will not improve the character or environment of the area or village. On the contrary, removal of a unique and historic amenity to replace it with a banal block of flats would be to the detriment to the character and environment.

Importantly, the application raises the question of how desirable a new flat in a village with no pub and very limited meeting places would be. I for one do not want this village to turn into a commuter base where people sleep but do not live together. I would argue that taking away the hotel and putting in flats would have a negative effect of the vibrancy of our village and, therefore, would make it less desirable to visit or live in. Taking away local amenities and creating more housing where there is no demand (we already have significant development taking place in our village) is pointless. On the other hand, allowing this beautiful, significant and historic building to remain as a viable option for an owner to grow and make a success of would be extremely fruitful and would be a positive step for the future of our village.

- In addition, I am seriously concerned that a number of logistical and practical considerations have been overlooked in the application, namely:-

1. The plans display inadequate provision for parking. This would inevitably impact on the surrounding streets and, importantly, the junction at Ladeside and Main Street. This junction is already very busy and visibility is a big problem there. More cars spilling out onto this area due to inadequate parking in flats would seriously compromise pedestrian safety which is a major worry.
2. The close proximity of the River Farg to the area which would become a basement flat if the plans are approved would be a flood risk. This risk has been borne out by recent events.
3. Disabled access is not catered for in the majority of the flats.

2nd from same household

GTR.

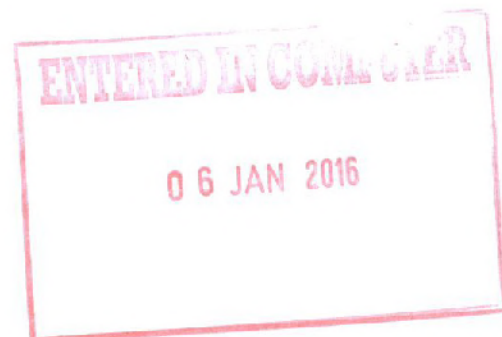
Tracy McManamon

From: HYSLOP, ANNE (ANNE) [REDACTED]
Sent: 04 January 2016 11:40
To: Development Management - Generic Email Account
Cc: Iain Hyslop
Subject: Objection to planning application 15/02093/FLL

I object to this planning application for the following reasons:

1. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.
Losing the last hotel would be a serious loss of amenity to Glenfarg and the surrounding villages as well as to tourism.
Planning permission was granted for 12 flats on the site of the Lomond hotel and the land has lain empty ever since due to lack of demand.
2. The application is contrary to Policy RD1(c) & RD4 of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village and there is no provision for affordable housing.
3. There are insufficient parking places in the plan. The road junction is a sharp turn and busy corner and additional parking of cars would be dangerous to through traffic and pedestrians.
4. No provision is made to address the risk of the Terrace Bar/ basement flat flooding from the River Farg, nearby properties were recently flooded.

Anne Hyslop
Ardlarich
Main St
Glenfarg
PH29NT



JHR

Tracy McManamon

From: Iain Hyslop [REDACTED]
Sent: 04 January 2016 12:29
To: Development Management - Generic Email Account

Objection to the Panning application No L5102093/FLL, Proposed conversion of hotel into 12 flats.

Dear Sirs

As a long time resident of the village and user of the hotel, I wish to register my objection to the above proposed change of use for the Glenfarg Hotel on the following basis.

- 1) Objections on the basis of loss of amenity
 - a. The hotel is the last social hub in the village and as such it should be preserved and enhanced not closed. (policy CF3 social and community facilities)
 - b. The loss of employment and from that the training and education provided within the work place is a substantial loss to the village (policy CF3).
 - c. The loss of the long standing Folk Club and folk feast resulting from the closure damages the village's social interaction and is a loss of revenue to other village businesses E.G. the shop. (policy RD1)
 - d. The hotel has been run as a viable business in the recent past and can be again.
 - e. The loss of the social hub makes the village less attractive to new residents and may adversely affect house prices etc.
- 2) Objections to the specific application
 - a. There is insufficient parking for the proposed number of flats
 - b. Increase traffic in and around the hotel will increase the risk in an already sensitive part of the village.
 - c. The proposal does not meet any of the villages specific needs, 12 more flats in an already saturated market (none of the Lomond Hotel flats are sold) is contrary to the villages best interest. (Policy ED3/24LCL).
 - d. There is no provision for Social housing (Policy RD4)
 - e. There is no proposal for a contribution to the village's social fund.
- 3) Other observations
 - a. If the hotel were to be sold at a viable price to suitable management it could again be run profitably. There are within the village a number of people who either singly or jointly could put together such a proposal
 - b. A village without a pub is a much poorer place for all and can only decline.

Iain Hyslop
Ardlarich
Main Street
Glenfarg
Perthshire
Scotland
PH2 9NT
[REDACTED]



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Christine Innes

Address: Hayfield House, Glendeuglie, Glenfarg, Perth PH2 9QH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Out of Character with the Area

Comment: Loss of village assets and amenities .central hub of the village

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Grahame Innes

Address: The Lodge, Glendeuglie, Glenfarg, Perth PH2 9QH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Flooding Risk
- Lack or loss Of Car parking
- Loss Of Trees
- Road Safety Concerns

Comment: I strongly object to the change of use application, to turn the Glenfarg Hotel into residential flats

The Hotel has been an asset to the village of Glenfarg for many years on both on social and economic aspects and the loss will have direct detrimental effect on Village life and growth.

I do not see the need or demand for further residential flat development within the village and this type of development is more suited for a Town environment.

In my opinion there could be a viable future for this business within the Village if operated to meet the right market demands.

If change of use is allowed to go ahead, I have real concerns on the proposed development, such as, a risk of flooding to the lower apartments and insufficient off street parking to meet the demand. Also if the residential flat demand is not met, I see the unoccupied building going the same way as the neighboring Lomond Hotel which needed to be demolished after several years of neglect on safety grounds.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Arthur Jenkins

Address: 12 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy

Comment: As office-bearers in four organisations associated with Glenfarg who use the hotel for meetings and dinners/functions as well as personal meals and socialising we strongly object to the possible loss of the hotel facility.

The fact that the application does not meet any of the policies ED1 (a), RD1 (c), CF3, ED3/241cl and RD4 should immediately bar it from consideration.

Mrs Margaret Jenkins & Mr Arthur Jenkins.

Alex & Rosemary Johnston

**18 Elm Row
Glenfarg
PERTH PH2 9PQ**

21st December 2015

Mr Nick Brian
Development Quality Manager
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH51 5GD

Dear Sir

**Change of use and alterations to hotel to form 12no flats | Glenfarg Hotel Main Street
Glenfarg Perth PH2 9NU Reference Number 15/02093/FLL.**

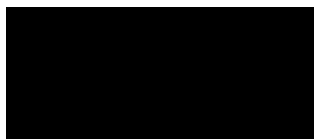
We wish to object to this application on the following grounds:-

1. The application is contrary to Policy RD1, in particular sub-paras c and d, of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village, neither will they encourage business, tourism or leisure activities. Policy RD1 states "Generally encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:
 - a. Infill residential development at a density which represents the most efficient use of the site while respecting its environs
 - b. Improvements to shopping facilities where it can be shown that they would serve local needs of the area.
 - c. Proposals which will improve the character and environment of the area or village.
 - d. Business, home working, tourism or leisure activities.
 - e. Proposals for improvements to community and educational facilities.It can be argued that the changes would make the character of the village worse by removing the only place in the village where local people can enjoy quality time with each other over a drink or a meal. The changes would also make things worse for several existing businesses in the community and may well deter people from starting new businesses in the area.
2. The application is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the proposal. Policy RD4 states that "residential development, including conversions, consisting of 5 or more units should include provision of an affordable housing contribution amounting to an equivalent of 25% of the total number of units proposed". Further the Affordable Housing Supplementary Guidance of August 2014 at para 7.7 and the Draft Developer Contributions and Affordable Housing Guidance of November 2015 at para. 5.1 both state the following:-
 - a. The Council will seek an affordable housing quota of 25% on all housing sites of 5 units and above.....
 - b. On-site provision will be preferred for larger developments (20 houses or over) in Auchterarder.....and Scone and 10 units or over elsewhere.....

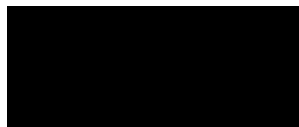
3. The application is contrary to Policy CF3 of the same Plan in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality. Policy CF3 states that "Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where:
 - c. it would not seriously affect the availability of community facilities in the locality".This proposed change will seriously affect the life of this community and will make it a much less attractive place to live and to holiday in. This, in turn, will adversely affect the holiday rental businesses in the area and also the village shop.
4. There are insufficient off-road parking places allowed for in the development. This would mean vehicles parking around the junction of Ladeside and Main Street, an area that has been flagged up to the Council many times as a real traffic hazard. Heavy vehicles and buses use this junction frequently and have enough trouble in turning here without further parked vehicles adding to the problem.
5. Of the 12 apartments proposed, 9 would appear to be inaccessible for some disabled people. The plans do not show any disabled access to those flats to be entered by the main door of the building.
6. It would appear that there is no real demand for this type of accommodation in Glenfarg as the developers of the Lomond Hotel site appear to be having difficulty in selling apartments in the development for which they already have planning permission. Taken along with the fact that A & J Stephens are about to start work on their approved development of 38 houses on the southern edge of the village the probability is that demand for the type of accommodation to be provided by this proposed development will drop even further. The lack of a social centre caused by this development will further reduce the demand.

For the reasons outlined above we strongly urge Perth & Kinross Council to refuse this application.

Yours faithfully



Alex Johnston



(Mrs) Rosemary H Johnston

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Katherine Johnston

Address: Greenbank, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Enhances Character of Area
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area
- Road Safety Concerns
- Supports Economic Development
- Traffic Congestion

Comment: We wish to strongly object to the planning application to change the use of the Glenfarg Hotel to residential flats.

The Glenfarg Hotel has been in operation in the village of Glenfarg for over 100 years, and until the present ownership has been a viable and thriving business. The hotel remains at the heart of the community and was one of the key reasons we moved to the village.

It also brings tourism and visitors to the area and the village will lose a valuable asset and community resource for good (Policy CF3). The recent lack of progress at the former Lomond Hotel has demonstrated that there isn't a market for flatted accommodation in Glenfarg (Policy ED3/24lcl); there is however a market for a well-run hotel, restaurant and bar which continues to serve the local community and visitors to the Village for food & drink, accommodation and a venue for local and regional events.

There is also a lack of parking and this would add further pressure to the parking on Main Street, Ladeside and at the junction which is already hazardous.

1. Loss of employment to the local community
2. Policy ED1 (a) Insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk
4. Viability of hotel as a business if run professionally. In my opinion, the hotel is most certainly viable in the village and plays a huge part in the vibrant community of Glenfarg. This has been demonstrated by previous hotel owners
5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.
5. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states ' any development should not seriously affect the availability of community facilities in the locality'.
6. Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'. Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.
7. There may be viable buyers for the hotel at the correct/realistic market price

Wendy Johnston

Alex & Rosemary Johnston

**18 Elm Row
Glenfarg
PERTH PH2 9PQ**

17th February 2016

Mr Nick Brian
Development Quality Manager
Perth & Kinross Council
Pullar House
35 Kinnoull Street
PERTH
PH51 5GD

Dear Sir

**Change of use and alterations to hotel to form 12no flats Glenfarg Hotel Main Street
Glenfarg Perth PH2 9NU Reference Number 15/02093/FLL.**

We refer to your letter of 29th January and the Statement provided by the applicant of the above application and wish to comment on several inaccuracies that it contains and through these the wrong conclusions that are arrived at on several points.

The applicant devotes the first 9 pages of his statement to justifying his view that the Glenfarg Hotel cannot survive as a profitable business and that it has been impossible to find a buyer for the business.

He starts by getting the ownership history wrong and thus giving the impression that there have been more short term ownerships than there actually have been. Apart from the applicants' ownership, there have been 2 short term ownerships since 1989 and 3 reasonably long term ownerships in that time, one of these owners having owned the hotel twice. These long term owners have confirmed that the hotel was profitable but they also stated that it requires experience and professionalism to make it work. One of these owners has stated privately that a restaurant offering consistently good food at competitive rates was the key to making the business profitable. Gaining a reputation for this will greatly assist in getting high room occupancy and in attracting people from around the area come to the hotel for meals. It cannot be said that during the applicants' ownership that the food available was consistently good and that is probably a large part of the reason for the restaurant business falling away in the last 2 years.

The applicant has stated that the previous owner had the business on the market for "in the region of 6 years, with agents including Christie & Co.....". The previous owner has denied making this statement and has stated that he only had the business on the market for two and a half years. This has been confirmed by Christie & Co. The applicant goes on to outline what efforts he has been making to market the hotel as a going concern. It would appear from his statement that he has been trying to sell the hotel since some time in 2014 and without any success. He also claims that whilst members of the community here in Glenfarg had stated an interest he had received no firm offers. What he does not say is that one member of the community was interested enough that he asked the applicant if he could instruct a valuation in order that he could determine whether or not to make a firm offer. He was told by the applicant that he must make an offer before any valuation could take place. We are not aware of any reputable business person who would make such an offer without first getting a valuation.

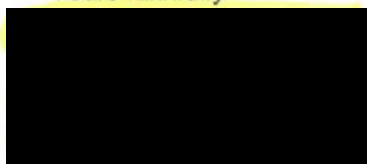
During the period that the applicant claims that he has been trying to sell the business he has told local people on more than one occasion that the business was not for sale. All this hardly backs up the claim that the business has been being marketed since 2014. What I do know is that a group of people in the community are actively working on preparing an offer for the site.

The applicant makes the statement that "a community of c. 1200 people can simply not sustain a business of this nature." No hotel business is sustained by a local community on its own. It requires visitors/tourists to sustain hotel rooms, with restaurant and bar trade being sustained by both visitors/tourists and community.

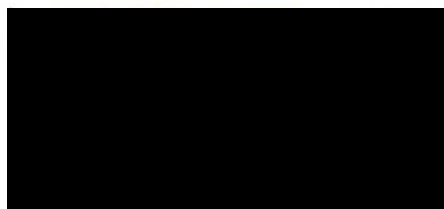
In our opinion the applicant has failed to make the case for change of use of the Glenfarg Hotel and has used inaccurate and/or misleading information to make his case and therefore this application should be refused.

We would also like to express our surprise that an official from the Council's Business Development Team has made a report based only on the additional statement and shortly after the existence of that statement was made known to the community in Glenfarg when we were given 3 weeks to respond. Surely the preparation of that report should have been delayed until all comments were submitted. We trust that after the 19th February the Business Development Team will be asked to revisit their report to take into account all the information provided at that time.

Yours faithfully



Alex Johnston



(Mrs) Rosemary H Johnston

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Ms Claire Kavanagh

Address: 25 Tooting Bec road, London SW17 8BY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Land Use
- Out of Character with the Area
- Over Intensive Development

Comment: Yet another profit driven venture which would negatively impact a small community.

2nd letter from same household

OTR

RECEIVED

05 JAN 2016

2 Greenbank Road

Glenfarg

Perth

PH2 9NW

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

2 January 2016

Dear Sir/Madam

Planning Application Ref 15/02093/FLL at the Glenfarg Hotel, Main Street, Glenfarg

I wish to object to the above planning application for change of use and alterations to the hotel to form 12 flats for the following reasons:-

1. The application is contrary to Policy RD1(c) of the Perth and Kinross council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.
2. It is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application.
3. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.
4. The application does not allow sufficient parking facilities for potential visitors in the plan, which could result in additional congestion of parking of vehicles in what is already a very busy and dangerous junction.
5. Disabled access to the flats has not been taken into consideration.
6. During the recent inclement weather the adjacent property, 'The Old Bakehouse', was flooded by the river Farg so there is the possibility of flooding of the basement flat (existing terrace Bar) as well as the rear car parking area.

I should be obliged if you would kindly take my comments into consideration when assessing the application.

Incidentally I have forwarded a copy of this letter to Councillors Cuthbert, Giacomazzi, Barnacle and Robertson.

Yours faithfully

[Redacted signature]

Lindsay Kinnaird (Mrs)

ENTERED IN COMPUTER

05 JAN 2016

JK

RECEIVED

05 JAN 2016

2 Greenbank Road
Glenfarg
Perth
PH2 9NW

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

31 December 2015

Dear Sir/Madam

Planning Application Ref 15/02093/FLL at the Glenfarg Hotel, Main Street, Glenfarg

I wish to object to the above planning application for change of use and alterations to the hotel to form 12 flats for the following reasons:-

1. The application is contrary to Policy RD1(c) of the Perth and Kinross council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.
2. It is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application.
3. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.
4. The application does not allow sufficient parking facilities for potential visitors in the plan, which could result in additional congestion of parking of vehicles in what is already a very busy and dangerous junction.
5. Disabled access to the flats has not been taken into consideration.
6. During the recent inclement weather the adjacent property, 'The Old Bakehouse', was flooded by the river Farg so there is the possibility of flooding of the basement flat (existing terrace Bar) as well as the rear car parking area.

I should be obliged if you would kindly take my comments into consideration when assessing the application.

Incidentally I have forwarded a copy of this letter to Councillors Cuthbert, Giacomazzi, Barnacle and Robertson.

Yours faithfully



Charles Kinnaird



re Application

15/02093/FLH.

Bountree,

Church Brae,
GLENFARG

Perth

PM2 9NH.

21.12.15

RECEIVED

24 DEC 2015

Dear Sir

Re above application ~~for~~ the Glenfarg Hotel.

Glenfarg is a village with very good community feeling and much supported by the Village Shop. It used to give support to and be supported by the Glenfarg Hotel.

The owner may claim the hotel is not economic but he has actively discouraged some participation from local groups. Previous owners have found it profitable.

The site of the Homond Hotel in the village has not yet been developed as the developer has not found much demand for flats in the village. The attraction to the village will be less with no social centre. It is difficult to see who would want the flats most of which are tiny with no proper kitchen. There is little

work in the village so for low-income families travel costs to a place of work would add to expenses.

The hotel with a different owner is much more important to the community than unsold and unsaleable flats.

The planning dept needs to look at the application as a whole in its setting rather than just a hotel being converted to flats.

Yours sincerely

Maureen E. Lambie



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Grant Letham

Address: Police Houses High Street, Kinross, Perth And Kinross KY13 8AW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Supports Economic Development

Comment: The loss of the Glenfarg Hotel would be a genuine tragedy for the village. The only other hotel in the village was allowed to fall in to a state of disrepair and ultimately demolished - nothing has as yet been done with the site.

Is there demand for flats in Glenfarg?

Is this an appropriate use for such a beautiful historic building? Planning would need to take into consideration appropriate retention of features of the building.

No licensed hotel means the community loses out from income from visitors - shooting / golf parties, there's nowhere to go for a drink locally and given the lack of public transport provision - and the new drink driving limits - increases the chance of drink driving.

The premises were recently upgraded - have all avenues for other persons taking over the hotel been explored before permission for such a change is sought.

All villages should have a village pub!

Tracy McManamon

Jr2

From: Janet Little [REDACTED]
Sent: 30 December 2015 05:00
To: Development Management - Generic Email Account
Cc: Councillor Dave Cuthbert; Councillor William Robertson; Councillor Joe Giacobazzi; Councillor Michael Barnacle
Subject: 15/02093/FLL change of use of building

Dear Sir

Please find below my comments and objections to 15/02093/FLL Change of use and alterations to building to format 12 flats at Glenfarg Hotel, Main Street, Glenfarg PH2 9NU

1. The plan does not comply with Policy RD1 (C) of the Perth and Kinross Council Local Development Plan February 2014 in that the proposal will not improve the character and environment of the village. There is insufficient space for parking of vehicles for the number of flats proposed in the plan.

The junction at Ladeside and Main Street is already a difficult junction with views obscured by parked vehicles on Main Street and restricted access due to occasional obstruction of cars parked on Ladeside on the hotel side of the road.

Permission has already been granted for a development of flats at the site of the former Lomond Hotel on Main Street: the village does not need two developments of flats so close together.

2. The proposal does not comply with policy CF3 of the aforementioned Development Plan in that it ignores the social and community use made of the Glenfarg Hotel.

When we moved here 35 years ago, one of the attractions of the village was the social life around folk club that met regularly in the hotel. Since then the number of social groups based in the hotel has grown to include the Wine Club, the Fiddle and Accordion Club and others. The variety of social groups is one of the strong attractions of the village, as well as the possibility of eating a good meal out without having to travel far. The hotel has had good support from the village over the years and the loss of a social hub will affect village life.

Yours sincerely

Janet Little
4 Birch Lane
Glenfarg PH2 9PG
[REDACTED]

ENTERED IN COMPUTER

05 JAN 2016

2nd from same household

JMK

Tracy McManamon

From: [REDACTED]
Sent: 06 January 2016 21:50
To: Development Management - Generic Email Account
Subject: GLENFARG HOTEL - CHANGE OF USE Ref 15/02093/FLL

I am writing in to oppose the above application to change the Glenfarg Hotel into Residential Flats.

My main objection is that it does not improve the character and environment of the village. Closure has already resulted in various clubs having to find alternative venues, often outwith the village. There is already planned building of residential flats on the site of the only other hotel which was in the village which seems to have stalled as little progress has been made. The proposal ignores the social and community use which was made of the building. The hotel was also a source of continuing employment and brought visitors to the village as well as providing eating and social drinking facilities to villagers and visitors.

While there are many other more technical comments I could have made I am sure these have been covered by the many other residents of the village who are deeply unhappy at this proposal and the effect it will have on village life.

In essence I wish to record with you my opposition to the above numbered proposal.

David Little
4 Birch Lane
Glenfarg
PH2 9PG



JHR

Tracy McManamon

From: Penny Loudon [REDACTED]
Sent: 04 January 2016 13:25
To: Development Management - Generic Email Account
Subject: Fwd: Planning Application 1502093/FLL Glenfarg Hotel

Please note that I made an error in the application number this AM.

Begin forwarded message:

From: Penny Loudon [REDACTED]
Date: 4 January 2016 at 11:50:55 GMT
To: developmentmanagement@pkc.gov.uk
Subject: Planning Application L5102093/FLL Glenfarg Hotel

Dear Sir/Madam

Please note my reasons for objecting to the change of use application above.

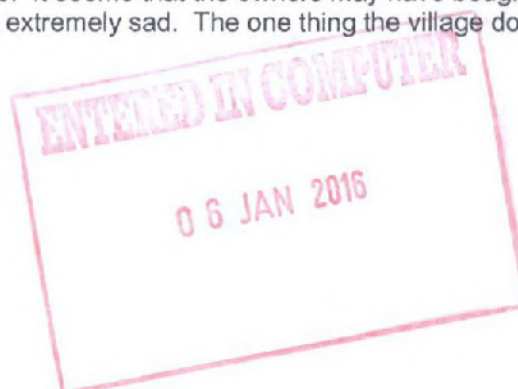
Grounds for objection;

1. Loss of employment - when the hotel was well managed it supported 8 - employees.
2. Policy ED1 (a) there is Insufficient parking at the hotel and the road junction already poses a danger to cars entering the main road from Ladeside.
3. The hotel was a thriving business with a good and busy restaurant/bar. It could be a good gastro pub with the right management & owner.
4. Policy RD1 - (c) The proposal will not in any way improve the character and environment of the village and in fact the opposite will be true.
5. Policy CF3 - Social and Community Facilities. The proposal would seriously contravene clause (a) which states 'any development should not seriously affect the availability of community facilities in the locality'.
6. Policy ED3/ 24ld The proposal does not 'meet a specific need by virtue of its quality or location'.. It could be said that the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site for residential flats.

The loss of the hotel to the village is already being keenly felt. With the right management this could once again be a thriving village hub, used by all. I understand there are buyers willing to do so but that it hasn't been marketed as a hotel which given that its only just stopped trading seems strange. It seems that the owners may have bought it with this very thought in mind sometime ago and if that is the case its extremely sad. The one thing the village doesn't need is flats. Who is going to be buying them?

Yours faithfully

Mr & Mrs Loudon
Easter Deuglie House
Glenfarg



JTR

Lyndhurst
Ladeside
Glenfarg
PH2 9NZ

29 December 2015

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

Dear Sir

Response to Planning Application Reference 15/02093/FLL

I am responding, as an owner/occupier of neighbouring land, to the letter from you .

As background I should explain that we have been resident in Glenfarg for the past 38 years and lived at our present address for the last 28 years.

I wish to object to the change of use applied for relating to the Glenfarg Hotel. I do this on a number of grounds.

1. On a matter of personal inconvenience and safety there is insufficient parking within the grounds of the hotel to be able to allow for car space for 12 flats plus visitors. When it is operating as a hotel, during the busy season we are often inconvenienced by cars from residents blocking access to our house or drive. To make this a year-long situation would be intolerable. With parking up to and around the junction between Ladeside and Main Street it makes exiting Ladeside an extremely difficult and dangerous manoeuvre.
2. The hotel has been flooded on 3 occasions to my knowledge within our time here, most recently only this month. That is an unacceptable risk for residential accommodation.
3. The hotel provides employment in the village. It has been said that "it is only low grade employment". This is certainly not the case. Chefs, Managers and owners have all lived in the village thereby adding to the village economy. Even the "low-grade" employment can have significant benefit. All our three children worked there in holiday jobs and progressed to full time occupations within the hospitality industry. The youngest is now a General Manager of a hotel in the Hilton brand. He started as a KP in the kitchens in the hotel.
4. The hotel has for many years been the centre of the social fabric of the village. Particularly with the current drink/driving laws (which I fully support) it can be the only opportunity for a family to have a meal out together. A number of clubs use it as a base. It is more suitable surroundings for a book club or wine club than the Village Hall, even if there was space in the Hall's diary. It was also a venue where friends could meet for a drink and a chat on neutral ground. From this aspect, and others, the application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of

February 2014 in that the changes proposed will not improve the character and environment of the area or village and it is contrary to Policy CF3 as it would seriously affect the availability of community facilities in the locality.

5. It has been claimed that it is not economically viable as a hotel, and that is something that has to be most strongly refuted. It has gone into bankruptcy twice while we have lived here. Each time it was under the ownership of someone with no background in hospitality and each time it was bought out of bankruptcy by someone from a hospitality background and turned into a successful, marketable business. As someone who has spent most of his life travelling (therefore well acquainted with hotels) and whose children are all well qualified in the industry and know the hotel, it is clear that this is a viable hotel. There are many people who see running a hotel as an easy, no skill needed option. The way it has been run recently fits into that scenario. Recent publicity by the owner has tried to blame others for his own shortcomings.
6. The change of use is contrary to Policy RD4 of the Perth & Kinross Council Local Development Plan in that there is no mention of Affordable Housing in the application.
7. We already have a site of a previous hotel in the village that was demolished to make way for flats. After many years, there is still no sign of development, so I can only assume there is still no market for them. To change the use from something that can be economically viable to something that it would appear not to be economically viable seems insane!
8. As the Session Clerk to the Church in the village I know that much inconvenience has been caused following its closure as a hotel, as there is no longer a venue to use after a wedding or funeral.
9. Within the land envelope there is no space for recreational areas or drying green. This would place a far larger burden on the area known as 'Glenfarg Green' adjacent to the property with a resulting reduction of amenity to the the surrounding properties.

Yours faithfully,

WJS Macpherson

[REDACTED]

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

Dear Sir

Further Response to Planning Application Reference 15/02093/FLL

I am responding, as an owner/occupier of neighbouring land, following the letter from you advising us of additional submission being made by the applicant.

The quote from the Daily Record is correct, and indeed is probably a correct reflection on fact. The same article states "A large percentage of the pub trade was workers having a drink before they drive home. That has almost evaporated, with most people having that drink when they get home." There is no large employer in Glenfarg, so there is not, and in living memory never has been, a local working population that can leave the office, go to a pub (the Glenfarg Hotel), and then drive somewhere else to get home. Indeed there is surely an increased market in Glenfarg for that culture as the hotel is within walking distance of most peoples home so, not now being able to go for a drink straight from work, people can drive home and then go for a drink. Maybe an opportunity missed! Having said that, the previous (successful) owner of the hotel has openly stated that the 'pub' trade could not possibly have kept it going. The article quoted is very specifically regarding pubs, what did keep the profitability was the hotel and restaurant trade.

The Lomond Hotel fell into disrepair so quickly because as soon as it stopped trading the roof tiles were stripped off and sold. In other words, the owners took action to ensure it fell into disrepair quickly.

The applicants state that the site would supply car parking and the apartments would be geared towards the luxury end of the market. The plan shows car parking with 12 (small) bays. It is highly likely that any couple buying a luxury apartment in Glenfarg will feel it necessary to have a car each, therefore leading to permanent parking on the road with all that entails to the residents local to the hotel. As stated in our previous submission, we regularly had access to the house and drive blocked/made difficult during the tourist season so if this application goes ahead this is likely to make this a year-round problem.

Another aspect that the statement "the apartments would be geared towards the luxury end of the market" changes is its effect on the 'Affordable Housing' RD4 directive. The consultee response on this aspect states "From the submitted drawings it is apparent that 2 of the units are small 1 bedroom units on the ground

and first floor units may be considered to be unsubsidised low cost housing for sale – entry level housing. It will be necessary for the council to establish the initial sale price of the units to ensure that they can be considered to be affordable in line with the Council's definition." Presumably the 'Affordable Housing' charge will be increased in light of the statement that the apartments are to be geared towards the luxury end of the market.

A number of comments in the document by Mr Hewitt attributed to individuals have been contradicted by those individuals. This in itself therefore brings into question the veracity of the document as a whole, and of course due to many of the sources being withheld many statements cannot be challenged. In this category I note that Appendix 4 is feedback from guests via sites such as TripAdvisor. Why is this not available? Is it because they include 'paid for' comments as is now quite common on TripAdvisor and there is a desire to hide that fact. If they are public comments, why the need to keep them private?

The applicant assures us that everything was done to make a success of the business, pointing to the fact that one of the directors was a member of the management team in two hotels. I note that the actual position is not stated, nor the length of service in those positions, I can only assume that neither fact would reinforce the belief that they did, in fact, have a suitable skill level. I have direct experience that the applicants did not, in fact, use the basic skills required. One of my business functions is a Web Hosting offering. Soon after they took over the hotel I wanted to try and get some information about an event, so I took the lazy way and decided to do it on the Internet, knowing that there was both a web page and Facebook page. Looking for the web page the only possible page on a Google search came up as 'not found' (glenfarghotel.co.uk). So I looked on Facebook. I found 4 pages, not one of which was current or maintained by the owners. I walked over and got the information from Reception. Subsequently I had a chat with Mr Hewitt and pointed out that Internet presence was really important and theirs was non-existent. He told me that they had 'rebranded' and their site could be found under 'The Glenfarg'. It is true, search on 'The Glenfarg' and the site is found in both Google and Facebook, include the word 'hotel' and it is not! I offered to help them sort out the problems so they had a single FB page that could be found and a single website that would be accessed both via the new branding and the old domain, and any previous customers wanting to rebook would have their e-mails forwarded to an active e-mail address. He said they would indeed take me up on it. I mentioned it about 4 weeks later and he told me his wife had it all covered as the branding was her domain. The situation never changed! Searching on Glenfarg Hotel today on both Google and Facebook and the results are the same (only glenfarghotel.co.uk has been bought by another company!). So the only way to find their hotel on the internet is to omit the word 'Hotel' from the search!

Looking at the submission under the title 'Business Growth Comments' I find it entirely unconvincing. I am afraid to say that I feel that insufficient rigour has been used in looking at the case. It effectively says that a statement by Mr Hewitt having been made is in itself proof of a case. As can be seen above, this is simply not true. The fact that room costs in the quietest time of the year have been extrapolated to the whole year is simply not reasonable. I have many personal experiences of poor

quality provision of goods and service over the two years. For the owner to state that "we did everything we could and offered a good product" and for it just to be accepted at face value by the Development Officer I feel demonstrates that lack of rigour.

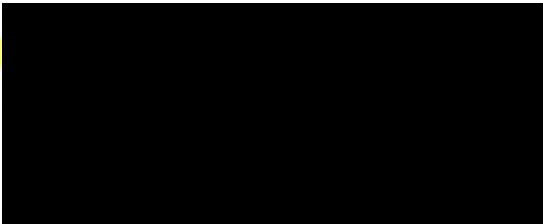
The hotel, as a hotel, is not available for sale. As soon as the 'For Sale' signs went up I called the agents and asked for details if it was being sold as a hotel. We had made a formal (unsuccessful) offer of purchase when it had come on the market previously. The agent said they would come back to us. No further response came forth. All furniture and catering equipment has been removed and sold. It is not available for sale as a hotel.

I note that a Mr Hindley has made verbal statements as an extensive user of the hotel. It is a shame that an unquantifiable word such as 'extensive' is used. As we live opposite the hotel we know when the shooters are in and I can assure the Committee their use is not extensive by my definition. During the time of the last 6 owners the hotel has only ever been as badly run once.

The applicant makes mention of a press campaign by the local community. He fails to mention the fact that the only press campaign was a response to his own unjustifiable vilification and untrue accusations regarding the local community in the press.

He states that there is an alternative hotel in Glenfarg. The Beinn Inn is 2.6 miles away down an unlit road without pavements, with many blind bends and a 60 mph speed limit. As with many statements in the document it is unreasonable and without integrity.

As with my previous submission I urge the Council to reject the application for change of use.



WJS Macpherson

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ian Marsden

Address: 27 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Land Use
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: I wish to object to the above application on the following grounds:

1. Loss of important employment in our community.
2. Insufficient parking and dangers of increased parking at an already busy junction with the Glenfarg Main Street.
3. The hotel is an important hub of the local community, not to mention local tourism. The hotel has been in the past and would be in the future, a viable business if run professionally and proficiently.
4. Many houses are for sale in the village and the proposed conversion of the Lomond Hotel site to flats has been a non starter so why would permission be granted for more unwanted properties? - Policy ED3/ 24cl.
5. There are viable buyers for the hotel at the correct market price - the loss of the hotel would seriously effect the social and community facilities in the locality.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Jonathan Marshall

Address: Chapleview, East Mains Of Struie, Path Of Condie, Perth PH2 9DP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Out of Character with the Area
- Over Intensive Development

Comment: Unnecessary development and loss of a vital service to the community. Will hit the area socially and economically.

23 Elm Row
Glenfarg
PH2 9PQ

5 January 2016

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

Dear Sirs

Proposed change of use at Glenfarg Hotel, Glenfarg
Planning reference 15/02093/FLL

Having recently moved to the area we are appalled by the proposal to change the use of the hotel to the development of apartments, right in the heart of the village.

The hotel was one of the main attractions for us choosing to live in Glenfarg, partly because of the number of local social events that were held there and, having downsized our property, the fact we could use the facility for family and friends' visits.

However, our main concern is the traffic flow and parking facilities. Ladeside is already narrow and difficult to drive through if cars are parked. The prospect of having additional traffic in that area will no doubt be problematic, assuming that each occupant of the twelve dwellings has more than one vehicle.

It is also obvious that the property was never placed on the open market for sale as a hotel and its demise would mean that there is no such facility in the village centre which is a huge loss and, I understand, was well supported by the local community.

It is most unfortunate that closure of the hotel has resulted in the loss of local employment in a village where there is not much alternative.

I would urge you to consider this letter as a strong objection to planning approval and avoid spoiling the appearance and environment of this lovely little village.

Yours faithfully

Ron & Avril McCaffrey

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Mary McAinsh

Address: 8 Greenbank Crescent, Glenfarg, Perth PH2 9NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Policy CF3 Social and Community Facilities.

Loss of employment for locals.

Heatherlea
Duncricvie
Glenfarg
Perthshire
PH2 9PD

6 January 2016

Mr Nick Brian,
Development Quality Manager,
Perth and Kinross Council,
Pullar House,
35 Kinnoull Street,
Perth PH1 5GD

Your ref: 15/02093/FLL

Dear Mr Brian,

**Change of use and alteration to hotel to form 12no flats.
Glenfarg Hotel, Main Street, Glenfarg, Perth PH2 9NU
Reference No. 15/02093/FLL**

I write to object to the proposals outlined in the above application.

In considering the proposals against the policies and criteria stated in the Council's extant Local Development Plan (adopted February 2014) I should like to highlight the following points to support my objection:

The proposals would:

- be detrimental to the sustainability of the community in Glenfarg making it a less attractive place to live and visit and would considerably reduce provision for meeting the community's social, economic and environmental needs.[Ref: Placemaking para.3.2.3]
- not contribute positively to the quality of the surrounding built and natural environment but would detract from the quality that already exists. [Ref: PM1A]
- not meet any specific need by virtue of its quality or location in relation to existing business or tourist facilities. There is no demand for flatted accommodation of the type proposed in Glenfarg and an important business, leisure and tourist amenity for the local area and beyond would be lost forever. It should be noted that many tourists use the hotel and the village ambience as a relaxing base or stopping off point for exploring Perthshire and the surrounding area. The closure of the hotel has already resulted in the loss of jobs and future employment opportunities for people in the locality [Ref: ED3 (c)]

- not improve the character and environment of the area or village but would in fact have a very negative impact on the village's character and environment and on its heritage, sense of identity and belonging. Rather than encourage business, tourism and leisure activities the proposals would be detrimental to and limit existing activities and opportunities in the village. [Ref: RD1 (c) and (d)]
- seriously affect the availability of community facilities in the locality. The hotel is well used by the local community for meetings, social gatherings, clubs, groups and by families and individuals as well as by visitors both tourists and visiting workers. A valid, viable, proven alternative to these proposals for the building already exists; it is that it should continue to be the Glenfarg Hotel! [Ref: CF3]

In addition to the above points please note that the proposals as outlined would cause considerable safety issues for all road and footpath users at the very busy Main Street/Ladeside junction in Glenfarg due to the insufficient provision of suitable off-road parking spaces for the occupants of the 12 proposed flats [Ref: ED1A (b)]. It should also be noted that there is no mention in the proposals of the developer making provision of an affordable housing contribution in line with the Council's Local Development Plan policy [Ref: RD4].

The future of the Glenfarg Hotel is crucially dependent on the decision to be taken by the Council on the application for its change of use. The current owners and applicants in this case, Arngask Holdings Ltd (AHL), in their press release of 25 November 2015 maintained that the hotel was no longer economically viable and therefore had very reluctantly decided that it should close. The unprofessional and unbusiness like way in which the hotel closure came about culminating in the press release of 25 November 2015 demonstrated, not for the first time during their ownership of the hotel, AHL's arrogant disregard for customers, staff and the Glenfarg community.

AHL have been totally disingenuous with staff, customers and the Glenfarg community. It was stated in the press release that originally AHL intended to close the hotel for 3 weeks in November 2015 for the owners to have a short break and plan for the future of the hotel, re-opening in early December 2015. However, we are then asked to believe that a combination of trading losses, competition from the Premier Inn (Perth), malicious rumours spread online about the owners' family by a few people (Was there any police involvement in the crime of cyber bullying?) and cancelled bookings led to what AHL described as the very reluctant decision to close the hotel. We know now that this elaborate smokescreen was just arrant nonsense. AHL had sought advice from the Council's planning department on a possible change of use and alteration to the hotel in early September 2015 and miraculously they were able to produce extensive drawings for their application and submit them to the Council in just over a week from having taken the closure decision. Clearly plans were afoot to apply for the change of use and for the alterations to the hotel well before the 'short holiday break' and closure decision being announced.

With regard to the Glenfarg Hotel's economic viability as a commercial concern, it should be noted that in the press release of 25 November 2015, AHL boast that they had made significant investment to upgrade the hotel and had driven up turnover and occupancy levels. In the summer season 2015 it is claimed that occupancy levels in the hotel exceeded a remarkable 95% every month and overall footfall in both the restaurant and the public bar had increased during their tenure of the hotel. So it seems that there is a great demand for an hotel in Glenfarg confirmed by AHL's own account!

However it is hard to reconcile this reported positive increase in business with the hotel trading at a loss. In February 2014 the owners informed the community that their team came with extensive expertise and experience in catering, hospitality and in running businesses. And yet here we have an hotel business which on the face of it, according to the occupancy and footfall rates reported by the owners, seems to be doing well but still runs at a loss. One can only conclude that this loss is not down to lack of customers but perhaps more to do with a lack of an effective business plan, a lack of competent leadership/management in the execution of the business plan and in deploying resources, misplaced investment priorities and erratic and inconsistent approaches to staff management and to providing quality customer service and experience.

The owners, in February 2014, indicated that the hotel had real potential to deliver and that with some hard work and determination they would restore the hotel to its former glory. The plans they said were simple and I quote: 'To get The Glenfarg back in to the heart of the village and to deliver the service everyone wants and make sure the village has somewhere to be proud of'. Less than two years later and with little evidence of the promised hard work and determination, they claim that they have a failed business and now propose to rip the heart out of the village by taking away its only hotel. The reality never ever did match AHL's rhetoric!

I would strongly urge the Council to refuse this application.

Yours sincerely,

Mr Len McConnell

Please note that I wish to object to the above referenced planning/change of use application. I am objecting on the following basis:

1. This change of use will result in the loss of jobs for local residents in Glenfarg.
2. There is no provision for affordable housing within the application. (This is against policy RD4)
3. This proposal will decrease the available facilities within the village. (Contrary to Policy CF3 Social and Community Facilities)
4. The hotel is a viable commercial proposal, as has been proved by previous owners. As well as this there are potential buyers available at a reasonable market value.
5. This proposal increases the flood risk within the village.
6. There is no real provision for sufficient parking within the proposal. In fact this proposal will increase the risk of accidents within the Main Street/Ladeside area.
7. The proposal will not in any way enhance the village. (Contrary to Policy RD1 (c))

Best regards,

Stuart McHardy



Stuart McHardy

Sales Executive | Nonwovens

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THK

Tracy McManamon

From: Karen McHardy [REDACTED]
Sent: 06 January 2016 21:41
To: Development Management - Generic Email Account
Subject: 15/02093/fll

I would like to object to this planning application on the following basis:

- loss of employment for local people.
- policy Rep. There is no stated provision for affordable housing within the application.
- policy RD1 (c). The proposal does not in any way improve the character and environment of the village.
- policy eD1 (a). There would be insufficient parking on ladeside and main street and the junction which would make it dangerous.
- Flood risk.
- the hotel has previously proven to be a viable business and in fact there are viable buyers available at the correct market price.
- the application would seriously affect the availability of community facilities within the village. (This contravenes clause A of the (cf3 social and community facilities policy).

Yours faithfully

Karen McHardy
16 Birch Lane
Glenfarg-
PH2 9PG



Sent from my Samsung Galaxy smartphone.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Linda McKeen

Address: Rose Cottage Drunzie Zc420 From Duncrievie To The Access Road By The Sheiling, Drunzie, Glenfarg, Perth And Kinross PH2 9PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Lack or loss Of Car parking
- Loss Of Trees
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment:I object to this planning application for the following reasons:

1. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.

The hotel has been a successful business in the past and would be again under new and committed ownership/management.

The Lomond Hotel was run down by the owners and subsequently lost to the village. Planning

permission was granted for 12 flats, despite opposition, and the land has lain empty ever since due to lack of demand.

Losing the last hotel would be a serious loss of amenity to Glenfarg and the surrounding villages as well as to tourism.

2. The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.

The Glenfarg Hotel is a prominent feature in the village and the building has a special character. It is eye-catching and inviting to both locals and people passing through who may well stop or return, thus bringing trade to Glenfarg - hotel and village shop. The hotel provides employment opportunities for locals. A block of flats cannot do the same.

3. There are insufficient parking places in the plan. The road junction is a sharp turn and busy corner and additional parking of cars would be dangerous to through traffic and pedestrians.

4. No provision is made to address the risk of the Terrace Bar/ basement flat flooding from the River Farg, nearby properties were recently flooded.

5. I object to the removal of the yew tree in the centre of the car park.

Linda McKeen

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr David Mcleish

Address: 8 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to the planning application for the Glenfarg Hotel to be turned into flats.

Application no. 15/02093/FLL

I've lived in this village for over 20yrs, and for all that time the hotel has been the centre of most activities from birthday parties, discos,fundraising for the school plus all clubs in the village.

The hotel is one of the few assets Glenfarg has so to take it away would be devastating to the community

So I ask you to object this application

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Helen Mcleish

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Housing Density

Comment:Objection to the plans of the Glenfarg Hotel, Main Street, Glenfarg, changing into flats.

Application number 15/02093/FLL

I have lived in Glenfarg for nearly 25yrs and the Glenfarg Hotel has always been the hub of the community. Over the years I have attended and arranged many social functions with family, friends and neighbours, but was saddened by the recent news it had closed.

To change the use of this beautiful building to the proposed flats would break up the community.

We don't need anymore housing we need the hotel to flourish again, to provide a social hub for everyone to enjoy.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Duncan MCNAB

Address: 313 Strathmartine Road, Dundee DD3 8ND

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the 'change of use' application to convert the Glenfarg Hotel into 12 apartments. I feel that the loss of a hotel in Glenfarg would be detrimental for the village and wider community.

Although I do not reside in or near Glenfarg I have been a regular visitor to the hotel and village since 1991. My connection is through the Glenfarg Village Folk Club which has been based within the Glenfarg Hotel since the 1980's. The Glenfarg Hotel has been the main home of the club, meeting there every Monday night. The club brings many people like myself into the village on a regular basis injecting money into the local economy. For many years a loyal membership have travelled on a weekly basis to the Glenfarg Hotel from towns as far afield as Blairgowrie, Dundee, Perth, Cupar, Ladybank, Dunning and Dalgety Bay. The folk club organises various concerts in the village as well as an annual folk festival. With no hotel in Glenfarg the folk club would be forced to move away from the village and take the many financial, social and cultural benefits with it.

The hotel, when it is being well run, provides much needed employment for locals and indirectly supports many other local businesses. It provides a social hub as well as somewhere to dine or drink without having to travel. As well as the folk club, it is used by many other social organisations within Glenfarg. The village has already irreversibly lost the Lomond Hotel and to lose the Glenfarg Hotel as well would be a major loss for the community. Based on my own observations as a regular customer of the Hotel, the current owner did not have the appropriate skills to run the Glenfarg hotel successfully. I firmly believe that a new and experienced owner would once again make the hotel the vibrant hub of the village as well as a business success.

There appears to be a great deal of good will and support for keeping the Glenfarg as a hotel coming from the villagers, and from further afield. To convert the building to apartments would be a step that would be unlikely to be reversed in the future. There is no other premises in the village that I am aware of that would be appropriate for use as a hotel. The hotel is very much part of

what makes Glenfarg the village it is, and to deprive the villagers of that amenity, just to bring twelve new families into what would be a poorer community, seems only to benefit the current owner and nobody else.

I would therefore urge you strongly to reject this application.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs alice mee

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Lack or loss Of Car parking
- Over Intensive Development

Comment: The loss of the Glenfarg Hotel, will leave the village of Glenfarg with a serious lack of somewhere for the villagers to meet and socialize. This is the last business where young people can get their first experience of work, before they move on to higher education. Several children from Glenfarg have successfully gone on to work in the catering industry through the training they received at the hotel. This hotel brought much needed tourism to the area with its specialized catering for large groups of golfers and shooters, this loss of income will have a detrimental effect in our community.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Stephen Mee

Address: West Dean, Hayfield Road, Glenfarg, Perth PH2 9NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Flooding Risk
- Lack or loss Of Car parking
- Over Intensive Development

Comment: The Glenfarg, formally The Glenfarg Hotel, is the most important place in the wonderful village of Glenfarg. It is where everybody meets whether it be for a social meeting or several members of one of the many clubs within our community. The heart is being torn out of our village without any consideration of the residents. How this kind of change of use can be granted when the development of the former Lomond Hotel has still not started because none of the proposed apartments have been sold, plus the housing development by Stephen's Homes is still being delayed for reasons unknown, this would be an additional blot on the landscape of the area. It should also be noted that any property for sale would be devalued and be slow to sell without a licensed premises in the commune.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Tamsin Morgan

Address: Old Toll Cottage, Main Street, Glenfarg, Perth PH2 9NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area
- Over Looking
- Traffic Congestion

Comment:I object to this application, I feel strongly that Glenfarg needs its hotel, it's the centre of the village.

I have lived in Glenfarg all my life and worked in the hotel for many years as a teenager as did lots of the village children, it would be a major loss to loose this.

I don't think Glenfarg needs flats, there has been another property that is being built at the moment, this project is taking ages to happen, manly due to no demand.

RECEIVED

05 JAN 2016

Old Toll Cottage

Main Street

Glenfarg

Perth

PH2 9NY

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

2 January 2016

Dear Sir/Madam

Planning Application Ref 15/02093/FLL at the Glenfarg Hotel, Main Street, Glenfarg

I wish to object to the above planning application for change of use and alterations to the hotel to form 12 flats for the following reasons:-

1. The application is contrary to Policy RD1(c) of the Perth and Kinross council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.
2. It is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application.
3. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.
4. The application does not allow sufficient parking facilities for potential visitors in the plan, which could result in additional congestion of parking of vehicles in what is already a very busy and dangerous junction.
5. Disabled access to the flats has not been taken into consideration.
6. During the recent inclement weather the adjacent property was flooded by the river Farg so there is the possibility of flooding of the basement flat (existing terrace Bar).

I should be obliged if you would kindly take my comments into consideration when assessing the application.

Yours faithfully



Tamsin Morgan (Mrs)



Planning and Development,
Pullar House,
Kinnoull Street,
Perth
PH1 5GD

6th January 2016

Dear Sir

Planning Application No: 15/02093/FLL Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

I object to the above planning application on the following grounds:

Policy ED1A: *'Proposals should not detract from the amenity of adjoining, especially residential, areas'.*

The application allows for 12 parking spaces, or one per flat. Glenfarg is a rural location with limited transport options. It is clear that there would be significant overspill either from purchasers with more than one car or from visitors. There are no parking facilities nearby and the only option will be to park overspill vehicles on either the Main Street or Ladeside. In either case this will increase traffic levels, increase noise, create congestion and reduce Ladeside to a single lane road. This clearly will detract from amenity value in the adjoining residential area. It is also of great concern that children crossing Ladeside from the village green will have their view of oncoming traffic obscured by parked cars. This parking issue also impacts policy ED3 where the Council will give favourable consideration where *'the proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site'*.

Policy ED3: *'The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas'* The Council should not give favourable consideration to a proposal which has the opposite effect.

'The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities'. The quality flats being marketed on the same street on the site of the former Lomond Hotel have yet to be sold and construction is yet to commence after some considerable time. There is no specific need for additional flats in this area. The Council should not give favourable consideration to a proposal for which there is no specific need.

Policy RD1: *'Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable'*. The hotel has been run successfully for many years and the demand for its facilities remains strong. The applicant, or previous hotel owner, has not been successful in continuing this trend and has had high staff turnover, variable opening hours, cancelled bookings and suffered from generally poor reviews. There is not a financial incentive to make the hotel successful if a larger profit is available from conversion to flats. The hotel has not been openly marketed as a going

concern so there is no market evidence that existing use is not viable. History points strongly to a demand for a well run establishment.

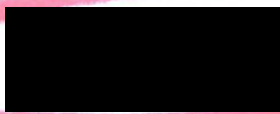
'Generally encouragement will be given to proposals which fall into..... (d) Business, home working, tourism or leisure activities'. This proposal will remove a business and substantially reduce the number of tourists visiting the village and should be discouraged.

Policy CF3: *Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where: (a) it would not seriously affect the availability of community facilities in the locality; and (b) no suitable alternative community uses can be found for the land or buildings in question; or (c) the proposal would result in the provision of alternative facilities of equivalent community benefit.* Although the hotel is in private ownership, it has been used extensively for community purposes. No alternative exists in Glenfarg and the proposed development will have a significant adverse impact on the availability of community facilities in the village. No alternative community uses have been explored and there has been no engagement with the community.

One of the **Local Development Plan Key Objectives** seeks to *'Provide a framework to increase the economic stability of Perth & Kinross by maintaining and providing locally accessible employment opportunities'.* The Glenfarg Hotel has for many years been the largest employer in the village. A change of use to flats would ensure that those jobs are lost forever. The hotel not only provides direct employment for local people, but also income and employment to local suppliers of goods and services. Hotel residents as well as visitors to the many and regular at the hotel make use of other local facilities such as the village shop and alternative local accommodation. The proposed conversion to flats would clearly have a significant detrimental impact on the local economy.

This application does not accord with current Perth & Kinross Council planning policy. The hotel is the social hub of the village and the opportunities for running it properly or selling it to a competent operator have been bypassed in a bid to realise development profits.

Yours faithfully

A red rectangular box with a thick red border, containing a solid black rectangle that redacts the signature.

Elaine Morton

Planning and Development,
Pullar House,
Kinnoull Street,
Perth
PH1 5GD

6th January 2016

Dear Sir

Planning Application No: 15/02093/FLL Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

I object to the above planning application on the following grounds:

Scottish Planning Policy 19: Rural Development

'The aim should be to enable development in all rural areas which supports prosperous and sustainable communities

The strategy for rural development set out in the development plan should respond to the specific circumstances in an area whilst reflecting the overarching aim of supporting diversification and growth of the rural economy. Development plans should promote economic activity and diversification in all small towns and rural areas, including development linked to tourism...

Developments which provide employment or community benefits should be encouraged'.

SPP 19 is reflected in the Local Development Plan. The application to convert an operational hotel for residential use removes a key employer from the village economy, impacting jobs and the profitability of local service providers that at least partially rely on the hotel. The application is contrary to diversification, growth and economic activity in the local economy

Local Development Plan Key Objectives:

Climate: *'Ensure that development and land uses make a positive contribution to helping to minimise the causes of climate change and adapting to its impacts'.* The Glenfarg hotel has recently benefitted from the installation of a biomass boiler system funded under the Renewable Heat Incentive. Energy consumption for heating and hot water is therefore currently derived from a non fossil fuel source and makes a positive contribution to minimising climate change. The proposed conversion to flats will see a return to fossil fuel consumption and a negative contribution to minimising climate change.

Economy: *'Provide a framework to increase the economic stability of Perth & Kinross by maintaining and providing locally accessible employment opportunities'.* The Glenfarg Hotel has for many years been the largest employer in the village. A change of use to flats would ensure that those jobs are never recreated in the future. The hotel not only provides direct employment, particularly for the younger demographic, but also income and employment to local trades supplying goods and services. Hotel residents as well as visitors to the many events staged at the hotel make use of other local facilities such as the village shop and alternative local accommodation. The proposed conversion to flats would clearly have a significant detrimental impact on the local economy.

Local Plan Policies:

Policy PM1A: *'All development should be planned and designed with reference to climate change mitigation and adaption'*. See comments under Key Objectives, Climate.

Policy ED1A: *'Proposals should not detract from the amenity of adjoining, especially residential, areas'*. The allocation of a single parking space per flat will significantly impact local amenity, particularly the adjoining residential areas. Most residents in Glenfarg rely on motor vehicles due to infrequent bus services and its rural location. There is no alternative off street parking for residents with more than one vehicle or for their visitors. The inevitable overspill will lead to parking on the corner of Ladeside and Main Street. This will create traffic congestion (particularly on Ladeside), reduce visual amenity and increase noise levels. It is also of great concern that children crossing Ladeside from the village green will have their view of oncoming traffic obscured by parked cars.

Policy ED3: *'The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas'* The Council should not give favourable consideration to a proposal which has the opposite effect.

'The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site'. See comments on parking facilities under Policy ED1A.

'The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities'. Planning consent has been granted for the construction of quality flats on the site of the former Lomond Hotel 100 metres along the same road as the application site. Construction has not started as there is clearly no demand for flats in this location. This does not support a specific need by virtue of quality for the additional flats proposed in this application. The proposal does not meet a specific need in relation its location specific to an existing business or tourist facility but would actually remove the only business/tourist facility of its kind in the village.

Policy RD1: *'Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable'*. The hotel has been run successfully for many years and the demand for its facilities remains strong. If the applicant is supporting their application by questioning the viability of a hotel in Glenarg then this should be discounted. The applicant has no previous experience of running a hotel and it has clearly been run ineffectively with a high staff turnover, variable opening hours, cancelled bookings and a poor level of service. There is no financial incentive to make the hotel work if there is potential for realising greater returns by conversion to a residential development. The hotel has not been openly marketed as a going concern so there is no market evidence that existing use is not viable. It is further understood that there is third party interest in buying the hotel at reasonable market rates but that advances have been rejected.

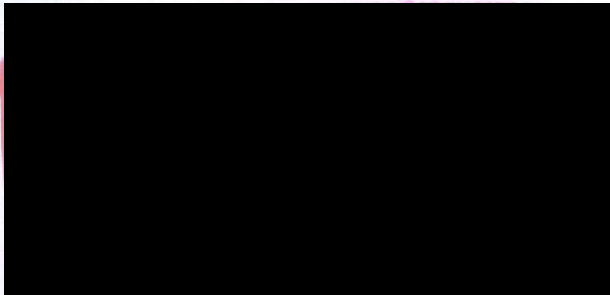
'Generally encouragement will be given to proposals which fall into..... (d) Business, home working, tourism or leisure activities'. This proposal, having the opposite impact, should be discouraged.

Policy CF3: *Development involving the loss or change of use of land or buildings presently used or last used for community purposes will only be permitted where: (a) it would not seriously affect the availability of community facilities in the locality; and (b) no suitable alternative community uses can be found for the land or buildings in question; or (c) the proposal would result in the provision of alternative facilities of equivalent community benefit.* Although the hotel is in private ownership, it has been used extensively for community purposes. No alternative exists in Glenfarg and the proposed development will have a significant adverse impact on the availability of community facilities in the village.

No alternative community uses have been explored and there has been no engagement with the community. The applicant has moved from closing the hotel for a three week 'holiday' in November 2015 to a seamless application for change of use. There has been clear planned intent to exclude the community.

This proposal does not accord with current Perth & Kinross Council planning policy and, if granted, will do irreversible damage to the amenity and economy of Glenfarg.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Simon Morton

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr owen murdie

Address: Fordel Garden Cottage, Glenfarg, Perth PH2 9QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be a great loss if we lose the hotel for flats as it provides accommodation for people at specific times of year ie... shooting, fishing etc. It also provides jobs for our village and the flats would cause traffic congestion of parked vehicles on the main road and would also affect the numbers of children for our local primary school. This is going to be totally soul destroying if this goes ahead.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Lucy Normile

Address: Duncrievie, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A huge loss to the village

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Tom Norris

Address: Coach House, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Land Use
- Over Intensive Development

Comment: This change of use is a cynical and profit driven destruction of one of the few local facilities left in Glenfarg. Run well the business has proven to be very successful.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ben Norris

Address: Coach House, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Enhances Character of Area
- Inappropriate Land Use
- Out of Character with the Area
- Over Intensive Development

Comment: This has been proven to be a viable business when run appropriately, and provides a central point of the community in Glenfarg. If removed, the focal point and one of the last remaining businesses in the village will go, encouraging a decline in the vibrant community of the village and ultimately splintering what is left of the active and busy village life, possibly beyond the point of no return.



Ken W Smith
Northwood Wayleaves Consultancy

29 Northwood Park
Deans
Livingston
EH54 8BD
Email: kwsmith1@virginmedia.com
Mobile: 07340 603360

Attn: Nick Brian
Perth and Kinross Council
Planning and Development
35 Kinnoull Street
Perth
PH1 5GD

Date: 21st November 2015

Dear Sir,

REFERENCE: 15/02093/FLL

RE: CHANGE OF USE AND ALTERATIONS TO HOTEL TO FORM 12 NO. FLATS, GLENFARG HOTEL, MAIN STREET, GLENFARG, PERTH, PH29NU for ARNGASK HOTELS LTD.

We thank you for your recent consultation relating to the above planning application and advise you that, as the safety and engineering integrity of our BP Forties Pipeline will not be affected, we have no comment to make on the proposal.

Yours faithfully,

Ken W Smith
Northwood Wayleaves Consultancy
For and on behalf of
BP Exploration Operating Company Limited.

Tracy

Tracy McManamon

From: Norman Ogilvie [REDACTED]
Sent: 06 January 2016 08:57
To: Development Management - Generic Email Account
Subject: Planning application No. 15/02093/FLL - Proposed conversion of Glenfarg Hotel into 12 flats.

I wish to appeal against the above conversion on the following grounds :-

1. Policy ED1(a) Insufficient parking and ensuing danger on Ladeside and Main Street and junction.
2. Policy ED3/241c The proposal does not give a specific need by virtue of its quality or location. The reverse is true as not a single flat has been sold yet at the former Lomond Hotel site.
3. The conversion would leave the village with only one attraction of one shop and an increase of population?
4. The hotel is an attraction to the village and any passing trade and a meeting place for the villagers.
5. House values will drop dramatically.
6. The village will become a dormitory village.

Yours faithfully,

Mr. Norman Ogilvie,
The Crest,
Main Street,
Glenfarg, PH2 9NT.
[REDACTED]



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ian Osborne

Address: Pineview, Church Brae, Glenfarg, Perth PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy

Comment: Dear Sirs, I am resident in Glenfarg and wish to object to the proposed change of use of the Glenfarg Hotel (15/02093/FLL) due to the loss of village assets and amenities, vital in a rural community. Further the proposed development of 12 flats will put a significant strain on the roads surrounding the hotel, with at least 12 cars to be added and there is already a significant hazard with cars parked on the street around the hotel. Finally, there is an established flood risk from the adjacent Farg, which has flooded already this season. Your sincerely, Ian Osborne, Pineview, Church Brae, Glenfarg.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Andrew Page

Address: Heathfield, Duncrievie, Glenfarg, Perth PH2 9PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Over Intensive Development

Comment: This hotel was the focal point for a variety of clubs and groups that meet in Glenfarg. It is the only licensed premises within walking distance of Glenfarg, Duncrievie and Drunzie. Despite the lies and protestations of the present owner, the non-availability of this facility to both local and visiting customers has been a significant loss to the community over this festive period. This loss of amenities will continue to have a detrimental effect on village life. To build 12 flats will only add insult to injury bringing more people to a village where social amenities are scarce. It may prevent buyers re-locating to Glenfarg and leave the village with a permanently empty apartment block which will fall in to a state of disrepair and become an eyesore. I strongly object to a change of use for this building.

I wish to lodge an objection to the development of the GLENFARG HOTEL, for the following reasons.

1. Loss of employment
2. Policy ED1 (a) Insufficient parking and ensuing danger on Ladeside and Main St. and junction.
3. Flood Risk
4. Viability of hotel as a business if run professionally as opposed to the Hewitt's stewardship.
5. Policy RD1 (c) The proposal will not in any way improve the character and environment of the village. The opposite will be true.
5. Policy CF3 Social and Community Facilities. The proposal would seriously contravene clause (a) which states ' any development should not seriously affect the availability of community facilities in the locality'..
7. Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'..Again the reverse is true - not a single flat has been sold yet at the former Lomond Hotel conversion site.
8. Policy RD4 there is no stated provision for affordable housing within the application. 25%of the flats should be for this purpose
9. Any personal comments you may have, and how the permanent closure would impact on you and Village life.
10. There are viable buyers for the hotel at the correct market price, not least the village community.

Jan Pedley

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

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General enquiries to TACTRAN should be made to info@tactran.gov.uk or 01738 475775.

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Ms Linsey Penman

Address: The Knowe, Church Brae, Glenfarg, Perth PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Lack or loss Of Car parking

Comment: This hotel is one of the few amenities available to the Glenfarg residents and its change in use to housing would significantly impact the community. The other hotel in the village was demolished and housing is now being built on the site. To lose the remaining hotel and restaurant facility would be a major blow.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Ian Pilmer

Address: 4 East Blair Cottages, Glenfarg, Perth PH2 9QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Out of Character with the Area
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: Dear Sir

My family cannot support the Application for this building to be converted in to flats for the following reasons:

Traffic congestion at an already problematic junction.

Affordability of flats for impoverished persons.

Needless development for a village that has a nearby proposed flatted development that remains unsold so why complicate matters.

Social economic viability of the community.

The necessity to have a vibrant employer within the village is of paramount importance given the limited evening and weekend public transport infrastructure.

To continue the integrity of a village with a Hotel, that is in excess of 100 years old, for many years to come that is without any doubt the consensus of the community.

Yours etc

Mr and Mrs Pilmer

JTK



Ian Pilmer
Planning Committee
Glenfarg Community Council
C/o 4 East Blair Cottage
Glenfarg
PH2 9QL

5th January 2016

Dear Sir

Re: Planning Application Ref: (15/02093/FLL)
Site Address: The Glenfarg Hotel, Main Street, Glenfarg

Please find a corrected written copy of my e mail sent to you from my e mail account of [REDACTED] dated 6/1/2016 because I discovered that there was a flaw with the saving of the e mail and its content that when printed looked and read oddly.

I submit this version as the "correct" version and ask of you to ignore my e mail and "record" this letter and the document outlining the Glenfarg Community Council's Planning Objection to the aforementioned Planning Application Ref: (15/02093/FLL).

Should you have any questions then do not hesitate to contact me.

Yours faithfully

Ian E. Pilmer
[REDACTED]

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Philip Ponton

Address: 29 Elm Row, Glenfarg, Perth PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Land Use
- Out of Character with the Area

Comment: Application reference 15/02093/FLL

I strongly object to the application for change of use based on the social and economic negative impact it will have on the village of Glenfarg.

Like any other small and rural community the school, church, shop, public hall and hotel/public house all play vital roles and together maintain the fabric of village life.

The internationally famous Glenfarg Village Folk Club had its inaugural meeting in the hotel 37 years ago and has met there weekly ever since. This has brought cultural and economic benefits to the community with average attendances of 30 to 40 people. The club has now been forced out of the village and relocated in Kinross as there is no suitable alternative venue.

The annual Folk Feast, a three day folk music festival with concerts, workshops and competitions, has also had to move from Glenfarg to Kinross, again because there is no suitable alternative venue. Annually several hundred people attended the festival which was headquartered in The Glenfarg Hotel. All accommodation in the village was booked out and many local businesses have benefited financially over the last 37 years. The economic and cultural impact will be hard felt with the loss of this festival.

Whether the Glenfarg Folk Club can survive in its new and alien environment is yet to be seen.

The Glenfarg Old Folks Association has been running since the post war years and annually a Christmas Lunch is arranged in The Glenfarg Hotel for members. Nobody can recall this event taking place outside the village but this year we had no choice, again because there is no suitable alternative venue. Attendance was down this year because some members were not able to board a coach to travel. This is another specific example of the impact on the social well being of the community because the hotel was shut.

The above are just two of the village organisations that regularly frequent the hotel and I am an office bearer of both. There are many other groups who regularly use the facilities.

If this change of application goes through it will rip the heart out of Glenfarg.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs margaret ponton

Address: 29 Elm Row, Glenfarg, Perth And Kinross PH2 9PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Inappropriate Land Use
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment:GLENFARG HOTEL Planning application no. 15/02093/FLL

I strongly object to the application for change of use for the Glenfarg Hotel on the following grounds.

Policy CF3 - Any changes should improve the character and environment of the village. In fact, the opposite of this would be achieved in the removal of this Hotel in that the village people have used the Glenfarg Hotel for generations to socialize, meet, eat and book friends and relatives in to stay. It would be a sad loss to remove this asset from the community.

Policy ED3/ 24lcl The proposal does not 'meet a specific need by virtue of its quality or location'. There is no further need for the construction of flats in the community as demonstrated by the number of similar properties remaining unsold in the area. The proposed conversion of the old Lomond Hotel has been sitting for years with no interest from potential buyers. Also, the planned building by Stephens' homes is due to begin this year and the school will be unable to cope with the extra capacity in its current state. Having a large number of properties on the market in the village with the only amenity being a relatively small shop will not encourage purchasers.

Policy RD4 there is no stated provision for affordable housing within the application.

Policy ED1 (a) there is currently insufficient parking on the public roads in this area of the village and there is only one parking space per 2 bedroom flat provided on the suggested plans. This will add to the already unsatisfactory on road traffic congestion.

Policy RD1 (c) Proposals for change should add to the environment and character of the area. This change of use would give the exact opposite as the village would suffer greatly by having the removal of the only viable Hotel in the Community. This would reduce the attraction to people considering moving into the area as there would be no social hub remaining.

The best way forward for this historical building is for it to be sold at current market value to someone who will maintain the current Hotel business. There are various buyers interested in this option. Previous owners have shown that the Hotel can be a viable business if run and managed efficiently.

The application for change of use does not mention the flood risk and to my knowledge the terrace bar has flooded at least twice.

The present owners of the currently closed Glenfarg Hotel have pre-empted the change of use and removed a large amount of the Hotel equipment, including catering and bar equipment. This will have devalued the building and business in its current state and it seems that the intention is to have initiated change before the PKC decision has been made. This is unacceptable.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Alan Reid

Address: 8 Lomond Bank, Glenfarg, Perth PH2 9PF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Flooding Risk
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Over Intensive Development
- Road Safety Concerns
- Traffic Congestion

Comment: this application is contrary to policy cf3 of the local development plan. The hotel is the social hub of the village and is used by many groups and organisations for meetings and socialising.

there is insufficient parking planned for 12 flats at what is already a difficult and congested road junction. It also provides first time employment for many of the village youngsters, and without the hotel, there is no viable alternative. The hotel has been run profitably in the past and encouraged golfing and shooting parties which brought income into the village.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Emma Roe

Address: Broomhall Cottage, Duncricvie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Housing Density
- Light Pollution
- Road Safety Concerns
- Traffic Congestion

Comment: The village is not a suitable place for 12 flats especially when the only social amenity would no longer exist.

Who would want to there?

The entrance to Ladeside & the carpark is not suitable for the increase in traffic. There are already issues with this junction.

Employment opportunities for the younger population would no longer be available.

The hotel has been run successfully in the past and with the correct management could again.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Stuart Rogers

Address: Hayfield Cottage, Hayfield Road, Glenfarg, Perth PH2 9QH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Clearly there is little support for these proposals and we wish to lodge an objection against the application which would see Glenfarg lose one of its main economic, social and community assets.

We have supported the Hotel since moving to the village which coincides with the current owners stewardship and are sadden about the sequence of events which have led to its closure. However the Hotel has been run successfully and profitably in the recent past and could be again with a more experienced hotelier in charge.

The Hotel, along with the Village Shop and Village Hall are all integral to the Village and community life. If the application is approved and the Hotel is sold off for development the Village will lose a valuable asset and community resource for good (Policy CF3).

The recent lack of progress at the former Lomond Hotel has demonstrated that there isn't a market for flatted accommodation in Glenfarg (Policy ED3/ 24lcl); there is however a market for a well-run hotel, restaurant and bar which could serve the local community and a become a destination for visitors to the Village for food & drink, accommodation and a venue for local and regional events. The Hotel also puts Glenfarg on the tourism map, without it other businesses in the village (Village Shop, B&Bs) which rely solely or partly on tourism would also be affected; as the Village would see a decline in passing trade and the economic benefits this brings. It is also the primary employer in the Village and a valuable source of income and experience for residents of all ages but especially younger members of the community for both permanent and seasonal employment.

Regarding the proposals, we believe there is also insufficient provision for car parking in the development (Policy ED1 (a)) as only one space is allocated per property; most of which have two

bedrooms. This will add pressure to the on street parking on Main Street and impact on road safety, especially at the junction with Ladeside where sightlines are already compromised by parked cars.

The Hotel is a historic building, with plenty of character and potential. It is well positioned geographically in an attractive village with a strong community and would be an attractive and viable proposition at the right price if given the opportunity

Stuart & Yvonne Rogers & Family.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Ms Doris Rougvie

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment: The Glenfarg Hotel has been an important part of my life for around 30 years. It is the social hub of the village and it would be a major loss to the community if there was no hotel in the village.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs Julie Russell

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The village does not need anymore flats, where as a hotel, bar and restaurant is central to our community.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Gary Simpson

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Enhances Character of Area
- Inappropriate Housing Density
- Out of Character with the Area
- Road Safety Concerns

Comment:I object to the change of use application 15/02093/FLL on the grounds that a hotel is an essential asset of a community such as Glenfarg. This Hotel is approx 125 years old renovation for 12 flats within this building would ruin it, a new Owner/Leaseholder with an interest to make the hotel work unlike the last is needed.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Miss Margaret Smith

Address: 24 Hall Park, Abernethy, Perth PH2 9JE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Lack or loss Of Car parking
- Out of Character with the Area

Comment:I object to the application 15/02093/FLL the Glenfarg Hotel into flats. The Glenfarg Hotel has always been the heart of the village...This would be a sad loss to the village. The Lomond Hotel closed years ago and was left in a state of disrepair until being demolished. Planning for flats was approved but has still never happened as there is no interest in them. The Glenfarg was always a very popular hotel and was well used by many.....

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Leigh Smith

Address: The Spinney, Duncrievie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Enhances Character of Area
- Lack or loss Of Car parking
- Over Intensive Development
- Road Safety Concerns

Comment: I would like to enter my objection to the proposed change of use from the hotel to 12 flats for the following reasons:

1. The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village. The loss of the hotel will impact enormously on its use as a 'social hub' within the village, allowing groups such as the Folk Club and Wine Club to meet, celebration of local events, birthdays etc, and also interaction between individuals, some of whom live alone and are already sorely missing the companionship and lively conversation that they used to find in the 'back bar'. Yes, we have a village hall that can be hired for specific occasions, but this in no way is a substitute for licensed premises with food available.

2. It also appears to be contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application.

3. It is contrary to Policy CF3 in that the proposal ignores the considerable social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality (as per my first point above).

4. There would appear to be insufficient parking places for 12 flats, given that some would likely have more than one car owner living there. The drawing itself makes it appear there is sufficient

room but it is hard to imagine 12 spaces on the actual site. The yew tree within the car park would be a great loss and consideration should be given to whether it should be allowed to be removed. The impact of further on-road parking would mean that the junction from Ladeside onto Main Street would be even more difficult to turn out onto, as I know from having used this junction early in the morning for the past 12 years and had a number of near misses.

5. The hotel has provided employment to the sons and daughters of many of our friends in the locality, some of whom have gone on to have careers in the hotel trade. I feel this would be a huge loss to the village.

6. The development of the Lomond Hotel further along Main Street into 12 flats has made no progress, indicating that there is insufficient interest in the purchase of flats in the village. If there is no hotel, I would expect this would make people even less likely to want to live in Glenfarg when there are places like Milnathort and Kinross that do have this type of amenity.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Gordon Smith

Address: The Spinney, Duncricvie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Over Intensive Development

Comment: I would like to object the change of use application on the following grounds.

We currently await the development of the Stephen homes site (c 33 homes) and the flats on the old Lomond Hotel site (12 homes) which alone could put further pressure on the primary school ability to cope with additional pupils. They are already using temporary accommodation so any further increase would be put too great a demand on the school.

It also would take away the main employment opportunity for young people and parents with young children as the transport service in the area is poor and costs and additional time to travel make employment elsewhere unaffordable.

Finally "The Glenfarg" is our only social venue that is open to all groups to utilise at the time of day suitable to them and has allowed the village to become a vibrant place to live that is the envy of many villages of our size.

Glenfarg is a community with a number of elderly and single people who are already experiencing significantly less social interaction which could have long term detrimental effects on their health.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Stewart Smith

Address: Montaza, Ladeside, Glenfarg, Perth PH2 9NZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Housing Density
- Lack or loss Of Car parking
- Out of Character with the Area
- Road Safety Concerns
- Traffic Congestion

Comment:I would like to strongly object to planning application 15/02093/FLL

The Hotel, along with the Village Shop and Village Hall are all integral to the Village and community. If the application is approved and the Hotel is sold off for development the Village will lose a valuable asset and community resource for good.

The Glenfarg Hotel has been in operation in the village for over 100 years, and until the present ownership has been a viable and thriving business. There are other potential owners out there that would be more than happy to put some work into running the hotel as it should be, rather than the way it has been run for the last two years,

There are no alternatives to the hotel. There are many alternative development sites in and around the village, many with planning approval, waiting for market viability. A further 12 will only add to that non-viability. The loss of the hotel's amenity to the village and to employment, will only lead to further depress the local housing market,

A well used, well run hotel/restaurant/bar is a vital element of any community, but even more so in a small rural village,

The Lomond Hotel was run down by the owners and subsequently lost to the village. Planning permission was granted for 12 flats, despite opposition, and the land has lain empty ever since due to lack of demand.

The space for car parking is not sufficient for half the number of flats requested and the junction

between Main Road and Ladeside is well known locally for being very difficult without full time residential properties situated there.

Personally I think it would be a complete disaster for the village of Glenfarg if this application is approved.

Tracy McManamon

From: JAMES SMITH [REDACTED]
Sent: 07 January 2016 12:56
To: Development Management - Generic Email Account
Subject: Re: GLENFARG HOTEL Ref No 15-02093-FLL

Tracy McManamon, my name and full address Mr James Christie Smith, 17 Rossie Park Drive, Inchtute, Perthshire PH14 9RT Thank You.

> On 7 Jan 2016, at 11:24, Development Management - Generic Email Account
<DevelopmentManagement@pkc.gov.uk> wrote:

> Dear Mr Smith

> To enable us to register your comments we will need your full postal address including postcode.

> Regards

- > Tracy McManamon
- > Senior Support Assistant
- > Planning and Development
- > 35 Kinnoull Street
- > Perth
- > PH1 5GD
- >
- > Telephone 01738 475334

> -----Original Message-----

> From: JAMES SMITH [REDACTED]
> Sent: 06 January 2016 10:39
> To: Development Management - Generic Email Account
> Subject: GLENFARG HOTEL Ref No 15-02093-FLL

> Dear Sir / Madam, We would like to view our concerns over the conversion of the Glenfarg Hotel to twelve flats, we lived in the village for over thirty years and the main part of our lives and children were the Glenfarg Hotel, as we worked and socialised there. it has been a very established business in the past and with the rightful owner it can be again to give the village a meeting point for the OLD and YOUNG. Thank you Mr James C Smith.

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ENTERED IN COMPUTER
08 JAN 2016

I wish to lodge an objection to the above planning application to convert the Glenfarg Hotel into flats.

1. I think it would cause congestion with parking on Main Street and Ladeside
2. I do not see the need for more housing in the village as there are already plans for the ground where the Lomond Hotel once stood and also for housing to the south of the public park and for whatever reason,

probably lack of interest, building has not been started.
3. If there is no hotel in the village it would devalue the houses and also there would be no place to socialise.

I strongly object.

Isobel Smith

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Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Dr Ailsa Snaith

Address: The Old Library, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Inappropriate Housing Density

Comment: I strongly object to the planning application for change of use for The Glenfarg Hotel. As a relative newcomer to the Village I have used the hotel to accommodate visitors and have also eaten there a number of times. It is unfortunate that the hotel, in recent times, has clearly not been up to the standards expected by the local community (myself included); however, there is a very real need, both economically and socially, for a hub in the community that provides a venue for entertainment, friendship and social interaction. In particular, this rural village does not have direct motorway access. A hotel that is well run, engaged with the local community or even in community ownership would be a tremendous asset to Glenfarg. This is a beautiful friendly community with a diverse population that, in part, relies on venues such as the village hall and the hotel to facilitate regular interaction that is central to social integration, community networking and health and wellbeing. Part of the attraction for prospective residents and national/international visitors is the charm of a small bar/pub/hotel in a quaint well-kept Scottish village. Turning this historic community asset into residential accommodation would be criminal and would not be in the interest of the local or wider community.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Chris Snaith

Address: The Old Library, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Enhances Character of Area

Comment: The hotel should be the centre of village life. In a small community, the pub and restaurant provides an important social centre; unfortunately, because of a combination of factors, not least a poor standard of food, the hotel failed to capitalise on the market. I am convinced that, with the right ownership and marketing, the hotel could become a focal point in the local area and be a successful business once more. Losing the hotel relegates the village to being yet another commuter town. For that reason, I object to the planning application.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr R Spence

Address: Candy Farm Access Road From Glendy Mill To Glenfarg Reservoir, Glenfarg, Perth And Kinross PH2 9QL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Inappropriate Housing Density
- Out of Character with the Area
- Road Safety Concerns
- Supports Economic Development
- Traffic Congestion

Comment:I strongly object to the above application.

The hotel is viable. It has been a thriving business in the past and it can be again. There are many viable hospitality businesses operating locally in much smaller communities than Glenfarg. The village has sufficient population and a demographic with enough disposable income to support a food, drink, and functions business of this scale. It has been proved in the past, under previous hotel owners, that there is a tourist market too.

The viability of the development of flats is much more questionable. Glenfarg has multiple existing development sites including the proposed development of flats at the ex-Lomond Hotel site. In this case, we have had to live with the lack of visual amenity produced by a prominent decaying non-viable building for over a decade. We do not want another high profile visual blight on the village.

The hotel is the major source of employment in the village. This is especially important for young

people and for those who lack the resource or capability to travel for work. The local employment opportunities are desperately poor. Losing the main source of employment would be a huge blow. It would also have a knock on impact on the viability of the local shop, another crucial local amenity; and other local businesses especially self catering and B&B.

Glenfarg has some very special characteristics - friendliness, sociability, community spirit, and inclusiveness - as evidenced by the multiple clubs, societies, activities, events, and social gatherings that take place in the village. The hotel is a crucial part of the fabric of this ecosystem. It is the only informal social gathering venue that caters for the whole community. It is the place where we discuss the Fete; the Scouts hold their AGM; the sports clubs invite visiting teams for food and drink; it's the place we gather to start and finish the village bike ride; the village trips to sporting and cultural events; the village walks; it's where the club dinners take place; where marriages and birthdays are celebrated; where funeral receptions are held. Since the closure, we have lost one of the most celebrated characteristics of the village: Glenfarg Folk Club. From the Folk Club to the Wine Society, the hotel has provided the meeting place for a range of community activities, many of which would change with its loss, while others would just cease, to the detriment of the character of the village.

There are other reasons to object, and to question the viability of the proposed development. The regularity of flooding on the site, as evidenced recently, is one. The inappropriate density of accommodation in the setting of a traditional village centre, is another. The evidence of the years-old flat development promotional hoardings in front of the former Lomond Hotel site tells everyone interested that there is little/no demand for this kind of development in the village.

Further issues are raised around road safety and traffic congestion. The junction between Main Street and Ladeside is one of the two main exit/entry points into the village, and is already busy, especially when service buses and the local bus company are on the route, or when Scottish Water convoys are coming through on their way to Glenfarg Reservoir. Adding the vehicles from 12 flats turning in and out of Ladeside right at this junction is a high risk strategy.

There are no alternatives to the hotel. There are many alternative development sites in and around the village, many with planning approval, waiting for market viability. A further 12 will only add to that non-viability. The loss of the hotel's amenity to the village, to employment, and to the social and community fabric, will further depress the local housing market.

The village wants, and can sustain, a thriving hotel. Planning laws, in my view, exist in order to protect communities from activities such as those proposed by the applicant. Why should the community be deprived of one of its most important community assets, in perpetuity, because a non-local company's two year tenure was a failure? Why should hospitality business operators and their employees be denied the opportunity to service a very good market for their wares, because one inexperienced operator lacked the wherewithal to make it work?

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Andrea Steele

Address: Edendale, Duncrievie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Over Intensive Development
- Traffic Congestion

Comment: The Glenfarg Hotel is the only hotel/public house in this village. We utilised the hotel a lot for business purposes and recommended to our colleagues, friends and relatives to help improve the local economy. It is not just an hotel, it is a landmark. Changing the hotel to flats will cause increased flow of traffic, as most residents nowadays have more than one vehicle per family. Residents of Duncrievie and Glenfarg would have to go to Milnathort or Kinross for entertainment instead of utilising a local business. Many groups used the hotel, i.e the Folk Club, Wine Club etc. and a lot of people within the village supported this business, contrary to the comments of the current proprietor. It would be a real travesty to lose the Glenfarg Hotel as it plays an important part as the heart of the community. It would have a devastating effect on the local community and I sincerely hope that the change of use is not granted for this historic building. There are already a considerable amount of flats being constructed locally and with an increase in population, there will be a decrease in local amenities as well as tourism. Also this may reflect detrimentally on the local primary school as numbers may greatly increase. Thank you for your consideration.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Keith Steele

Address: Edendale, Duncrievie Road, Glenfarg, Perth PH2 9PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Loss Of Trees
- Over Intensive Development
- Supports Economic Development
- Traffic Congestion

Comment: The Glenfarg Hotel is the only hotel that the community has and it provides local employment as well as increased revenue from tourists visiting the village and residing at the hotel. Other businesses may also be adversely affected by the proposed change of use including our village shop (also the only shop in the community), which benefits from guests residing at the hotel. It appalls me to think that the consequence of bad management could result in the loss of the heart of our community, therefore a change of use would be catastrophic to the village and surrounding villages in my opinion. Previous proprietors have made a success of this business and it would be of great benefit to the local and surrounding communities if the hotel was offered for sale as an hotel and not turned into flats for profit to the detriment of our community.

Tracy McManamon

08 JAN 2016

From: R & S Stewart [REDACTED]
Sent: 07 January 2016 06:48
To: Development Management - Generic Email Account
Cc: Councillor Dave Cuthbert; Councillor William Robertson; Councillor Joe Giacomazzi; Councillor Michael Barnacle
Subject: Re: Glenfarg Hotel : 15/02093/FLL

With reference to my email below, sent on 6/01/16, my address is: West Lomond, Drunzie, Glenfarg, PH2 9PE.

> On 6 Jan 2016, at 22:57, R & S Stewart [REDACTED] wrote:

>

> Dear Sir/Madam,

>

> I am writing to object to the planning application 15/02093/FLL which seeks to change the use of the Glenfarg Hotel and transform it into flats. The hotel is central to our village community and to the surrounding hamlets. It provides a venue where people can meet, plan community and group activities, celebrate birthdays and other occasions. Having both a pub and a restaurant serves the needs of different groups of people at different times. Without a venue where it is possible to meet up and spend time with others, there is a real risk of social isolation for individuals within this rural community.

>

> My own use of the hotel ranges from meeting my local women's walking group meeting there to plan our walks, gathering for the annual Glenfarg duck race, entertaining a group of French visitors who were staying in Glenfarg to meals with family and friends. The hotel has routinely hosted quiz nights and community sports club dinners and celebrations. It has been great to have a local venue where families with young children can meet up and have a meal together. The loss of this facility would have an enormous and detrimental impact on the community of Glenfarg.

>

> The hotel has always been well supported and valued by the community. When the current owners took over, lots of people made a point of giving the new owners their business. Unfortunately it has been difficult over the last year when the quality and pace of the service delivered has deteriorated. Families with young children have had the experience of having to wait for over an hour for food when they have ordered. It has been disappointing to witness the running down of the business and see it seemingly be dismantled (eg the removing of the kitchen facilities) before the change of use has even been agreed. With every visit our family has made, the service has been poorer and less people have been visiting. This is clearly a reflection of the current management rather than an indication that the hotel and its' facilities are not a viable business when run effectively.

>

> It seems to me that the opportunities and facilities provided by the Glenfarg Hotel are recognised and designed to be protected through Perth and Kinross planning Policy CF3, Social and Community Facilities. The proposal to close the hotel would seriously contravene clause (a) which states that 'any development should not seriously affect the availability of community facilities in the locality'. In addition, Policy RD1 (c) will be contravened if the application is agreed as the proposal will in no way improve the character and environment of the village. Indeed the very opposite is true, a central point of the community, for groups of all ages, would be lost.

>

> While the most important concern and focus of my objection to the proposal relates to the impact on community facilities and the social heart of the village, there is no need for additional flat accommodation in Glenfarg. I understand that all the flats proposed for the old Lomond Hotel site remain unsold. Why then would anyone agree to a change of use that would provide yet more unwanted flat accommodation, none of which is designed to be affordable? There would be an additional risk of traffic and parking problems at the junction.

>

> For all the reasons above, I strongly urge you to reject the planning application and to protect the social heart of this small community.

>

> Yours faithfully,
> Sheona Stewart

ENTERED IN COMPUTER

08 JAN 2016

Ref 15/02093/FLL

West Linn

Drenzie

Glenfarg PH29PE

4/1/16

RECEIVED

07 JAN 2016

JJK

To the Development Manager, Ref Planning Proposal
Glenfarg Hotel.

I would like to object to the proposal for a change of use for the Glenfarg Hotel to become flats. The reasons for the objection is as follows:

- 1) The hotel is an important social hub within the community, I have lived here for 18 years & can trace my network of friends to meetings made in the hotel.
- 2) The type of accommodation proposed is what is already planned for within the former Lemon Hotel site, as I understand it there has been little interest in the development so far and so cannot see the need in more flats being proposed.
- 3) The Hotel has over the years employed many locals, including giving some local youngsters their first experience of the world of work.
- 4) I find the 'unrivalled' of the business as surprising, it seemed to be doing well under the previous owners & certainly has done so for other former owners.

To conclude Glenfarg is a vibrant community, more than a dormitory town for either Perth, Dunfermline or Edinburgh although it is the

people that make community the, hotel, shop & village hall are all integral parts of what enables the community to function, without trying I can recall countless times the Hotel has been a hub for groups of locals, walkers, book groups, musicians, a sign of the community using the pub was the folk club who manned the bar to defray the Landlord costs for the evening every week.

Yours faithfully

A large black rectangular box redacting the signature of the sender.

PORT STEWART.

Umk.

Tracy McManamon

From: [REDACTED]
Sent: 05 January 2016 20:32
To: Development Management - Generic Email Account
Subject: Glenfarg Hotel 15/02093/FLI

I was much distressed to learn that yet another hotel in Glenfarg was applying for change of use to convert into flats. The Lomond Hotel lay derelict for years and now there is no sign of building starting on that site, presumably no sales.

The Glenfarg Hotel was run as a very successful hotel for many years and a suitable venue for all the functions in the area. With some ingenuity and willingness it could still be the hub of the village. The present owners never seem to have had this in mind having applied for change of use well before closure became public. Parking in the area would be difficult for residential property as much of ground to rear does not belong to hotel. This is already a dangerous and busy corner leading to main road causing more congestion. Drink driving restrictions make this hotel an ideal meeting place for local inhabitants, more flats would seriously affect the local area if change of use was granted contrary to your development plans for the area.

From Janette Stronach Middle Deuglie, Glenfarg.

--

Sent from myMail app for Android



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Julie Stuart

Address: 9 Birch Lane, Glenfarg, Perth PH2 9PG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object

UHR.

Tracy McManamon

From: Lynda [REDACTED]
Sent: 08 January 2016 10:44
To: Development Management - Generic Email Account
Subject: Re: planning application no.15/02093/full

Mrs Lynda Stuart
Riverside

Hayfield road Glenfarg PH2 9NP Sent from my iPhone

On 8 Jan 2016, at 10:07, Development Management - Generic Email Account
<DevelopmentManagement@pkc.gov.uk> wrote:

Good Morning

To enable us to register your comment we will need your name and full address including postcode.

Regards

Tracy McManamon
Senior Support Assistant
Planning and Development
35 Kinnoull Street
Perth
PH1 5GD

Telephone 01738 475334

<image001.jpg><image002.jpg>

From: [REDACTED]
Sent: 06 January 2016 20:08
To: Development Management - Generic Email Account
Subject: planning application no.15/02093/full

I would like to lodge a objection to this planning application on the grounds the need to keep the property as a hotel for the local community of glenfarg

Sent from Windows Mail

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources. The information in this email is solely for the intended recipients. If you are not an intended recipient, you must not disclose, copy, or distribute its contents or use them in any way: please advise the sender immediately and delete this email. Perth & Kinross Council, Live Active Leisure Limited and TACTRAN do not warrant that this email or any attachments are virus-free and does not accept any liability for any loss or damage resulting from any virus infection. Perth & Kinross Council may monitor or examine any emails received by its email system. The information contained in this email may not be the views of Perth & Kinross Council, Live Active Leisure Limited or TACTRAN. It is possible for

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Joyce Taylor

Address: 6 Marindin Park, Glenfarg, Perth PH2 9NQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for change of use for the Glenfarg Hotel on the following grounds:

- It is contrary to Policy CF3 of the Local Development Plan (LDP) as it does not take into consideration the social and community use of the hotel. As I moved to the village less than two years ago, I have first-hand experience of the value this facility brings in welcoming people to the village and keeping people in touch with each other.
- It is contrary to Policy RD1 of the LDP as it is very unlikely to improve the environment and character of the village/community.
- It is contrary to Policy RD4 of the LDP as the proposed development does not include any Affordable Housing.
- There will be an impact on the local economy with the loss of jobs and job opportunities.
- There will be a safety impact from the proposed development given the minimal parking for residents and the resultant increase in on-street parking and therefore danger at a very busy junction - a junction which is already of concern in safety terms.
- There is no real need for a further development of 12 flats given the existing plans for flats on the former Lomond Hotel site and for 33 houses on the southern approach to the village.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Henry Taylor

Address: 4 Ash Grove, Glenfarg, Perth PH2 9PH

Comment Details

Commenter Type: community council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Lack or loss Of Car parking
- Road Safety Concerns

Comment:1 changes will not improve the character and environment of the village.

2 no mention of affordable housing.

3 the village will lose an important community facility.

4 concern regarding potential congestion caused by cars on the road due to limited parking.

5 flooding risk in the basement.

6 9 flats would not have disabled access.

I am deeply concerned about the loss of such an important community asset.

D. A. Tee
Craigard
2 Melville Terrace
Glenfarg
Perth
PH2 9NN
[REDACTED]

Planning and Development
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

6 January 2016

Dear Sir or Madam,

Objection to Planning Application 15/02093/FLL – Glenfarg Hotel

I wish to submit my objection to the above planning application. There are a number of reasons which I list below:-

1. The Hotel is a focal point for the Village Community. It is used as a meeting place for local people and as a venue for local organisations such as the Folk Club, Wine Club and Tennis Club. It helps to support a vibrant, inclusive Community where new and old villagers can get to know each other. Its loss would be a big blow to local people who do not wish to, or aren't able, to travel to alternative venues. The lack of public transport throughout the evening period does not help.
2. The Hotel helps to support the local economy. It brings visitors to the locale, supporting local employment and boosting turnover at the village shop. The village shop cannot afford to lose any custom and needs the support, not just from villagers but also from visitors and passers buy.
3. Change of use should only be considered if a purchaser for the property could not be found. As far as I am aware this has not been tested by offering the Hotel on the open market, at its market value. Members of the local community understand that there is interest out there in a possible purchase at the right price and also a Community interest is being worked up. These options need to be worked through before change of use to flats should be considered. Change of use should only be considered as a last resort.

4. Whilst it is a shame that the current owners could not make the business pay and are trying to recoup their losses by seeking to change its use, local feeling is that, with the right level of expertise, the business can be made to pay and there should be no need to explore this course of action. It is wrong that the village should lose its hotel in circumstances such as this.
5. The Hotel provides employment for local people. Over the years young workers have gained useful experience working in the Hotel, learning an important trade and developing social skills, enhancing their future employability.
6. The need for accommodation of the type proposed is not proven in Glenfarg. Indeed there is evidence to the contrary in that the proposed development of flats on the old Lomond Hotel site has generated little interest in the market. If this new build development does not attract buyers then what chance has a 'conversion' proposal in a building that was built to be a hotel?
7. The proposal will in no way enhance the character of the building in the village environment. Currently the Hotel stands proud at the entrance to the village making a big statement that Glenfarg is a great place. Converted flats will just not send out the same message.

I would ask that Members of the Planning Committee reject this application and support the local Community in their views that everything possible should be done to keep the Glenfarg Hotel.

Yours faithfully

David Tee

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mrs CATHERINE TODD

Address: 1 Ash Grove, Glenfarg, Perth PH2 9PH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Enhances Character of Area
- Flooding Risk
- Inappropriate Housing Density
- Out of Character with the Area
- Road Safety Concerns

Comment:I object to application 15/02093/FLL

Firstly I object as I do believe this establishment can be run as a successful business I managed this hotel in the 1990's and the job was the reason for me moving here from the north east of England I settled here and married and have children that attend the local primary school. I have celebrated many of my own and friends special occasions/events in the hotel and would hope to carry on doing this in the future.

Secondly there is a development trying to sell apartments 'off plan' with apparently no success and might get even harder now there is no bar/hotel/family dining choices in the village.

Thirdly the Glenfarg Hotel is the heart of this village and if we don't have that it effects lots of other things and the village becomes a less attractive place to live which then effects house prices/employment opportunities for young people, people who don't drive or young mums looking for a few hours work while children are at school/elderly people will become more isolated/the village store will loose sales from tourists and business people staying there.

For these reasons I object.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Brian Todd

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Housing Density
- Over Intensive Development
- Road Safety Concerns

Comment:Objection to planning application 15/02093/FLL

I am concerned about the area being over developed with planning already in place for more flats on main street as well as housing next to Wallace park and other area's. Also parking is bad enough with people parking on junction at ladeside.Think it is time the community of glenfarg came first and not let the area get more development by changing the only hotel into flats.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Lesley Toner

Address: 57 Westfield Avenue, Cupar KY15 5AA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Employment Provision
- Inappropriate Land Use

Comment:

I cannot object more strongly to the application by Arngask Hotels Limited (application number 15/02093/FLL) for change of use of the Glenfarg Hotel.

As a member of Glenfarg Village Folk Club for a number of years I have been a frequent visitor to the hotel and on many occasions have seen the importance of the hotel as an asset to village life. This importance cannot be trivialised - the hotel has been the main hub of many, many groups in the village and has served as an important centre for village life. Glenfarg village is a rather exceptional community - for example in the past I attended a meeting in the hotel which was interrupted by someone dropping in to pass on a message about how a washing machine was to be provided for a single mum; or on another occasion a staff member dropped into the meeting to tell a committee member of a meal being taken to an elderly person who had just been discharged from hospital. These were isolated occasions - the hotel has functioned as a centre for supporting others in the community and offering somewhere to seek social activity, food and company. It has also served to provide valuable employment in the area.

I believe most strongly that the hotel is a perfectly viable business if run by someone with suitable skills - and that there is no justification for change of use to residential flats. I do not believe there is any demand for such accommodation whereas there is a desperate need for the only remaining hotel/restaurant/public house in the area to continue as a community resource.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Lesley Toner

Address: 57 Westfield Avenue, Cupar KY15 5AA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Land Use

Comment: Planning Application 15/02093/FLL

13th February 2016

Further to your letter of 29th January 2016 please accept my comments below.

The primary purpose of this letter is to urge the planning department to satisfy itself of the factual accuracy of the information provided by the applicant before making any decision on this application. I note with some dismay that the consultant who has written the Business Growth document commenting on the viability of the business appears to have accepted all the information provided by the applicant at face value.

Marketability

The applicant has not provided sufficient evidence that he genuinely tried to sell the business as a going concern.

The steps that were allegedly taken to try to market the business as a going concern and then to explore other possibilities cannot possibly have been achieved within the timescale given. The inconsistencies would suggest that the applicant had made the decision to proceed with an application for change of use long before October 2015.

The sale of the business to Todd Johnson apparently fell through in early October 2015. (Though he is listed as becoming a director of the hotel on Endole etc on 12.10.2015)

Between early October and submission of application for change of use on 14th December 2016 (i.e. a period of approximately eight weeks) the applicant allegedly:

- Consulted widely with marketing agents to establish marketability, and concluded that this would be difficult and costly;
- Thereafter investigated possible alternative uses for the hotel;
- Consulted an architect to discuss development as flats;
- Consulted a management agent to assess the financial viability of the change to 12 flats;
- Had plans drawn up by the architect (typically a process which takes several weeks/months);
- Consulted and found two alternative funding providers;
- Found two contractors who provided quotes (this process alone would take at least a month);
- Completed and submitted an application for change of use.

It should be noted that during the same period the following events took place:

- Staff and the local community were advised by the applicant on 6th November 2015 that the hotel would be closed for a short period as the owners were in need of a rest, but would be honouring Christmas and New Year bookings;
- In late November the owners issued a press release which maligned the local community and alleged malicious rumours as well as economic non-viability had resulted in the permanent closure of the hotel.

Viability of the hotel

The scale of ineptitude demonstrated in the running of this hotel might lead one to think that this applicant was determined from the outset to demonstrate the non-viability of this business from the following:

- The initial purchase of a business which he claimed to be operating at a loss;
- The lack of warmth and indeed antagonism shown by the owners towards staff and guests;
- Day to day management of the hotel often being left in the hands of young and inexperienced staff;
- The poor quality of food and drink (poor quality wines; lack of refrigeration for drinks in the bar);
- The unreliable opening times of the restaurant;
- The cancelled events;
- The maintenance and decorative 'improvements' which were largely done to a very poor standard and indeed lost much of the hotel's former elegance. Most of the changes appeared to be made to minimize heating/lighting and other running costs in the short term;
- The change of use of a function room in the hotel into a breakfast room so that it was made unavailable to community groups;

- The apparent turning away of business at the annual Glenfarg Folk Feast weekend event in April 2015 (an event which had the hotel rooms at full occupancy and a high potential turnover from food and drink sales) when the owner antagonized guests, insisted on closing the bars early and turned off lights.

In conclusion I am of the belief that this hotel is both marketable and viable in the right hands.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/02093/FLL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	x76512
Description of Proposal	Change of use and alterations to hotel to form 12no flats		
Address of site	Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU		
Comments on the proposal	<p>The proposed conversion from hotel to flats will not result in a significant increase in vehicle trips associated with the site. I note that 12 parking spaces are to be provided that will be accessed from the existing vehicle access that currently serves the hotel. As this is a redevelopment of an existing site, this level of parking provision is acceptable considering the size of the flats proposed.</p> <p>Therefore, insofar as the Roads matters are concerned I do not object to the proposed development.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	12 January 2016		

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Richard Tulloch

Address: Burnbank, Ladeside, Glenfarg, Perth PH2 9NZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Lack or loss Of Car parking
- Road Safety Concerns
- Traffic Congestion

Comment: I would like to object to planning application 15/02093/FLL for the conversion of the Glenfarg Hotel into residential units. This is on the basis that it is against Policy ED1 (a) due to a lack of suitable parking facilities for residential use.

Parking adjacent to the hotel both on Main Street and Ladeside from transient hotel guests is already problematic on occasion. I have previously witnessed buses from the nearby depot having to reverse the length of Ladeside due to overnight hotel guests unable to use the hotel car park and causing an obstruction by parking on the street. It is highly conceivable therefore that with an increase in permanent, residential traffic which only has one dedicated parking space per flat that this problem will be exacerbated, not only on Ladeside but also Main Street.

A further 12 residential homes using this dangerous junction and adding to existing significant parking pressure points in the immediate vicinity presents not only an inconvenience and potential risk for pedestrians and local residential, farm and commercial traffic, but also poses serious questions about easy access routes for emergency vehicles.

On the basis of these concerns I therefore feel I have no alternative but to object to this planning application.

Your faithfully

Richard Tulloch

DEVELOPMENT MANAGER
PERTH AND KINROSS COUNCIL
PULLAR HOUSE
PERTH
PH1 5GD

C WARING

ARNDALE

MAIN ST

GLENFARG

PH2 9NU

5/1/2016

OBJECTION TO "CHANGE OF USE "

GLENFARG HOTEL APPLICATION 15/02093/FLL- Arngask Hotels

Dear Sir/Madam

I hereby submit my objections and comments to the above planning application.

Objection 1- the proposal ignores the loss of the social and community benefit of the building as a hotel and is contrary to policy CF3.

Comments: in the 11 years I have lived next to the hotel it has been a busy centre for the village and beyond, providing an important community meeting point for the many clubs in the area as well as for the social activities, weddings and funerals and an important point of contact for new and old members of the village. Unfortunately the latest owner of the hotel has not been as supportive of the community as previous owners, discouraging the clubs, stating that they were not profitable for him, something I find hard to comprehend as that reduced his footfall. It is very important in our fast-moving times that a large village community has access to a point of social contact for all ages and the closure of the hotel has taken that away.

Objection 2- the proposal will not improve the character and the local environment and is contrary to policy RD1(c)

Comments: the Lomond hotel along the road was allowed to fall into disrepair for many years before being demolished. There are plans to develop the area with small apartments but to date none have been sold and no building done. This implies that there is no requirement for such accommodation in this area and the current proposal for the Glenfarg hotel which is offering inferior accommodation and poor facilities may well become another long term problem.

With the loss of a social meeting place and reduction in facilities the village will not be an attractive prospect for future buyers, the apartment size is not aimed at attracting families to boost the local school numbers, it is not affordable housing for young people and it is certainly not attractive for older or retired people having no disabled facilities.

The hotel building is adjacent to the River Farg and like its neighbours is on a flood plain and is prone to flooding and has done on various occasions. Developing the area behind the hotel for parking will increase the water runoff, unless the drainage is improved. Also the current drainage system cannot cope when the river rises and I can see nothing in the plans to cope with the extra demand on an already stressed system.

Objection 3-the proposal raises concerns with traffic congestion and problematic parking at a junction.

Comments: Optimistically there appears to be parking available for 12 cars at the back of the building. However the apartments appear to be 2 bedroomed which implies that there could be up to 24 cars requiring parking. This will constitute a huge congestion problem for the neighbouring properties as well as for the regular users of Ladeside and the larger vehicles accessing the local businesses and farms.

Parked cars in this area are frequently damaged by passing vehicles and access to the main road can be very problematic and will not be improved by the proposed plans

Yours faithfully

Caroline Waring

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mrs Janet Watson

Address: The Haven, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Inappropriate Land Use
- Lack or loss Of Car parking
- Loss Of Trees
- Road Safety Concerns

Comment:I wish to object to Planning Application 15/02093/FLL on the grounds that -

1. It is contrary to Policy CF3 of the Perth & Kinross Council Local Development Plan of February 2014, in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities. Glenfarg needs its hotel.

2. Our History Group has documented the life of the village last century as a popular holiday destination. Whilst not expecting that the village could continue as before, I feel that the loss of the hotel would be the final change to a dormitory community, affecting the viability of the local shop and B&Bs.

3. Glenfarg appears not to need any flats, since another development on Main Street, which obtained planning permission for 12 flats some time ago, has not progressed. It seems that there has not been a rush to purchase the proposed properties.

4. P&KC Road Safety Department has acknowledged the safety issue at the Main Street / Ladeside junction, which would only increase if 12 properties with insufficient parking spaces was approved.

5. The hotel has always provided much needed work experience for the young people of Glenfarg, particularly as our lack of public transport in the evenings makes finding work elsewhere difficult.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Robin Watson

Address: The Haven, Greenbank Road, Glenfarg, Perth PH2 9NW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Land Use

Comment:1.The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village.

2. It is contrary to Policy RD4 of the same Plan in that there is no mention of Affordable Housing in the application.

3. It is contrary to Policy CF3 in that the proposal ignores the social and community use made of the building and its conversion to flats would seriously affect the availability of community facilities in the locality.

URK

Tracy McManamon

From: Ineke Watt [REDACTED]
Sent: 06 January 2016 19:54
To: Development Management - Generic Email Account
Subject: 15/02093/FLL

15/02093/FLL

Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU



I object to the change of use from Glenfarg Hotel to 12 flats.

My reasons for objection are as follows.

The hotel has been the social hub and an important part of the village community for many years.
The hotel has been a successful business in the past and can be again under good management.
The local shop will lose income as the hotel users and tourists who would have visited the shop will now no longer.
The hotel has been a source of employment for many local people.
The other former hotel has been flattened but the new flats proposed still have not been built due to lack of interest from potential buyers.
The hotel is an iconic building that enhances the village in a way that new flats will not.
There is not adequate parking for 12 new flats.
There is a flood risk.

Ineke Watt

1 Melville Terrace
Glenfarg
Perth
PH2 9NN

PLEASE NOTE:

I have registered and objected via the website however I could not find my objection after submitting it.
Therefore I am sending this email to ensure my objection is received.

Good evening

I wish to strongly object to the planning application for the Glenfarg Hotel application no 15/02093/FLL.

My objection is for the following reasons:

The Glenfarg Hotel is an impressive architectural feature and, until its recent closure, was an important hub for the local community.

My husband and I ran this hotel successfully for 12 years. During this time, it was a thriving, profitable tourism and food & drink business which attracted a number of visitors from outside the local area and also brought knock-on economic benefit to other local businesses such as the village shop. The Hotel was also strongly supported by the village community, with a range of local sports and social clubs utilising the facility. Many of these local community clubs are now suffering as a result of the Hotel's closure as there is no alternative amenity where they can meet..

When we owned and managed this business, it was also an important source of local employment, supporting a number of young people to gain valuable skills and training in the trade, with a percentage of these young people successfully progressing to take up long term employment in the sector. In addition the business employed a highly qualified management team and a team of professionally qualified chefs, bringing a number of high value jobs to the local area.

If this Hotel is professionally managed, it can be a profitable business with the added value that it has the support of a vibrant local community.

Kind regards


Barbara Whiting

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I wish to object to this flawed application in the strongest possible terms, representing as it does, in my opinion, a selfish and calculated attempt to achieve financial gain, at the considerable detriment to the population of Glenfarg village and neighbouring hamlets.

The moral argument is a no contest – witness the volume of objections and the strength of feeling conveyed therein. However this planning application falls foul of numerous clauses within the Regional Devt. Policy as well and for this reason, should I believe, be refused.

1. As a previous owner of the Glenfarg Hotel (1989 -1994 and 1995 -2002), I can emphatically vouch for its financial viability. That viability is obviously dependent on a professional and industrious system of running such an establishment, both of which were sadly lacking during the current owner's stewardship of the business. How can a Village Hotel be successful if the owner clocks off most days at tea time and relies on undertrained youngsters to run the hotel at its busiest times? Why would you have no apparent management structure in place at the Hotel? Why was the Hotel left understaffed so often? I could continue..
2. The market has not been tested. After the hotel was closed by Mr Hewitt, he informed me he would require a figure in excess of £600,000 for anyone to purchase it . Based on his latest turnover figure and conversations with licensed Estate Agents, the true value of the hotel would seem much closer to £400,000. Clearly there is very little likelihood of anyone paying this inflated asking price (particularly if finance is needed) because the chartered surveyors valuation wouldn't match the asking price.
3. Policy CF3. This proposal would clearly 'seriously affect the availability of community facilities in the locality'. The Hotel is the main hub of the village. It is the main social amenity and it would be tragic, were it to disappear in such circumstances. It is a meeting place, a drinking place, a dining place, a social place, a party place, a wedding venue, a wake venue, an entertainment venue..the list is endless. It is VITAL that the village doesn't lose this facility, many villagers who live alone have had their main source of social contact denied by this closure.
4. A well run hotel ensures tourist trade for other local businesses, the Village Shop, Earnside Coaches, B & B's (when full), shooting businesses, golf courses, food and drink suppliers and even other local pubs and restaurants.
5. The loss of employment opportunities within the village would be greatly reduced by the loss of the Hotel. At any one time we employed 2 asst managers, 3 chefs, 2 housekeepers, 1 full time barman and numerous part time waiting, bar and pot washing staff. For many teenagers it was a first stepping stone for a career into Hospitality.
6. The application states that the site is not in an area liable to flooding, however the rear bar (at garden level) has flooded at least twice to my knowledge and the house next door was flooded only last month. This would clearly pose a serious threat to any garden level residential accommodation such as that being proposed.
7. The proposal is in direct contravention of Policy RD1 (c), in as much as the development will not in any way 'improve the character and environment of the village'. Clearly the opposite will be the case.
8. Policy ED1 (a). There is insufficient parking facility provision within the application. This will inevitably result in a 'spillover' of vehicles onto Ladeside and Main Street and increase the danger to pedestrians (often schoolchildren) at the particularly dangerous junction of the two roads.
9. Policy ED3/24 (c). The proposal does not 'meet a specific need by virtue of its quality or location'.. again the reverse is true – not a single flat has been sold yet at the old Lomond Hotel apartment development site. The closure of the Village Hotel would be a huge disincentive to potential buyers of flats or houses in Glenfarg.
10. Policy RD4. There is no stated provision for affordable housing within the application. 25% of new units should be set aside for this purpose.
11. if it were offered for sale at the correct market value, there are viable potential buyers of The Glenfarg Hotel, not least a village community buyout would be a possibility.

 The Village does not need an apartment block. Please ensure this splendid Hotel remains as the beating heart of this vibrant community now and for many generations to come.

Stephen Whiting
Member British Institute Innkeeping

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

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General enquiries to Perth & Kinross Council should be made to enquiries@pkc.gov.uk or 01738 475000.

General enquiries to Live Active Leisure Limited should be made to enquiries@liveactive.co.uk or 01738 454600.

General enquiries to TACTRAN should be made to info@tactran.gov.uk or 01738 475775.

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

JHK

Tracy McManamon

From: Kevin J Whyte [REDACTED]
Sent: 04 January 2016 14:48
To: Development Management - Generic Email Account
Subject: ref no 15/02093/FLL

With regard to the above planning application for the Glenfarg Hotel, I would like, on behalf of my family to raise an objection to the proposed development.

Our reason for this is that we have lived in the village for 28 years and already witnessed the demise of one Hotel and would view loosing the only other Hotel as being unacceptable.

Kevin Whyte,
(On behalf of the Whyte family)
17 Elm Row,
Glenfarg.
Ph2 9Pq.

[REDACTED]

Sent using the free mail.com iPhone App



Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr C Whyte

Address: Tigh Na Kara, Main Street, Glenfarg, Perth PH2 9NY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Employment Provision
- Flooding Risk
- Inappropriate Land Use
- Loss Of Trees
- Out of Character with the Area
- Road Safety Concerns
- Traffic Congestion

Comment:I wish to strongly object to planning application 15/02093/FLL to create 12 flats within the Glenfarg Hotel.

I object for the following reasons:

1.The application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of February 2014 in that the changes proposed will not improve the character and environment of the area or village. There is no apparent demand for flats within the village. This fact is evidenced by the lack of interest in purchasing any of the proposed development of flats on the site of the former Lomond Hotel. There is no requirement or demand for similar flatted properties. The Lomond Hotel was derelict and an eyesore. The Glenfarg is a beautiful building which does not require demolition or a change of use. It simply requires someone with experience and a heart.

2. It is contrary to Policy CF3 in that the proposal ignores the social and community use of the Glenfarg. Various groups such as the wine club and folk club met here for a very long time. The permanent closure and change of use would affect the lives of many. Taxis from Perth or Kinross

are expensive, evening buses are few and far between, everyone in the village would be denied the opportunity of socialising should the hotel remain closed. The Glenfarg Hotel is a valuable asset to the village, providing a meeting place for a number of community groups, families, neighbours and friends, dining, tourism, and visitor accommodation, not to mention community events such as the annual Duck Race. The proposed flatted development would provide none of these things.

3. The proposed development would have a detrimental effect on the village economically. Many residents of the hotel enjoyed returning to the area. Employment opportunities would also be lost, many youngsters were employed by the Hotel and some very loyal and experienced staff have lost their employment as a result of the sudden and unexpected closure at a time of year when licensed premises are busy and profit is increased.

Visitors to the area provide custom to other local businesses and this will also be lost. The current owners quite simply lack experience in what is required to run a successful business. The hotel was closed, accusations were made and no attempt has been made to find a buyer, this application is premature and unacceptable. Many other establishments are run well and prosper despite being in more remote locations than the Glenfarg, clearly more experienced management are able to develop these premises and find the correct niche. Interested buyers exist and there is the possibility of a community buyout.

4. The plans are contrary to policy ED1 (a) There is insufficient parking available and the Ladeside and Main Street are narrow. The Glenfarg had parking spaces at the front and rear, despite the number of these there were still cars parked on both sides of Main Street and Ladeside, 12 flatted properties would produce at least that number of vehicles and this would cause congestion and danger to the neighbouring properties. Both of the current parking areas require the pavement area to be crossed thus increasing danger for pedestrians and in particular school children making their way to the school bus stop.

5. The planning application states that the site is not at risk from flooding and has never been flooded in the past. This cannot be correct as the adjacent property, The Old Bakehouse, flooded recently and water was present in the rear car park of the hotel. Any attempt to remove garden ground in this area must surely result in a smaller area for drainage of excess water and an increased risk of flooding.

6. The plan suggests the removal of the mature yew tree in the centre of the hotel's car park. This is a mature established tree, the community have and continue to work hard to create and maintain the village Green which contains many different trees and the removal of any such tree should be avoided.

The Glenfarg Hotel is a beautiful building which is popular with residents and visitors alike, the hotel is often full and the various community groups and villager's celebrations would make this a lucrative business under the correct management. By contrast there would be no gain from the

proposed flatted development to anyone other than the current owners. This application should be seen as detrimental in every way and refused.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr CEDRIC WILKINS

Address: Woodlands Church Brae, Glenfarg, Perth And Kinross PH2 9NL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use

Comment: I object this planning application. The conversion of the hotel will result in the permanent loss of a key village asset - a place that has been used for public accessible meeting & socialising, family dining out, tourism, and visitor accommodation. As a hotel it has provided significant employment opportunities over the years. These jobs will be permanently lost if there is a change of use.

The village already has a substantial number of housing consents approved and there is only limited capacity in the school to accommodate the children of new residents. To grant consent to further residential use would result in the key village education provision being unable to cope. The existing pipeline of residential development shows no signs of demand and these consents have lain dormant for many years already. In these circumstances it is clear that there is neither any need nor any demand for the type of accommodation being proposed in the application. What the village does need is to retain the commercial/employment land use that the hotel represents. Otherwise, Glenfarg will become simply a large residential area with no community facilities to attract or retain residents. This will be to the permanent detriment of the village and its surrounding country area.



From: heather wilkins [REDACTED]
Sent: 04 January 2016 17:44
To: Development Management - Generic Email Account
Subject: planning application reference number: 15/02093/FLL

Dear Sirs,

I would like to lodge an objection to the proposed redevelopment of The Glenfarg Hotel, Main Street, Glenfarg.

I am a local resident and I have several concerns regarding the application made by the current owner, and these are listed below:

- As the owner of a busy and profitable B&B in the village, our guests regularly use The Glenfarg for evening meals and socialising. The loss of the hotel will potentially affect our business.
- The hotel employs many local people, who have since lost their jobs due to its closure. If it is not sold on as an existing hotel, these employment opportunities will remain lost.
- The hotel has operated as a profitable business by previous owners, and could do so again, if an experienced person were to purchase the property at the correct market price.
- The village has already lost one hotel, which is supposed to be turned into flats. None of these flats have been sold so far, and as such building work has not begun. It is unlikely that a further offering of flats would be any more successful
- The current planning application does not take into consideration the provision for affordable housing.
- It would be a great loss to the village and the surrounding community to lose this community hub.

Kind regards,

Heather Wilkins

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Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Mr Owen Wilson

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Out of Character with the Area

Comment:Glenfarg is a real community everyone knows everyone flats will ruin the village and the community

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: null

Customer Details

Name: Miss Izabela Wrzesinska

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I've lived in village for over 8 years, for 6 years I was on the front of the house in Glenfarg hotel. We done weddings, birthday partys, Christmas nights out, funerals, mistery murder night you name Glenfarg hotel did it! It has been busy place supported by local people. We have guest staying from all over the world. Very popular with shooting partys as well with business travellers, familys etc. Place in the village for everybody. It would be a big mistake if we loose it ! The place has got massive potential and with good management and some hard working people could be back to it previous glory !

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Timothy Youngman

Address: Athollbank, 20 East Moulin Road, Pitlochry PH16 5HY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Supports Economic Development

Comment: I have been following the stories printed recently in The Courier and have been surprised to see local residents protesting on the street in Glen Farg. This development is certainly very contentious. The owner of the Glen Farg hotel says he has previously offered to sell the property to the community so that they can buy and run "their hotel" as they see fit. The offer has not been taken up...The owner states that he has tried hard to make the hotel economically viable but has made considerable losses in the last few years....A plan to develop the hotel into flats should be considered carefully. If the development of the building into flats will prevent it from falling derelict it should certainly be considered. Small village hotels across Perthshire are closing or have closed due to the changed economic climate. Sympathetic Development of the building should be supported by Pkc. People need places to live and if buildings such as this can be used to facilitate housing then the plans should be supported.

Comments for Planning Application 15/02093/FLL

Application Summary

Application Number: 15/02093/FLL

Address: Glenfarg Hotel Main Street Glenfarg Perth PH2 9NU

Proposal: Change of use and alterations to hotel to form 12no flats

Case Officer: John Russell

Customer Details

Name: Mr Timothy Youngman

Address: Athollbank, 20 East Moulin Road, Pitlochry PH16 5HY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Supports Economic Development

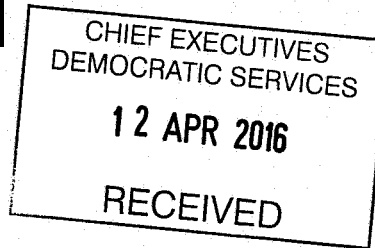
Comment: Arngask Hotels have submitted a fair and reasonable documentation and arguments in support of their application. I think it should be supported and development should be allowed. The economic reality is that small hotels are no longer able to compete and are closing left right and centre. Housing is a necessity and the building would function well as flatted dwellings.

RECEIVED

11 APR 2016

Lyndhurst
Ladeside
Glenfarg
PH2 9NZ

8 April 2016



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

Dear Sir

Response to Appeal on Planning Application Reference 15/02093/FLL

I am responding, as an owner/occupier of neighbouring land, following the letter from you advising us of an appeal being made by the applicant and the release of previously withheld information supplied by the applicant. I fully support the refusal of the application under the delegated authority of the Development Quality Manager who determined that the proposal was not in accordance with the Development Plan and there were no material reasons which justified departing from the Development Plan. My two previous letters are enclosed as appendix 1 & appendix 2.

My suspicions referred to in appendix 2, paragraph 6 as to the veracity of the information have been borne out by the information now released.

Reference was made by the applicant to the large number of compliments in public reviews (withheld). Now we can see these reviews; in the total of 74 reviews only 25 would appear to support the fact that the hotel was well run. Of that, for half the reviews submitted, this was the only review ever submitted by that individual. Why is that? What made this experience such that it was the only time the individual felt compelled to go to a review site? Or were they just friends of the applicant asked to write a review?

We have a letter written by 'an industry expert'. Having made that statement there is absolutely no attempt to justify the assertion other than that he owns a 29 bedroom hotel in the Isle of Man. In appendix 3 I submit my own letter from an 'industry expert' on his belief that the hotel can be run as a successful business. This industry expert lists his qualifications for being so considered. I also have to declare he is my son.

The letter from DM Hall is in a similar vein to the response under the title 'Business Growth Comments' written by the Council's Development Officer: accepting all input from the applicant as fact with no attempt to apply any form of expert critique. The 'Point 10' of that letter says it all: the assumption that the hotel in community ownership would be run on some sort of 'Vicar of Dibley' committee basis. It might surprise Mr Comrie to know that the community of Glenfarg includes experienced business professionals who are only too well aware of the need for competent management, something sadly lacking in the last two years.

We can, yet again, as we did in appendix 2, support the Development Quality Manager's assertion that the hotel has not been marketed as a hotel. As soon as the agent's sign went up I contacted the agent with a request for the information which might allow us to make an offer for the hotel. As stated in appendix 2 we had previously made a formal offer of purchase when the hotel was marketed previously. No information or contact has been made by the 'selling agent' since that call.

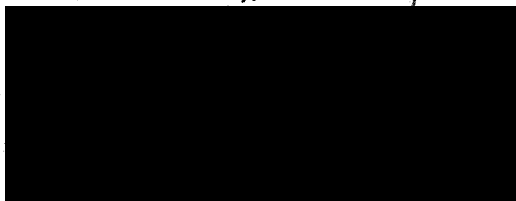
It is interesting that the 'supporting' letters from the hotel marketing companies effectively support the view that the sale of the hotel, as a hotel, was possible, although with challenges. As only part of one e-mail is included I can only presume that the part omitted argued even more against unviability.

Finally we come to occupancy rates. If the hotel was unviable to good management why were the occupancy rates so high? It reinforces yet again that the hotel is viable if under professional hotel management with the time and effort that that involves. As already stated my son is involved in the industry, as were my two daughters before family arrived; I know only too well that to run a good hotel you cannot walk out the door at 6:00 pm each night!

Yet again I reinforce my objection to the application for the following reasons:

1. The proposal is contrary to Policy RD1 of the Local Development Plan 2014, as the change away from community facilities has not been sufficiently demonstrated through market evidence that the existing use is no longer viable.
2. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (a) as the loss of the pub and restaurant uses associated with the hotel would adversely affect the availability of these types of community facilities in Glenfarg.
3. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (b) as it has not been demonstrated that there are no other suitable community uses.
4. The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (c) as the proposal would not result in the provision of alternative facilities of equivalent community benefit.
5. The proposal is contrary to the Scottish Government's Scottish Planning Policy as the loss of the restaurant and bar facility along with the employment use of the hotel in this rural village would not achieve an economically or socially sustainable place.

Yours faithfully,



WJS Macpherson

Appendix 1



Lyndhurst
Ladeside
Glenfarg
PH2 9NZ

29 December 2015

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

Dear Sir

Response to Planning Application Reference 15/02093/FLL

I am responding, as an owner/occupier of neighbouring land, to the letter from you.

As background I should explain that we have been resident in Glenfarg for the past 38 years and lived at our present address for the last 28 years.

I wish to object to the change of use applied for relating to the Glenfarg Hotel. I do this on a number of grounds.

1. On a matter of personal inconvenience and safety there is insufficient parking within the grounds of the hotel to be able to allow for car space for 12 flats plus visitors. When it is operating as a hotel, during the busy season we are often inconvenienced by cars from residents blocking access to our house or drive. To make this a year-long situation would be intolerable. With parking up to and around the junction between Ladeside and Main Street it makes exiting Ladeside an extremely difficult and dangerous manoeuvre.
2. The hotel has been flooded on 3 occasions to my knowledge within our time here, most recently only this month. That is an unacceptable risk for residential accommodation.
3. The hotel provides employment in the village. It has been said that "it is only low grade employment". This is certainly not the case. Chefs, Managers and owners have all lived in the village thereby adding to the village economy. Even the "low-grade" employment can have significant benefit. All our three children worked there in holiday jobs and progressed to full time occupations within the hospitality industry. The youngest is now a General Manager of a hotel in the Hilton brand. He started as a KP in the kitchens in the hotel.
4. The hotel has for many years been the centre of the social fabric of the village. Particularly with the current drink/driving laws (which I fully support) it can be the only opportunity for a family to have a meal out together. A number of clubs use it as a base. It is more suitable surroundings for a book club or wine club than the Village Hall, even if there was space in the Hall's diary. It was also a venue where friends could meet for a drink and a chat on neutral ground. From this aspect, and others, the application is contrary to Policy RD1(c) of the Perth & Kinross Council Local Development Plan of

Appendix 1

February 2014 in that the changes proposed will not improve the character and environment of the area or village and it is contrary to Policy CF3 as it would seriously affect the availability of community facilities in the locality.

5. It has been claimed that it is not economically viable as a hotel, and that is something that has to be most strongly refuted. It has gone into bankruptcy twice while we have lived here. Each time it was under the ownership of someone with no background in hospitality and each time it was bought out of bankruptcy by someone from a hospitality background and turned into a successful, marketable business. As someone who has spent most of his life travelling (therefore well acquainted with hotels) and whose children are all well qualified in the industry and know the hotel, it is clear that this is a viable hotel. There are many people who see running a hotel as an easy, no skill needed option. The way it has been run recently fits into that scenario. Recent publicity by the owner has tried to blame others for his own shortcomings.
6. The change of use is contrary to Policy RD4 of the Perth & Kinross Council Local Development Plan in that there is no mention of Affordable Housing in the application.
7. We already have a site of a previous hotel in the village that was demolished to make way for flats. After many years, there is still no sign of development, so I can only assume there is still no market for them. To change the use from something that can be economically viable to something that it would appear not to be economically viable seems insane!
8. As the Session Clerk to the Church in the village I know that much inconvenience has been caused following its closure as a hotel, as there is no longer a venue to use after a wedding or funeral.
9. Within the land envelope there is no space for recreational areas or drying green. This would place a far larger burden on the area known as 'Glenfarg Green' adjacent to the property with a resulting reduction of amenity to the surrounding properties.

Yours faithfully,

WJS Macpherson

Appendix 2



Lyndhurst
Ladeside
Glenfarg
PH2 9NZ

14 February 2016

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

Dear Sir

Further Response to Planning Application Reference 15/02093/FLL

I am responding, as an owner/occupier of neighbouring land, following the letter from you advising us of additional submission being made by the applicant.

The quote from the Daily Record is correct, and indeed is probably a correct reflection on fact. The same article states "A large percentage of the pub trade was workers having a drink before they drive home. That has almost evaporated, with most people having that drink when they get home." There is no large employer in Glenfarg, so there is not, and in living memory never has been, a local working population that can leave the office, go to a pub (the Glenfarg Hotel), and then drive somewhere else to get home. Indeed there is surely an increased market in Glenfarg for that culture as the hotel is within walking distance of most peoples home so, not now being able to go for a drink straight from work, people can drive home and then go for a drink. Maybe an opportunity missed! Having said that, the previous (successful) owner of the hotel has openly stated that the 'pub' trade could not possibly have kept it going. The article quoted is very specifically regarding pubs, what did keep the profitability was the hotel and restaurant trade.

The Lomond Hotel fell into disrepair so quickly because as soon as it stopped trading the roof tiles were stripped off and sold. In other words, the owners took action to ensure it fell into disrepair quickly.

The applicants state that the site would supply car parking and the apartments would be geared towards the luxury end of the market. The plan shows car parking with 12 (small) bays. It is highly likely that any couple buying a luxury apartment in Glenfarg will feel it necessary to have a car each, therefore leading to permanent parking on the road with all that entails to the residents local to the hotel. As stated in our previous submission, we regularly had access to the house and drive blocked/made difficult during the tourist season so if this application goes ahead this is likely to make this a year-round problem.

Another aspect that the statement "the apartments would be geared towards the luxury end of the market" changes is its effect on the 'Affordable Housing' RD4 directive. The consultee response on this aspect states "From the submitted drawings it is apparent that 2 of the units are small 1 bedroom units on the ground

Appendix 2

and first floor units may be considered to be unsubsidised low cost housing for sale – entry level housing. It will be necessary for the council to establish the initial sale price of the units to ensure that they can be considered to be affordable in line with the Council's definition." Presumably the 'Affordable Housing' charge will be increased in light of the statement that the apartments are to be geared towards the luxury end of the market.

A number of comments in the document by Mr Hewitt attributed to individuals have been contradicted by those individuals. This in itself therefore brings into question the veracity of the document as a whole, and of course due to many of the sources being withheld many statements cannot be challenged. In this category I note that Appendix 4 is feedback from guests via sites such as TripAdvisor. Why is this not available? Is it because they include 'paid for' comments as is now quite common on TripAdvisor and there is a desire to hide that fact. If they are public comments, why the need to keep them private?

The applicant assures us that everything was done to make a success of the business, pointing to the fact that one of the directors was a member of the management team in two hotels. I note that the actual position is not stated, nor the length of service in those positions, I can only assume that neither fact would reinforce the belief that they did, in fact, have a suitable skill level. I have direct experience that the applicants did not, in fact, use the basic skills required. One of my business functions is a Web Hosting offering. Soon after they took over the hotel I wanted to try and get some information about an event, so I took the lazy way and decided to do it on the Internet, knowing that there was both a web page and Facebook page. Looking for the web page the only possible page on a Google search came up as 'not found' (glenfarghotel.co.uk). So I looked on Facebook. I found 4 pages, not one of which was current or maintained by the owners. I walked over and got the information from Reception. Subsequently I had a chat with Mr Hewitt and pointed out that Internet presence was really important and theirs was non-existent. He told me that they had 'rebranded' and their site could be found under 'The Glenfarg'. It is true, search on 'The Glenfarg' and the site is found in both Google and Facebook, include the word 'hotel' and it is not! I offered to help them sort out the problems so they had a single FB page that could be found and a single website that would be accessed both via the new branding and the old domain, and any previous customers wanting to rebook would have their e-mails forwarded to an active e-mail address. He said they would indeed take me up on it. I mentioned it about 4 weeks later and he told me his wife had it all covered as the branding was her domain. The situation never changed! Searching on Glenfarg Hotel today on both Google and Facebook and the results are the same (only glenfarghotel.co.uk has been bought by another company!). So the only way to find their hotel on the internet is to omit the word 'Hotel' from the search!

Looking at the submission under the title 'Business Growth Comments' I find it entirely unconvincing. I am afraid to say that I feel that insufficient rigour has been used in looking at the case. It effectively says that a statement by Mr Hewitt having been made is in itself proof of a case. As can be seen above, this is simply not true. The fact that room costs in the quietest time of the year have been extrapolated to the whole year is simply not reasonable. I have many personal experiences of poor

Appendix 2

quality provision of goods and service over the two years. For the owner to state that “we did everything we could and offered a good product” and for it just to be accepted at face value by the Development Officer I feel demonstrates that lack of rigour.

The hotel, as a hotel, is not available for sale. As soon as the ‘For Sale’ signs went up I called the agents and asked for details if it was being sold as a hotel. We had made a formal (unsuccessful) offer of purchase when it had come on the market previously. The agent said they would come back to us. No further response came forth. All furniture and catering equipment has been removed and sold. It is not available for sale as a hotel.

I note that a Mr Hindley has made verbal statements as an extensive user of the hotel. It is a shame that an unquantifiable word such as ‘extensive’ is used. As we live opposite the hotel we know when the shooters are in and I can assure the Committee their use is not extensive by my definition. During the time of the last 6 owners the hotel has only ever been as badly run once.

The applicant makes mention of a press campaign by the local community. He fails to mention the fact that the only press campaign was a response to his own unjustifiable vilification and untrue accusations regarding the local community in the press.

He states that there is an alternative hotel in Glenfarg. The Beinn Inn is 2.6 miles away down an unlit road without pavements, with many blind bends and a 60 mph speed limit. As with many statements in the document it is unreasonable and without integrity.

As with my previous submission I urge the Council to reject the application for change of use.

Yours faithfully,

WJS Macpherson

Appendix 3

Will Macpherson
8 Carstairs Road
Carstairs
ML11 8QD

Personal Opinion on the Viability of “The Glenfarg” as a Hotel **7th April 2016**

Introduction

I would like to make it very clear that I have no business interest in the hotel and I stand to make no gains, commercial or otherwise, if the hotel is to continue to trade as a hotel as part of a community buy-out or otherwise. My interest in this hotel is purely a personal one, having grown up in Glenfarg, and having watched it closely as a hotel over the last 20 years. My own hospitality career started 20 years ago in, as it was known then, “The Glenfarg Hotel”.

Even though this is a personal opinion I feel it pertinent that I should outline my career to date, which should qualify me to give such an opinion. I have spent 13 years of my 20 year career in management roles in a variety of hotel types. I have worked in small boutique country house hotels, larger function-led country house hotels, small country restaurant and pub and large city centre properties. I am currently General Manager of an internationally recognised branded 164-bedroom city centre property in Glasgow which has an annual revenue figure of circa £6 million, £4.6 million in rooms and £1.4 million in food & beverage. This year has also seen me become a peer judge for the Scottish Hotel Awards which is a great avenue to assess and qualify different profiles of businesses.

Rooms Business

Bedrooms are the most profitable side of any hotel business, if you get this bit right you will produce the largest yield. Although “The Glenfarg” has a small number of bedrooms there is still, of course, the opportunity to make this part of the business profitable. Successful rooms-led businesses operate highly detailed revenue strategies to ensure revenue is maximised from this stream; essentially it means selling the room at the right time, to the right person at the right price. As “The Glenfarg” only has a small number of bedrooms it would be counterproductive to spend too much time on this, however it is still possible to set up some solid points that will guide pricing through a 12 month cycle. Glenfarg is a central location in Perthshire, but also has easy access to Fife and surrounding areas. These areas provide a variety of reasons for leisure travellers to stay in the local area: nature activities, golf, cycling (road and mountain), car and motorcycle tours, country walking, historical interest to name but a few. These activities put together will create a certain amount of full year demand, although the winter season would, of course, be quieter. The most successful rooms business at the hotel with previous owners was when it was heavily marketed to the golfing segment. This worked for 2 main reasons: locality to many famous quality courses and that golfers have disposable income to spend on travelling. In my opinion, the key to the success of the leisure market for rooms would be to identify the areas of focus (I would suggest cycling is the new golf in terms of popularity amongst the affluent) and communicate your product efficiently and ensure your pricing is competitive but also allows you to yield in higher demand months. Any extra rate you squeeze from a bedroom goes straight to the profit line as the cost for servicing a bedroom is fixed.

Appendix 3

Food & Beverage

For the size and facilities of “The Glenfarg”, the food and beverage product is where the consistent all year round revenue is going to be gained. When I worked there in my late teens it was not unusual to do over 100 covers between the bar and restaurant on Friday, Saturday and Sunday evenings. These sorts of numbers have to be aspired to for the hotel to work as a business.

Food and beverage is a very subjective area of the business: everybody has an opinion! This has not been helped with the rise of cooking on television and programmes about rescuing restaurants and hotels. Many people buy a hotel or restaurant and they want to produce what they consider to be fine dining because they believe that is the only way of producing quality and it is what they want their name to be associated with. The issue with doing this is that it is generally not what the customers want, and the experience of the operators does not always qualify for fine dining. The fine dining of today is Michelin starred food; anything below this I feel to be irrelevant and not fine dining. There was a day when 1 or 2 Rosettes was impressive; I believe now that this type of food does not attract people. I believe the current owners of the “The Glenfarg” were trying to be too ‘fine dining’, so if you cannot get the service and ambience right then this compounds the fact that this would not work. 88% of my customers order burgers, steaks and fish and chips. This upsets many chefs, but it is the reality of dining trends currently. If you do these types of foods well, with contemporary twists and presentation, then these are the most successful establishments. For the hotel to be successful it needs to cater for a lot of people for different reasons, ranging from people who want to eat but don’t want to cook after a long day at work, right up to people who want to go out and celebrate a special occasion. For the hotel to be profitable it would have to do a high number of covers, which would mean attracting diners, not just from Glenfarg, but from surrounding areas too. The product will always be critically important along with levels of service and ambience.

Costs

Costs of running any business are always difficult, but with a unit of this size then they are easily controlled. The 2 biggest expenses of running a hotel are utilities and payroll. “The Glenfarg” has a bio-mass boiler installed which immediately tackles the utility costs and, with being a small venue, the payroll can be controlled very effectively. There is some concern in the industry with the National Living Wage, but I don’t see it having a huge impact here as a lot of the workforce would probably be part time servers who would be under 25; the older team members would probably be on higher salaries anyway, or there would only be a few who would have to be increased to NLW from minimum. The impact in my business is approximately £20,000 per year, so would be a fraction of this cost for “The Glenfarg”. The NLW also allows you to employ a higher calibre of team which would generally mean increased customer satisfaction, revenues and productivity. I cannot comment on the condition of the building but I imagine there would be reasonably large capital expenditure required over the next few years to maintain a building of that age.

Summary

In conclusion I think that if the hotel was to re-open it could be successful. We are trading in difficult times but I have seen many similar businesses in Perthshire and around the country that all manage to do it. They have the right product and they run it as they should, keeping in mind their customers and the experience they can draw upon. The hotel has great access to Perthshire to make use of the bedrooms, I do not see any large branded operations in Perth being a threat to this as they are different products and should be targeting a different customer base. If the restaurant and bar serves a product that is of good quality and is on trend then it has the capacity to generate a lot of revenue. This is all before I consider the revenue potential of the bar in the basement and engaging with the local community to maximise these opportunities.

CHX Planning Local Review Body - Generic Email Account

From: Kate Armstrong [REDACTED]
Sent: 10 April 2016 15:40
To: CHX Planning Local Review Body - Generic Email Account
Subject: TCP/11/16(399)

TCP/11/16(399)

Having read all the documents associated with the planning application 15/02093/FLL and Notice of Review including the Development Quality Manager's Reasons for Refusal, I am at a loss to find any grounds on which the decision to refuse the planning application could be overturned.

The DQM's Reasons for Refusal make it clear that the application is contrary to several policies of the Local Development plan in addition to the Scottish Government's Scottish Planning Policy.

The applicant's own supporting statements contradict each other with statistics showing exceedingly high occupancy rates whilst also suggesting that Scottish occupancy rates are lagging behind. The applicant's industry expert could be termed flawed in that PPC Ltd appears to be a small Isle of Man hotel with no experience of the Scottish country hotel industry. DM Hall's letter uses the record of ownerships provided by the applicant which has already been shown to be inaccurate.

I, on behalf of my family and the Glenfarg residents who lodged objections and signed petition forms submitted prior to the refusal of initial planning application, ask that the Local Review Body uphold the decision of the Development Quality Manager.

Kate Armstrong
[REDACTED]

Arngask Hotels Ltd has submitted a Notice of Review to the Perth and Kinross Local Review body after the refusal of planning application 15/02093/FLL. The application was refused under the delegated authority of the Development Quality Manager who determined that the proposal was not in accordance with the Development Plan and there were no material reasons which justified departing from the Development Plan. The Community of Glenfarg submitted a response to the planning application and is providing here a further submission in response to the Notice of Review.

Report of Handling

The Report of Handling Delegated Report recommended refusal of the application for the following reasons:

1. *The proposal is contrary to Policy RD1 of the Local Development Plan 2014, as the change away from community facilities has not been sufficiently demonstrated through market evidence that the existing use is no longer viable.*
2. *The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (a) as the loss of the pub and restaurant uses associated with the hotel would adversely affect the availability of these types of community facilities in Glenfarg.*
3. *The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (b) as it has not been demonstrated that there are no other suitable community uses.*
4. *The proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (c) as the proposal would not result in the provision of alternative facilities of equivalent community benefit.*
5. *The proposal is contrary to the Scottish Government's Scottish Planning Policy as the loss of the restaurant and bar facility along with the employment use of the hotel in this rural village would not achieve an economically or socially sustainable place.*

The Report of Handling, which is publicly available, gives full detail of the rationale behind the decision to refuse the application.

Community Response

A total of 164 letters were submitted from the local community objecting to the planning application prior to determination. The Community of Glenfarg fully supports the findings of Perth and Kinross Council in refusing the planning application. A community response was submitted prior to determination which sought to address matters in the supplementary Statement submitted by the Applicant. This community response is attached for information as Appendix 1. The Applicant has resubmitted the Statement in support of the Notice of Review. Confidential annexes have also been submitted although it is not clear if this is new material as there is no means of assessing its content. Given the errors and inaccuracies in the Statement, the Community remains concerned over the content of these confidential annexes.

The Applicant has also separately set out its reasoning for submitting a Notice of Review. The Community response addresses this 'Rationale for Appeal'

Rationale for Appeal

The key elements of the Rationale for Appeal set out by the Applicant in the Notice of Review are addressed below.

- The Statement and Confidential Annexes demonstrate that the Applicant has '*attempted to sell the hotel, initially via off market contacts and subsequently using both online agents and a local property agent*'.

The appended Community response to the Applicants supporting Statement considered that it contained significant inaccuracies and that there had been little or no meaningful attempt to sell or market the hotel.

The Report of Handling considers that '*the applicants supporting statement is not sufficiently robust in confirming the open marketing strategy undertaken. It is not clear when open marketing commenced or the dates and times that the property has been available on portals/websites/marketing companies/adverts or the extent of information has been made available on portals, websites or via the marketing companies*'. The Council's Business Development Section confirm that reasonable attempts to sell the business would have comprised 6 months minimum with a recognised specialist agent or 12 months with a low cost option.

The situation with regard to marketing the hotel for sale has not changed. Your Move continues to display signage and acts as an 'Introduction Service' only offering verbal guidance of a purchase price in the region of £750,000. The property is not available to view on their website. There is summary detail still available on the UK Businesses for Sale website with a guide price of between £500,000 and £1million.

- There has been no serious interest from third parties in purchasing the hotel

A property has to be marketed at a relevant market price in order attract serious interest from buyers.

The Report of Handling considers that '*the value of the hotel is also particularly important to confirm whether it has been marketed at a reasonable price. In this case no valuation evidence has been provided (preferably RICS qualified) to substantiate the value of the hotel*'.

The Community response in Appendix 1 sets out the difficulty experienced in trying to view or receive information relating to the purchase of the hotel. As stated above, there has also been no significant attempt to market the hotel to attract any third party interest. Where information is available, a purchase price of £750,000 (more than twice the purchase price in 2013) against a fall in performance is unlikely to yield any market appetite. Appendix 1 also considers that the hotel is being priced as a consented development opportunity rather than a hotel. In support of the high asking price the Applicant has identified investments, particularly the biomass boiler plant to which an unsupported valuation of £300,000 is attributed. There is no detail behind this valuation. The value in the biomass plant is in the RHI Tier 1 payments which will on average cover the cost of fuel at current biomass prices and potentially make a contribution to project loan costs. Assuming that there are no related loan liabilities, a potential buyer would value the biomass plant in the context of buying a hotel with no heating costs. At current oil prices this will be circa £6k to £7k per annum which does not have a

significant impact on the uplift in value placed on the property by the Applicant and is unlikely to attract interest at the current price.

- The hotel failed to be economically viable and could not continue trading at a loss

Appendix 1 sets out that the hotel was not well frequented due to the prevailing low standard of the offering and the lack of experience of the owner. This will have had an impact on the financial performance of the hotel under the current ownership. The economic viability is relevant only to the current ownership and management rather than previous or future owners. The degree to which the hotel has traded at a loss is not clear as UK Businesses for Sale identifies a trading profit of under £50k.

- That the hotel should be put to alternative use to prevent it falling into disrepair

It is a prevailing theme throughout the Applicant's Statement, and reiterated here as a rationale for appeal, that the hotel will fall into disrepair should the development not go ahead. The property is currently in sound condition and, whilst it will require ongoing investment, it is many years away from dereliction. Dereliction is generally either caused or accelerated by asset stripping and it is assumed that this is not the intention of the Applicant. The Applicant will also have a binding duty of care for the upkeep of the property as a condition of loan. The only obviously viable course of action is for the Applicant to market and sell the property at market value or for the lender(s) to do the same. Clearly this process will be quicker and more financially astute than the long process of dereliction.

- That the Community Council of Glenfarg has been opposed to the application and has failed to either provide an alternative use or demonstrate the interest or ability to purchase.

The Community has been strongly opposed to the application as witnessed by 164 letters of objection. The Community does not support an alternative use because of the inherent value of the hotel, restaurant and bar (and the lack of alternatives) as a central hub for village life. This position is supported in the Report of Handling which determined that *'the proposal is contrary to Policy CF3 of the Local Development Plan 2014, in failing to satisfy policy criteria (a) as the loss of the pub and restaurant uses associated with the hotel would adversely affect the availability of these types of community facilities in Glenfarg'*.

When it became public knowledge that the Glenfarg Hotel had been closed by the Applicant, the Community took advice from a local councillor and decided to pursue a Community Right to Buy (CRTB) application under the Land Reform (Scotland) Act 2003. To date over 250 individuals from the electoral register of the community have signed the support form for this action. A company, Glenfarg Community Company, has been registered with Company House following the approval of the Articles of Association by the Scottish Government CRTB team. The application to register an interest in CRTB is in the final stages of submission to Scottish Government.

- That the building is privately owned and not a community asset despite the views of the local community.

The Report of Handling states *‘while I recognise that the hotel is a commercial operation and not a publicly funded facility the restaurant and pub function are important social and community facilities which greatly enhance the character and vitality of Glenfarg’*.

The Land Reform (Scotland) Act of 2003 and the subsequent Localism Act of 2011 sets out that a building or piece of land will be deemed to have community value if:

The use of the land or building currently, or in the recent past, furthers the social well-being or cultural, recreational or sporting interests of the local community.

This use (as described above) of the building will continue to further the social well-being or interests of the local community.

- That there has been no response from the Planning Department with regards to the reasons behind the decision to refuse the application.

The Report of Handling produced by the Development Quality Manager fully describes and assesses the reasons behind the decision to refuse the application and is a publicly available document. It is not clear what other form of response or what further information the Applicant reasonably required.

Summary

The key issue raised by the application is the removal of a valuable asset from the community to its detriment, particularly where no alternative assets are available and where it is contrary to planning policy.

The Applicant’s position in the supporting Statement is that sufficient effort has been made to successfully and professionally upgrade and run the hotel despite testing market conditions. This is in stark contrast to the overwhelming views expressed by members of the community as evidenced by many of the letters of objection. To counter this, the Applicant has appended extracts from website reviews only where reviews are positive and so not affording the weighted result of all reviews which is the purpose of review sites. It is worth noting that 25 of 75 reviews from one site have been included, 12 of which are from reviewers who have only ever submitted one review to the site in question. There is limited control to test the authenticity of reviews submitted to online review sites.

The Applicant has provided a limited number of third party statements that generally refer to the difficulty of selling hotels with poor financial performance. It is not clear to what extent these third parties have a connection to or potential interest in the application for change of use. These statements do, however, confirm that experience, cvs and operational performance are key to selling a hotel and attracting bank investment and that hotel prices are on the rise subject to good performance. If the Applicant has operated the hotel during a period of poor performance it is reasonable to expect devaluation in the selling price but this does not demonstrate that the business is not viable if professionally operated. The community pursuit of the CRTB application is borne out of the extensive experience of operating similar establishments as well as the Glenfarg Hotel itself by

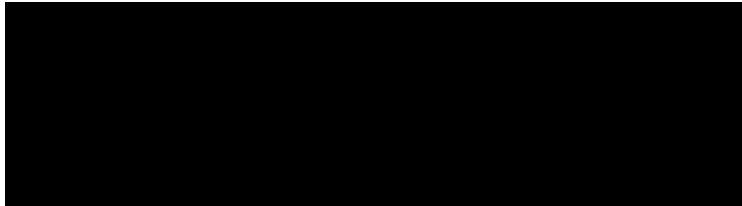
members of the Glenfarg Community Company who are clear that the hotel can be comfortably operated at a profit subject to providing a quality offering.

The Applicant's position is also that the hotel has been adequately marketed for sale at a reasonable price with a supporting rationale for valuing the business at least twice as high as when purchased two years ago despite poor operating performance. The procedure that the Applicant has identified for selling 'off market' and the subsequent low key marketing is clearly flawed and has not been accepted by the Community of Glenfarg nor the Development Quality Manger at Perth and Kinross Council. There has also clearly been no attempt to apply market value to the hotel as set out in the Community response and the Report of handling.

The Applicant has repeatedly returned to the fallback of building dereliction if the alternative use is not approved even though this would be in breach of lending obligations and make no financial sense for either the Applicant or the lender.

The Community is clear that the Development Quality Manager has fully considered all of the material provided by the Applicant and that the decision to refuse the application under delegated authority should be upheld by the Local Review Body.

For and on behalf of the Community of Glenfarg,

A large black rectangular box redacting the signature of Donald J MacKenzie.

Donald J MacKenzie
Chairperson, Glenfarg Community Council

**APPENDIX 1: Copy of Statement re Planning Application
15/02093/FLL Community Response**

Arngask Hotels Ltd (the Applicant) has submitted a statement in support of Planning Application 15/02093/FLL. The supporting statement contains significant quantities of information, most of which is of no or limited relevance to planning policy and much of which raises significant concerns. This response by the Community of Glenfarg sets out where it considers the Applicant's statement to be inaccurate, misleading or incorrect.

Policy RD1: Changes Away from Ancillary Uses

The core theme of the Applicant's statement is to provide information to support its position that the Glenfarg Hotel is no longer a viable business. The Applicant is seeking to demonstrate this position in order to accord with Policy RD1: *'Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable'*. The Applicant has relied on statements relating to or coming from third parties, the ownership history of the hotel and market information. If the information set out by the Applicant in its supporting statement is incorrect, then the application does not accord with policy RD1.

The statement supports the position that the hotel is no longer viable by:

- Giving an ownership history which shows multiple short term ownerships. Where there is recent longer term ownership, the Applicant discredits the viability of that tenure by stating that the hotel was on the market for the majority of that tenure.
- Giving detail of the substantial investments and other measures made by the Applicant to overcome a difficult and diminishing market which ultimately has lead to the failure of the business to trade profitably.
- Detailing a history of having tried to sell the hotel 'off market' during the first year of ownership with rational for not openly marketing the hotel. The intention of a sale history is to highlight that there has been no interest in purchasing the hotel and therefore third parties do not see it as a viable business.
- Setting out selected examples of where the market has contracted or become more competitive. Hotel

Ownership

The supporting statement sets out an ownership history which is incorrect. The correct history is set out below:

Owner from	Duration Statement (Years)	Correct Duration (Years)	Dates
Allan	8	9	2004 – 2013
Bernadini	1	2	2002 – 2004
Whiting	1	7	1995 – 2002
Rose	1	1	1994
Whiting	12	5	1989 - 1994

The hotel has been owned and operated by two owners for 21 out of 26 years. Both of these owners have subsequently confirmed that the hotel was profitable and highly viable during their respective tenures but

Community Response

that it does require experienced and professional management and a competitive offering of a standard that enables the hotel to compete locally. Neither owner was contacted by the Applicant prior to submission of the statement.

To support its position that the hotel was not viable during the Allan's tenure, the Applicant estimates that £50,000 was being contributed in personal funds to keep the business viable and states that the business was on the market for 'in the region of 6 years'. **In consultation, Mr Allan refutes the claim of a £50,000 contribution and confirms that the business was in fact on the market for two and a half years. This has been independently supported by their agent Christie and Co.** Mr Allan is looking to legal advice in view of the incorrect statements which are now in the public domain.

There have been 3 short term tenures at the hotel in this 26 year period including Mr Rose, who was unsuccessful in creating a live music venue, the Bernadinis and now the current owner and Applicant.

Based on the correct ownership chronology set out above and discarding the incorrect statements on funding and selling, the ownership history in fact supports the viability of the hotel. The incorrect assumptions, inaccuracies and failure to consult with previous owners significantly undermines the case set out in the statement and the application for change of use.

Investment

The Applicant details investments made in the hotel in order to improve the offering and support the business in a competitive market. This is to demonstrate that despite significant investment by the Applicant the hotel is not a viable business.

The statement details that the Applicant contributed £220,000 of funds when purchasing the hotel. It is not clear why this is relevant to the application. The Applicant thereafter contributed a further £50,000, spending £40,000 on remedial works. It is not clear from the statement if this includes the additional loan monies raised for upgrade works which included a biomass boiler. However, the biomass boiler would be funded through the Renewable Heat Incentive (RHI) and the hotel is paid a premium that is in fact designed under the RHI to deliver a benefit or profit on top of loan costs. It is therefore not clear whether, net of the RHI income, there has been any contribution in real terms beyond the initial purchase of the hotel.

It is clear that, having made this investment, the Applicant remains financially incentivised to operate the biomass boiler despite the hotel being empty. The statement alludes to the building fabric deteriorating and potentially falling to ruin should consent for change of use not be granted. **The statement considers in the opening paragraph that the application is unable to adhere to policy RD1 due to the time critical need to protect the fabric of the building.** Comparisons are made with the Lomond Hotel which fell into disrepair, even though in this case roof tiles were stripped from the premises and sold once trading had ceased. It is assumed that the Applicant is not proposing a similar action at the Glenfarg and that the comparison is therefore of no relevance. **This Applicant appears to be using this as leverage for the consenting process even though the building is in fully serviceable condition, retains a fully intact roof and the building fabric is largely being protected by the continued running of the biomass boiler.** Should consent not be granted it clearly makes commercial sense for the Applicant properly market the building as a hotel.

Marketing for Sale

The statement sets out a history of marketing the hotel for sale in order to demonstrate that there has been no market interest in buying the hotel as a going concern. This is therefore designed to support the Applicants position that the hotel is no longer a viable business.

The marketing history set out in the statement dates back to contact with Todd Johnson in November 2014. This was several months after purchase of the hotel by the Applicant. The contact with Mr Johnson resulted in 10 months of discussion leading to an agreed sale with completion targeted for September 2015. During this time Mr Hill, a second interested party approached the Applicant with an interest in the hotel and was advised that the hotel was available off market but that negotiations were advanced with Mr Johnson. In October 2015 Mr Johnson withdrew from the process due to the then financial performance of the hotel. The statement sets out that Mr Hill also advised at that stage that he was no longer interested having invested elsewhere for a better return. Further information is provided on consultation some time after October 2015 with agents Christie & Co and Bruce and Co. In particular the Applicant states that Jayne Adamson of Bruce and Co required a £5,000 upfront fee to market the hotel in January 2015. During the consultation with agents the statement also sets out advice that there was strong feeling that it would be impossible for an operator to make a profit operating the hotel.

It is difficult to test the validity of any of the above sales history but there is confusion and conflict over the degree to which a sale has actively been sought. The Applicant entered into discussions on selling the hotel shortly after purchase in 2014. The hotel was then available 'off market' until discussions ended in October 15. In the intervening 11 months no attempt was made to enter into discussions with any other party, relying on a single unsolicited approach from Mr Hill. **It is not clear what an 'off market' offering constitutes but it is clear that there was no attempt to actively market the property for sale during the period up to the closure of the hotel in November 2015.** Having shut the hotel for what was described as a three week holiday at that time, the Applicant was approached by Donald MacKenzie (Chair of Glenfarg Community Council) as he was keen to understand why the hotel had been shut. **The Applicant advised at this time that the hotel was not for sale and dismissed Mr Johnson as an irrelevance.**

Discussions were also held with Ken Sims of Christie and Co and with Jayne Adamson of Bruce and Co but **neither of them recognised the statements attributed to them. Jayne Adamson specifically refutes the claim that she requested an upfront fee of £5k to market the property.** It is worth noting that the statement refers to this approach to Bruce & Co to sell the hotel occurred in January after the application was submitted for change of use.

In consultation, Mr Hill agrees that there was an initial conversation about the availability of the hotel but disputes the claim that further communication took place and is clear that any comment attributed to him is fictitious. Mr Hill did confirm that on 1st July 2015, he was advised that 'a price of between £650k and £700k was appropriate

In January 2015, the hotel displayed homemade 'for sale' signs in the hotel window on the morning of 9th January 2016 to coincide with a visit that day by The Courier newspaper. These signs displayed a contact number of 0131 618 6070. **This number connected to an answering machine and to date (8th February 2016) none of the callers who left contact details have been contacted.**

On 13th January "Your Move" signs were erected up at front of hotel. These were subsequently removed on the 18th January but have since been replaced. As there is no listing on Your Move site, several enquiries have been made at their Perth Office. Your Move are acting as an Introduction Service, holding no particulars of the sale, but have advised callers that the asking price is £750K. A search on 4th Feb on UK Businesses for Sale showed a listing placed within the past 14 days with a price of £500K - £1m, a turnover of £100K-£200K and a profit of up to £50K.

A request has been made for an independent valuer to visit the Hotel but the applicant has stated that no such a visit could take place unless an offer for the building was made. This made it impossible to assess the current market value of the Hotel and therefore impossible to make an appropriate offer. The Applicant has, in recent weeks, emptied the Hotel of furniture and catering equipment, anticipating a successful change of use application. The Applicant contacted local businesses in September 2015 inquiring if they

wished to purchase anything from the Glenfarg building. The remainder was auctioned by Iain Smith in Scone in January 2016. In summary there is significant contradiction in the process set out in the Applicants statement. There has been no attempt to openly market the property for sale as a hotel prior to submitting the application for change of use. Barriers to the sale process are in place as it is not possible to undertake independent valuation prior to offer. **The applicant identifies an initial £220k investment in the hotel and is two years later seeking a sale valuation of £750k against a back drop of an operating loss.** This in turn conflicts with the declaration of a profit up to £50k.

The Applicant has looked to support a lack of market interest with information that, **following consultation, has again proved to be incorrect.** There is now also a clear intent to value the building as a change of use development.

Market Conditions and Financial Performance

The Applicants statement goes on to provide market information in support of its change of use application. Again this information is used to support the argument that the business is not viable.

The Applicant states that the opening of the Premier Inn directly affected the room rates chargeable and that despite high occupancy rates profitability was not achieved. Contact with Premier Inns Head Office has confirmed that the average nightly rate offered in Perth for a non-high season room e.g. April 10-16 was (1) £67 flex rate and (2) £53 saver rate. The highest nightly rate being Saturday at (1) £94 flex rate and (2) £80 saver rate with Sunday as the lowest with (1) £51 flex rate and (2) £39 saver rate. A web extract is provided in Appendix 1.

The £35 special deal referred to in Applicant's statement referred to nominated nights in less expensive locations which did not include Perth.

The Applicant presents figures on pricing and bookings by publishing an extract from Trivago.co.uk on 11th Jan 2016, using this as an example of competition to the Applicant's business. January is invariably the quietest month of the year for hotels and when significant discounts are offered. It is also a month when many small hoteliers and restaurateurs take the opportunity of a break or to carry out maintenance work or restrict opening hours. A more accurate reflection of pricing on the Trivago site for the non-high season period of April is shown in Appendix 2. The lowest cost hotels were offering accommodation at a higher price than that shown in Applicant's statement.

The statement reports that in September 2015 Laterooms.com advised a 17% decrease year on year for Laterooms.com business in Perth & Kinross. It is likely that this decrease is specific to the high levels of hotel occupancy in 2014 brought about by the Ryder Cup, Commonwealth Games, Bannockburn Live and Year of the Homecoming. Laterooms.com is not necessarily representative of the market as it is affected year on year by the competition. The figures serve limited value in the applicant's statement.

The Applicant highlights the number of Hotels and Guest Houses which are currently on the market and gives information quoted from the Daily Record relating to the number of 'pubs' closing. Clearly this application relates to the change of use for a hotel and, whilst it also has a bar, the Applicants supporting information is of limited relevance here. The statement is selective in its quote from the Daily Record, the same article setting out the degree to which pubs have relied on an evaporating market where customers have had a drink after work on the way home. There has never been an employer in Glenfarg to establish this market and the pattern of use by locals and residents remains entirely unchanged.

The Applicants statement has clearly been selective in the information gathered to support its position on the market. A large number of objections to the application that have been lodged by members of the

public draw attention to the lack of experience of the Applicant, the low quality of the offering and the poor level of service as the primary contributing factors to poor operating performance.

During the current ownership of the Hotel, the business from the local community has declined due to the lack of provision of consistent good food, lack of welcome and lack of a well-managed business. The Applicant clearly sees an obligation on the community to use the business he offered. People will naturally use a good restaurant which is supplying quality food with a good ambiance and welcoming surroundings. This has certainly not been provided during the last 2 years. The Applicant generally left the premises by 6.30pm leaving the running of the Hotel to young, inexperienced and undertrained staff. There has been a notably high turnover of key staff including chefs, bar staff and restaurant staff which has exacerbated this situation. On a few occasions residents arrived at the Hotel to check in and found the bar and restaurant closed. Regularly restaurant bookings were turned down as the chef could only manage 12 or so covers per evening. The capacity of the Hotel for diners is in excess of 50 and an opportunity to capitalise on the business potential has been turned down by the Applicant.

Other Planning Matters

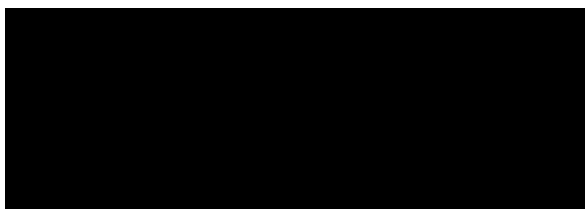
In response to the large number of objections to the application, the Applicant has set out a response to some of these matters in the statement. Comment on this part of the statement is included in Appendix 3.

Summary

The Applicant has failed to demonstrate that the hotel is no longer viable and has clearly sought to do so by using incorrect, inaccurate, fabricated or misleading information. Most information attributed to comments or actions by third parties has been subsequently rejected by those involved. The history of the hotel over the last 25 years demonstrates that the Glenfarg Hotel has been and can be a profitable and sustainable business if professionally operated. The rationale set out in the statement that declining financial performance is only a market issue clearly ignores the obvious impact of a poor offering. It also selectively uses market information that supports this position regardless of its accuracy or relevance. The Applicant also confirms that the hotel has been for sale in some form as early as late 2014 but that no sale was materialised, again because of market conditions and operating performance. This is at odds with statements to the contrary that the hotel was not for sale as late as November 2015. The subsequent low key marketing, temporary signage and appointment of a sales agent in January 2016 again imply that the hotel is for sale despite having been emptied of all furniture and equipment. The inflated price, non-working phone numbers and obvious efforts to frustrate any form of sales process shows clear intent to retain ownership pending consent for change of use at which stage maximum value will be realised.

The statement does not offer any reliable information to support the applicant's position that the hotel is no longer viable and does not accord with Policy RD1.

For and on behalf of the Community of Glenfarg,



Donald J MacKenzie
Chairperson, Glenfarg Community Council

15th February 2016

Appendix 1: Premier Inn Web Extract

Welcome to our new improved site, designed to make it easier for you to find and book your perfect stay [Find out more](#)

[Book a hotel](#) [Business](#) [Why we're Premier](#) [Our hotels](#) [Manage bookings / Log in](#) [UK & Ireland \(EN\)](#)

You searched for **Perth City Centre**, arriving on **Wed 13 Apr 2016** [Change](#)

Sort by: [Distance](#) [Price](#) [Filter by...](#) [Which rate is right for you?](#)

< Previous week

April

Next week >

Sun 10

Mon 11

Tue 12

Wed 13

Thu 14

Fri 15

Sat 16

Prices are based on 1 double room per night

Perth City Centre

0.1 miles from your search location

[New rooms](#)

Flex

£51

£60

£76

£67

£67

£58

£94

Saver

£39

£45

£65

£49

£45

£49

£80

Dundee North

Flex

£51

£60

£76

£67

£67

£58

£94

547

Appendix 2: Trivago Web Extract

trivago

Perth, rating - satisfactory, rating - g... [refine search](#) [Search](#)

Check-in **Wednesday, 13/04/16** Check-out **Thursday, 14/04/16** **Double Room**

Map View 17 out of 72 hotels Sort by Price [Share](#)

Travelodge Perth Broxden Jun...
★★★
Perth, 1.9 miles to City centre
Travelrepublic ebookers
Amoma.com Hotel.info
77 / 100 129 Reviews
[View all deals](#)
from 6 websites
[View Deal](#)

LateRooms
£49

The New County
★★★★
Perth, 0.0 miles to City centre
Travelrepublic **£102** lowcostholidays **£107**
Cancelon **£112** Elviline **£129**
78 / 100 1245 Reviews
[View all deals](#)
from 15 websites
[View Deal](#)

Booking.com **£52** ~~£129~~ **55%**

The Last Cast
★★★★
Perth, 3.3 miles to City centre
Expedia **£55** lowcostholidays
Travelrepublic Easytobook
81 / 100 89 Reviews
[View all deals](#)
from 8 websites
[View Deal](#)

Hotels.com
£55

The Station
★★★★★
Perth, 2.7 miles to City centre
Expedia **£58** LateRooms **£58**
Venere.com **£58** Hotels.com **£58**
73 / 100 2394 Reviews
[View all deals](#)
from 12 websites
[View Deal](#)

Booking.com
£58

Appendix 3: Additional Policy matters

Loss of Employment

The planned redevelopment will not replace the employment opportunities that existed at the hotel. The hotel provided opportunities for full time management and kitchen staff as well as part time work for young mothers, students and young people coming to the end of their secondary education to earn some money locally. It is not clear how a development of 12 flats will justify the employment of 2 custodians

Policy ED1(a) Insufficient Parking & Ensuring danger on Ladeside and Main Street Junction (sic)

At present the car park is marked out with 6 car spaces and a motor-cycle space where the Site Plan shows 8 car spaces. These 6 spaces are quite tight to park in and it is not considered possible to fit 8 vehicles into the area shown. This would mean that there would only be 10 spaces in the car park. There are at present 2 marked spaces under the yew tree in the centre of the car park but as these are not marked on the Site Plan so it is assumed that they will not be used by the development. The Applicant has stated that none of the yew trees in the car park will be impacted upon although the Site Plan shows that the yew tree in the centre is to be removed.

If the 12 flats are, as stated, geared towards the luxury end of the market, they could reasonably be expected to host 2 cars per flat, or 24 cars permanently between them, not including visitors' cars. Accounting for residents parking alone, there will be substantial overspill onto the public road. Visitors will push this number upwards significantly and at all times of day.

Comparisons for the hotel parking set out in the statement are not relevant. Numbers used for resident parking apply to 100% occupancy and have a temporary impact during the evenings and overnight. The same applies to guests dining or drinking at the hotel as they also have a temporary impact in the evenings.

It is clear that there would be more vehicles parked more often and with fewer parking spaces were the application to be consented. The vehicles would also be of a more permanent nature with significant daytime impact. This in turn raises safety concerns not only at the junction between Ladeside and Main Street but also present a visibility issue for a large number of children crossing Ladeside to the village green.

Flood Risk

The Applicant maintains that members of the local community have advised him that the hotel has not been flooded in over 30 years. This is not correct. During the Allan's ownership the Terrace Bar flooded once and during the ownership of Mr. Whiting flood water came to within a few feet of the Terrace Bar. Floods in 1993 water came into the car park and flooded half the adjacent garden beside the footbridge. Therefore there is a real flood risk even though the hotel was not affected by the recent floods.

Policy RD1 (c) The Proposal Will Not In Any Way Improve The Character And Environment Of The Village.

“A community of c. 1200 people can simply not sustain a business of this nature.” No hotel business is sustained by a local community. It requires visitors/tourists to sustain hotel rooms, with restaurant and bar trade being sustained by both visitors/tourists and community.

Policy CF3 Social and Community Facilities.

The Applicant dismisses the important role that the hotel plays at the centre of community life in Glenfarg and suggests alternative venues.

The community will lose a facility that cannot be replaced by other existing facilities in the village. The hotel is the only venue in the village that has the facilities to provide food and drink. It is also the only licensed premises in the village and with the strict drink driving laws that are in force it is essential that people can walk to licensed functions.

Areas of the Hotel have been offered as ‘loss leaders’ to village clubs by previous owners as all the participants would buy drinks and some food before an event. The Internationally famous Glenfarg Folk Club would attract visitors from far and wide with a weekly attendance up to 50 people. Some of these would stay as residents of the Hotel. The annual ‘Folk Feast’ moved within recent months to the Green Hotel in Kinross as so many of the patrons said they would not return to the Glenfarg as they were dissatisfied by the service and attitude of the owner.

Wine Club members are village residents and from the average attendance of 24 people per meeting, 20 of these are regular visitors to the public bar. People who live out with the village should not be excluded from commenting as they could have been regular visitors.

- The Village Hall is used regularly for events but this has never previously detracted from the Hotel use as the Hall is not licensed and does not have full catering facilities. It is suitable for ad hoc events only.
- The Bein Inn is 2.5 miles from Glenfarg Village, through the Glen which is unlit and has no pavement, making it an unsafe walk. There is a very limited bus service on this route.
- The bowling Club pavilion is not available for general use (as per the conditions of ownership), the Tennis pavilion has no footpath access or road so is totally unsuitable for disabled access or even walking through the park on wet and muddy days. It has been used for events forced by the closure of the Hotel but is not suitable for long term usage. The tennis pavilion does not have a drinking water supply.
- The Church Hall cannot have a license for selling alcohol and has no cooking facilities.

Policy ED3/24lcl The Proposal Does Not 'Meet a Specific Need By Virtue of its Location.'

Objections to the application emphasis that there are many sites in the area that have planning permission for houses but that these are not being built because the developers perceive that the demand is not there at present that there is no need for further sites. Permission has been granted for in the region of 60 houses of all types to be built in the area and yet no construction has started.

This clearly indicates a lack of demand for housing in and around Glenfarg. Many objectors have cited the example of the Lomond Hotel site where consent has been granted for 12 flats and yet none have been sold and construction has not started. The Applicant states that these flats are targeted at the over 55s and early retirement market and as such are not a valid comparison. **Consultation with the developer reveals that this is not the case and that they have had no consultation from the Applicant.**

There Are Viable Buyers for the Hotel.

Community offer - As the Community were unaware that Hotel was formally available for purchase until For Sale signs appeared on 9th January 2016, there has been insufficient time to submit an offer to Arngask Hotels Ltd. However this is currently being addressed and a formal offer will be submitted when access to the property for a surveyor and access to the accounts is available. So far this access has been denied

Paige Crighton

From: ESPARONS [REDACTED]
Sent: 12 April 2016 16:02
To: CHX Planning Local Review Body - Generic Email Account; Jan Esparon
Subject: Re: TCP/11/16(399)
Attachments: TCP-11-16(399) - Decision Notice.pdf; Guidance Note on Procedures for PKLRB.pdf

Dear Chair,
Local Review Body,

I am objecting to the change of use of Glenfarg hotel from hotel to residential.

This is the last hotel in the village and it has served as the heart of the social activities in the Village.

It was sad to see that the Glenfarg annual folk festival had to take place in Kinross this year as the hotel has been closed since around November 2015.

If there is one thing which could lift the spirit of the Glenfarg villagers is to give us our hotel back and please do not allow it to be changed and eliminated.

The Lomond hotel was closed over 10 years ago and being converted to flats; this has not proved viable yet and so Glenfarg hotel should not be allowed to go down that route.

Thanks and best wishes,
Tim Esparon

Applicant Response re Application For Review by Local Review Body In Connection with
Planning Application 15/02093/FLL
Provided By Applicant – Arngask Hotels Ltd

In support of the application for review made on 14th March 2016, and in response to the 4 representations submitted by previous objectors (out of the 164 objections which were initially lodged), the applicants would like to comment as follows:

In line with the objections previously raised, it is noted the comments now submitted are arguably both personal in attack against the applicants and are largely based on personal opinion and interpretation of hearsay, rather than based on fact. As a result we feel it is more important to comment only so far as the reasons given for the application being refused by the Development Quality Manager, and not to respond to individual opinions and interpretations.

1. **Proposal is contrary to Policy RD1.** The business/property has now been marketed both locally, and nationally, for several months via Your Move as well as two online portals, including critically Daltons Business Sales – this is critical as it was mentioned previously as one of the preferred routes to use for marketing by the Development Quality Manager. To date, absolutely no real interest has been shown in furthering the sale. In fact, no party has even shown any interest in viewing the property/business. Likewise, whilst the local community have stated they are interested in purchasing the property, and in fact they are attempting to have a Community Right to Buy (CRTB) on the application subjects, they have never actually shown a genuine interest in even moving forward with an offer for the property let alone attempting to formally purchase it. Interestingly, based on feedback from the CRTB Team at Scottish Government any application made by the Community would be handled as a 'Late Application' as the property is already being actively marketed, and as such would face much stricter vetting. Also, as the property is already on the market the community would be required to commence exercising their option immediately and demonstrate they were doing this as part of the application process.
2. **Proposal is contrary to Policy CF3.** It is recognised that The Glenfarg Hotel is the last licenced premises in the village. The business was not trading successfully and was not a community asset and was rather a commercial entity. The business could simply not continue to trade at a loss and closure was the only effective way forward. It must be noted that there are several possible alternative premises in the village of Glenfarg which could fulfil some of the function undertaken by the hotel and in fact numerous events have already been arranged in the Village Hall such as a 'Pop up' Restaurant and more than one 'village party.' In truth, many village events were held in the Village Hall as opposed to the hotel and this was an historic practice which pre-dated the applicants purchasing the hotel.
3. **Proposal is contrary to Policy CF3.** Having taken formal legal advice on this specific point the applicants have been advised that this reason for refusal would apply to the closure of a community facility and it was not applicable in the case of a loss-making privately owned commercial property. That said, the points raised in 2. above would also apply here.
4. **Proposal is contrary to Policy CF3.** As with 3. above the applicants have been advised that this reason for refusal would not apply to a commercial, loss making, property. Again, the points in 2. above would apply here.

- 5. Proposal is contrary to the Scottish Government's Scottish Planning Policy.** As with 4. above the applicants have been advised that this reason for refusal would not apply to a commercial, loss making, property. Again, the points in 2. above would apply here.

In points 2 through 5, it must be recognised that the business was not trading successfully and was unlikely to do so going forward in common with the 500 plus licenced premises in Scotland which are openly being marketed for sale. Comments made by DM Hall, and the Economic Development Adviser for Perth & Kinross Council both made specific mention of the fact that the property would not have an economically viable future as a hotel and instead an alternative use should be found.

The 'Open Market' marketing activity commenced in December 2015 and has continued since then, using several different methods. We have marketed the property via Your Move, www.ukbusinessesforsale.com and www.daltonsbusiness.com. Of particular note is that the property started to be marketed on the Daltons' website in March and to date has been viewed 36 times with 4 enquiries being raised. Of these enquiries, one was spurious with all contact details which were provided being false and the parties who raised the other three were all contacted to ask what further detail they would require. None of them took their interest beyond the initial contact.

Turning to the marketing price which has been used by the applicants this figure was initially suggested, in December 2015, by Your Move and by letter from DM Hall dated 31st March 2016 this price was confirmed as appropriate by an FRICS in their employ. Hence the applicant would strongly argue that any comments by objectors around the appropriateness of the marketing price are at best moot and potentially deliberately critical as the community seek to purchase the building at a knock down price.

As covered already in our supporting statement, and supported by DM Hall, and the Economic Development Adviser for Perth & Kinross Council, the building as a hotel has no viable future. Mention has been made in one of the objecting submissions that the building remains in good order. The applicants have so far continued to maintain the building however it is becoming unviable economically to do this and there are already several areas inside the building which require remedial work fairly urgently due to leaking windows, and slates on the roof – as these works are internal the Community group will have no knowledge of them. The reality is that the building will continue to deteriorate and based on the letter provided previously by the First Charge holder their intentions for the building have been made clear – it will not re-open as a licensed premise.

Summary

The applicants trust this response, along with the numerous additional supporting papers and detail provided already as part of the application, and appeal, process will be sufficient to give the Local Review Body adequate grounds to support the appeal and overturn the decision to refuse the application under delegated authority.

It is doubtless appropriate at this stage to highlight that it was the applicants themselves who asked the Development Quality Manager via email on 4th March 2016 at 2.35pm that the application be progressed to determination as it was clear they were not going to be able to reach a decision in the near to mid term with regards to the application, and as a result the personal and ongoing attacks on the applicants by numerous members of the local community would continue. Also, the applicants could not continue to financially support the ongoing upkeep of the building.