

<p><b>LRB-2021-50</b> <b>21/01029/IPL – Erection of a dwellinghouse (in principle), land 120 metres north west of Prinns Smithy, Glenfarg</b></p>
---

## **INDEX**

(a) Papers submitted by the Applicant (***Pages 297-358***)

(b) Decision Notice (***Pages 337-338***)

Report of Handling (***Pages 339-346***)

Reference Documents (***Pages 355-357***)

(c) Representations (***Pages 361-378***)



<p><b>LRB-2021-50</b> <b>21/01029/IPL – Erection of a dwellinghouse (in principle), land 120 metres north west of Prinns Smithy, Glenfarg</b></p>
---

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 100508433-001

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

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	scott.planning@btconnect.com		

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Derek Scott Planning"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="21"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Lansdowne Crescent"/>
Company/Organisation	<input type="text" value="AA Aggregates Construction Limited"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 5EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="derek@derekscottplanning.com"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="120 metres North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW"/>
--

Northing	<input type="text" value="711294"/>	Easting	<input type="text" value="316596"/>
----------	-------------------------------------	---------	-------------------------------------

## Description of Proposal

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

21/01029/IPL - Erection of a Dwelling House (In Principle) on land 120 metres North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

Please refer to attached Review Request Statement

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

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Please refer to attached Review Request Statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/01029/IPL

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

23/06/2021

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

19/11/2021

## Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure \*

By means of inspection of the land to which the review relates

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

It is of utmost importance that members of the Local Review Body visit the site in advance of the determination of the application in order to gain a proper appreciation of its definable nature and appropriateness for the development of the dwelling house applied for.

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

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

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

None.

## Checklist – Application for Notice of Review

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

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

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

## Declare – Notice of Review

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

Declaration Name: Mr Derek Scott

Declaration Date: 08/12/2021



# REVIEW REQUEST STATEMENT

**21/01029/IPL - Erection of a Dwelling House (In Principle)**

On land

**120 METRES NORTH WEST OF PRINNS SMITHY  
(NEXT TO CEDAR HOUSE)  
GLENFARG  
KY14 7SW**

Prepared by

**Derek Scott Planning  
Planning and Development Consultants**



**21 Lansdowne Crescent  
Edinburgh  
EH12 5EH  
Tel No: 0131 535 1103  
E-Mail: [enquires@derekscottplanning.com](mailto:enquires@derekscottplanning.com)  
[www.derekscottplanning.com](http://www.derekscottplanning.com)**

On behalf of

**AA Aggregates Construction  
Limited**

# Executive Summary

**21/01029/IPL - Erection of a Dwelling House (In Principle) on land 120 metres North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW**

---

- This Review Request has been prepared on behalf of the applicants, AA Aggregates Construction Limited, who are the owners of the application site.
- The site, which measures 0.17 hectares in area is located predominantly to the north of a group of three recently constructed dwelling houses on the western side of the A912 (Gateside to Bridge of Earn Road) lying between Prinns Smithy to the south and Old Fargie Cottage to the north, near Glenfarg. Balvaird Castle, which is both a Category A Listed Building and a Scheduled Monument, is situated approximately 400 metres to the north east on the opposite side of the A912.
- The site comprises the balance of the land in the applicant's ownership which has been '*left-over*' following the completion of the adjoining three house development referred to. Sitting at an elevated level above the A912 but below the level of the surrounding agricultural land, the site is well screened to views from the A912 by virtue of the three dwelling houses already existing within the group and by an established broadly triangular area of mature coniferous woodland. The north and north western boundaries of the site are defined by long established post and wire fences. The site is presently in an untidy condition and is in-effect surplus '*left over*' ground which serves little, if any, useful purpose.
- The application submitted and subsequently refused by the Appointed Planning Officer had sought Planning Permission in Principle for the erection of a detached dwelling house on the site. The indicative layout which accompanied the application identified the possible erection of a dwelling house within a central position on the site accessed off the existing arrangements serving the group and orientated to benefit from the same views towards Balvaird Castle as the other properties. Generous garden areas would be provided to the front and rear with all existing trees on the site being retained and where necessary supplemented with additional tree and hedge planting. The dwelling would be provided with a private water supply with foul water treated by means of a septic tank/treatment system.
- The application was refused by the Appointed Planning Officer who considered that the site did not have a good landscape framework to provide a definable site for a new dwelling. Furthermore, it was considered that due to its awkward shape it and any dwelling house erected thereon would not respect the character of the existing group of buildings.
- The reasons for the refusal of the application have been contested and challenged -
  - (i) We do not accept that the site is of an open nature as claimed in the first reason for the refusal of the application. An inspection of the site would have confirmed that it is a readily identifiable parcel of land sitting at a slightly lower



level than the adjoining agricultural land and benefitting from clearly recognisable and defined boundaries comprising woodland and long-established fencing arrangements. The proposed dwelling would form a natural and entirely homogenous addition to the existing group of buildings and would contribute to rather than detract from the character and appearance of the area.

- (ii) Whilst the site could be described as being of an elongated nature due to the inclusion of the woodland area next to the A912 within its boundaries, it must be recognised and duly noted that the said trees within that woodland area would be protected in perpetuity in order to provide a setting to the dwelling house proposed. The balance of the site on which the dwelling house and associated gardens would be placed is not an awkward shape and the erection of a house on it will not adversely affect the character of the overall group. The indicative layout submitted with the application clearly demonstrates that a dwelling can be accommodated on the site and form a cohesive and compact relationship with the other buildings.
- (iii) Were the site to be left in its undeveloped existing state, the established group of dwellings on the wider site would appear incomplete and unfinished with a resultant adverse effect on the character and appearance of the area.
- In view of the considerations outlined it is respectfully suggested that the reasons for the refusal of the application do not stand up to scrutiny. As a consequence of that, this request to review the Planning Officer's decision should be upheld and planning permission granted for the proposal as applied for.

# REVIEW REQUEST

**21/01029/IPL - Erection of a Dwelling House (In Principle) on land 120 metres  
North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW**

---

## TABLE OF CONTENTS

1.	Introduction	Page 6
2.	Site Location and Description	Page 7
3.	Description of Proposed Development	Page 10
4.	Assessment of Development Proposals	Page 11
5.	Response to the Reasons for Refusal	Page 28
6.	Summary & Conclusions	Page 30

# LIST OF DOCUMENTS

**21/01029/IPL - Erection of a Dwelling House (In Principle) on land 120 metres  
North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW**

---

**AA Document 1 –** Review Request Forms

**AA Document 2 –** Planning Application Documents Relating to Planning  
Application Reference Number 21/01029/IPL

2(a) – Planning Application Forms

2(b) – Rural Location Plan

2(c) – Location Plan with Indicative Layout

2(d) – Indicative Site Plan

**AA Document 3 –** Report of Handling 20/00756/FLL

**AA Document 4 –** Decision Notice 21/01029/IPL

# REVIEW REQUEST

**21/01029/IPL - Erection of a Dwelling House (In Principle) on land 120 metres North West of Prinns Smithy (Next to Cedar House), Glenfarg KY14 7SW**

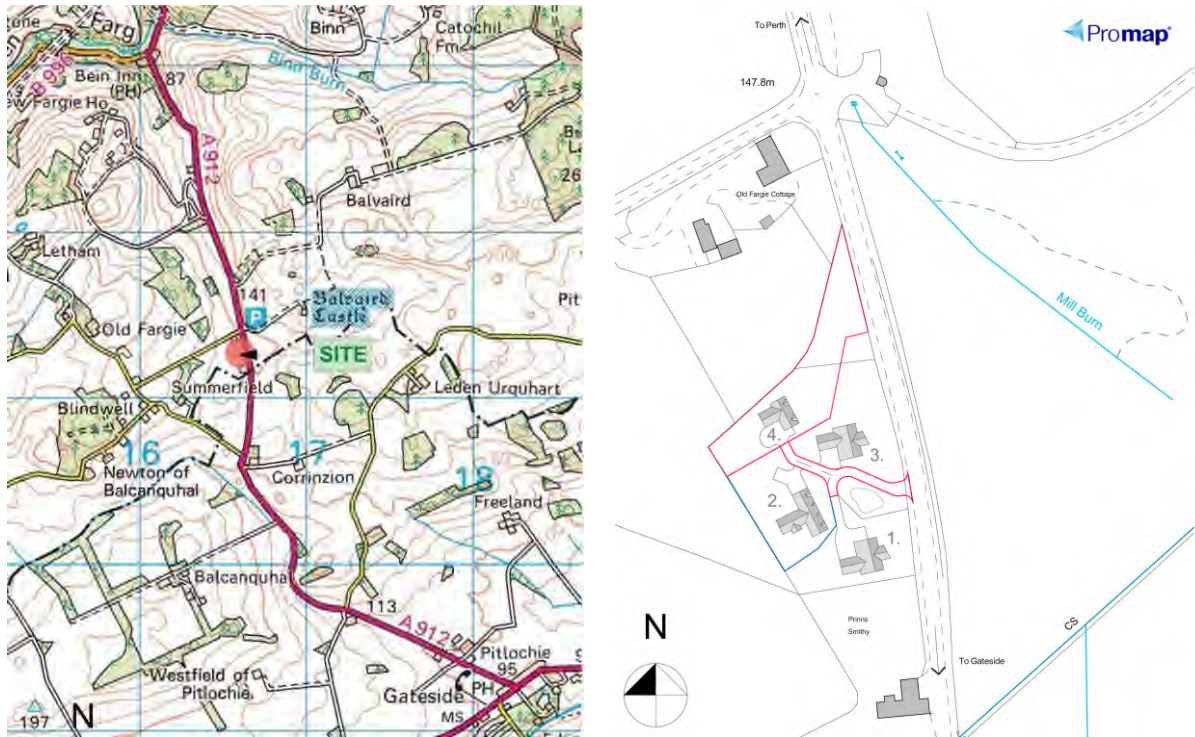
---

## **1. INTRODUCTION**

- 1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants (Edinburgh & Dunfermline) in association with Shand Architecture (Architect – Crook of Devon, Kinross). It is in support of a request to review the decision of the Appointed Planning Officer in relation to a planning application (**See AA Document 2**) which had sought detailed planning permission for the erection of a dwelling house on land to the north/north west of the property known as Cedar House which lies approximately 120 metres to the north west of Prinns Smithy, near Glenfarg.
- 1.2 The application was refused planning permission by the Appointed Planning Officer via delegated powers under Planning Application Reference Number 21/01029/IPL on 16<sup>th</sup> November 2021. (**See AA Documents 3 & 4**). This Review Request has been prepared on behalf of the applicants, AA Aggregates Construction Limited, who are the owners of the application site and were the developers of the adjoining three properties to the south.

## 2. SITE LOCATION AND DESCRIPTION

- 2.1 The application site, which measures 0.17 hectares in area is located predominantly to the north of a group of three recently constructed dwelling houses on the western side of the A912 (Gateside to Bridge of Earn Road) lying between Prinns Smithy to the south and Old Fargie Cottage to the north as shown on the location plans below. Balvaird Castle, which is both a Category A Listed Building and a Scheduled Monument, is situated approximately 400 metres to the north east on the opposite side of the A912.



*Location Plans*



*Application Site as viewed from minor road to north and from Balvaird Castle to north east*

- 2.2 Planning Permission in Principle (formerly outline planning permission) was originally granted for the erection of a residential development on the site presently occupied by the three dwelling houses referred to in 2007 under Planning Permission Register Reference Number 07/00783/IPL. It is understood that this permission was granted under the relevant Housing in the Countryside Policy pertaining at the time as the site was brownfield in nature having

accommodated old agricultural buildings and was also an infill site between Prinns Smithy to the south and Old Fargie Cottage to the north.

- 2.3 Detailed planning permission was subsequently granted for the erection of 3 no. dwelling houses on a larger site which incorporated the current application site in 2015 under Planning Permission Reference Number 10/00638/FLL. That permission was subsequently renewed in 2018 under Planning Permission Reference Number 18/00250/FLL.



*Site Layout approved under Planning Permission Reference Numbers 10/00638/FLL and 18/00250/FLL*

- 2.3 Further amendments to that scheme and the house types proposed thereon were approved in March 2021 under Planning Permission Reference Number 21/00143/FLL.
- 2.4 The application site itself, although including the access arrangements off the A912 that serve the existing dwelling houses comprises the balance of the land in our client's ownership which has been 'left-over' following the completion of the development referred to. Sitting at an elevated level above the A912 but below the level of the surrounding agricultural land, the north and north western boundaries of the site are defined by post and wire fences which is well screened to views from the A912 by virtue of the three dwelling houses already existing within the group and by an established broadly triangular area of mature coniferous woodland. The site is presently in an untidy condition and is in-effect surplus 'left over' ground which serves little, if any, useful purpose.





***Site Layout approved under Planning Permission Reference Number 21/00143/FLL.***



***Site Photographs***

### 3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application submitted and subsequently refused by the Appointed Planning Officer had sought Planning Permission in Principle for the erection of a detached dwelling house on the site. The indicative layout accompanying the application (see below) shows the possible erection of a dwelling house within a central position accessed off the existing arrangements serving the group and orientated to benefit from similar views towards Balvaird Castle as the other properties. Generous garden areas would be provided to the front and rear with all existing trees on the site being retained and where necessary supplemented with additional planting. The dwelling would be provided with a private water supply with foul water treated by means of a septic tank/treatment system.



*Indicative Site Layout accompanying application*

- 3.2 The indicative layout demonstrates, in our opinion, that a dwelling house can be accommodated on the site as a natural and logical addition to the existing dwellings resulting in a homogenous and entirely appropriate grouping of buildings.



## 4. ASSESSMENT OF DEVELOPMENT PROPOSALS

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), hereinafter referred to as ‘*The Act*,’ states that:

*‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.’*

- 4.2 In the context of the above it is worth making reference to the House of Lord’s Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120. It sets out the following approach to deciding an application under the Planning Acts:

- identify any provisions of the development plan which are relevant to the decision;
- interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
- consider whether or not the proposal accords with the development plan;
- identify and consider relevant material considerations, for and against the proposal; and
- assess whether these considerations warrant a departure from the development plan.

- 4.3 The relevant development plan for the area comprises the Strategic Development Plan for Dundee, Angus, Perth and North Fife (Tay Plan) and the adopted Perth and Kinross Local Development Plan 2. Other key material considerations in the determination of the application include Scottish Planning Policy, Consultation Responses, Third Party Representations and Planning History.



### Tay Plan

- 4.4 The Strategic Development Plan for Dundee, Angus, Perth and North Fife (Tay Plan) was approved by Scottish Ministers in October 2017 and sets out proposals for the development of the region in the period between 2016 and 2036. This plan provides the strategic framework for the determination of planning applications and the preparation of local development plans. Whilst the plan contains no specific policies or proposals which are considered to be of direct relevance to either the site or the proposed development it is worth citing the overall vision of the document which is as follows:

*‘By 2036, the TAYplan area 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, study and visit and where businesses choose to invest and create jobs.’*

The dwelling house propsoed does not conflict in any way with the overall vision within the Plan referred to.

## **Perth and Kinross Local Development Plan 2**

- 4.5 The Perth and Kinross Local Development Plan 2 was adopted by Perth and Kinross Council in November 2019. The application site lies outwith a settlement envelope and therefore within an area designated as the Countryside. It also lies on the edge of but nonetheless within the Ochill Hills Special Landscape Area. The key policies within the Plan against which the application should principally be considered include the following:

- **Policy 1A** – Placemaking
- **Policy 1B** – Placemaking
- **Policy 5** – Infrastructure Contributions
- **Policy 19** – Housing in the Countryside
- **Policy 26** – Scheduled Monuments and Archaeology
- **Policy 27A** – Listed Buildings
- **Policy 32** – Embedding Low & Zero Carbon Generating Technologies in New Development
- **Policy 39** – Landscape
- **Policy 40B** – Trees, Woodland and Development
- **Policy 41** – Biodiversity
- **Policy 52** – Flooding
- **Policy 53B** – Water Environment and Drainage – Foul Drainage
- **Policy 53C** – Water Environment and Drainage – Surface Water Drainage
- **Policy 60B** – Transport Standards and Accessibility Requirements – New Development Proposals

- 4.6 Policy 19 on ‘*Houses in the Countryside*’ states the following:

*‘The Council will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:*

- (1) *building groups;*
- (2) *infill sites;*
- (3) *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
- (4) *renovation or replacement of houses;*
- (5) *conversion or replacement of redundant non-domestic buildings;*
- (6) *development on rural brownfield land.*

*The application of this policy is limited within the Green Belt to proven economic need, conversions or replacement buildings.*

*Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld-Blairgowrie Loch and the River Tay SACs.*

*Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.*

*Note: For development to be acceptable under the terms of this policy it must comply with the requirements of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.*

- 4.7 The Council's Supplementary Guidance on '*Housing in the Countryside*,' which was adopted in March 2020 provides further guidance on the circumstances/categories under which the erection of new housing in countryside locations are acceptable. The most applicable to this particular site relates to '*Building Groups*.' According to the Guidance,

*'Permission will be granted for houses within building groups providing it can be demonstrated that:*

- New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.*
- New housing will not detract from the visual amenity of the group when viewed from the wider landscape.*
- A high standard of residential amenity will be provided for both existing and new housing.*



 **Housing in the Countryside  
Supplementary Guidance**  
March 2020

- 4.8 A '*building group*' is defined in the Supplementary Guidance as '*3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group.*' The Guidance also states that '*Permission may be granted for houses which extend the group into a readily definable adjacent site. This will be formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.*'
- 4.9 The application site itself is a clearly and readily identifiable parcel of land adjacent to an established building group of at least three existing dwelling houses as envisaged and defined in the Supplementary Guidance. Existing topographical features, including the established coppice of trees on the western side of the A912 provide a setting for the dwelling proposed which will appear as a natural and homogenous addition to the group, respecting in the process its character, scale and form. Indeed, given the characteristics of the site it is our considered view that the erection of the dwelling proposed will complete the development and contribute to its overall character and appearance. Leaving the site as is will result in a group with an unfinished appearance and detract from that character and appearance.



*Dwelling will be sited behind existing trees which provide a setting*





*Dwelling will appear as a natural addition to the group when viewed from A912*



*Dwelling appears as a natural addition to existing group as viewed from Balvaird Castle*





*Development will appear ‘unfinished’ if site not developed for additional dwelling*



*Dwelling will appear as a natural extension of and addition to the established ‘unfinished’ group*

4.10 Policies 1A and 1B both on the subject of ‘*Placemaking*’ state the following:

*‘Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.*

*The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.’* (Policy 1A)

*‘All proposals should meet all the following place making criteria:*

- (a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) *Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*
- (f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*
- (g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*
- (h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks*
- (i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).*
- (j) *Sustainable design and construction.’* (Policy 1B)

4.11 As this is an application for planning permission in principle only, it is not possible at this stage to comment in detail on many of the criteria outlined in Policies 1A and 1B which will be dealt with in an ‘*Approval of Matters Specified in Conditions*’ application in the event of the current application being approved. However, our client envisages and will be proposing the erection of a dwelling house on this site which is respectful to and in keeping with the three existing dwellings.

4.12 Policy 5 on ‘*Infrastructure Contributions*’ states the following

*‘Where the cumulative impact of new developments will exacerbate a current or generate a future 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. In calculating the impact of new developments the Council will look at the cumulative long-term effect of new development. Contributions will be sought for:*

- (a) *the provision of on-site facilities necessary in the interests of comprehensive planning; and/or*



- (b) *the provision, or improvement of, off-site facilities and infrastructure where existing facilities or infrastructure will be placed under additional pressure.*

*Wherever possible, the requirements of this policy will be secured by planning condition. Where a legal agreement is required, the possibility of using an agreement under other legislation such as the Local Government (Scotland) Act 1973 will be considered. Only where successors in title need to be bound will a planning obligation be required. In all cases, the Council will consider the economic viability of proposals alongside options of phasing or staging payments.*

*The Council currently seeks specified developer contributions towards Primary Education, Auchterarder A9 Junction Improvements and Transport Infrastructure. Other contribution requirements will be assessed on a case-by-case basis.*

### ***Perth City Centre Zone***

*Within the Perth City Centre Zone, proposals for fewer than 20 dwellings will not be required to contribute towards Primary Education or Transport Infrastructure. Where a proposal is for 20 or more dwellings, the contribution requirement will be assessed on a case-by-case basis.*

### ***Primary Education and New Housing Development***

*Primary Education contributions will be sought from residential proposals for the primary school catchment areas scheduled within the Council's Supplementary Guidance. This schedule is based upon schools that are currently operating at or above 80% of total capacity and where the cumulative impact of extant planning permissions and Local Development Plan allocations would result in the school projected to be operating at or above 100% of total capacity.*

*Where the Council has invested in primary schools to support future development a contribution will be sought from new residential development within the relevant primary school catchment area. The areas where contributions are to be required will be reviewed annually and published in the Council's Supplementary Guidance.*

*In assessing new development against the Primary Education contribution requirement, the following principles will apply.*

*Applies to:*

- *dwellings with two or more bedrooms;*
- *change of use to create a dwelling house with two or more bedrooms.*

*Exemptions for:*

- *affordable and Council housing;*
- *applications for dwellings which are not likely to place an additional burden on the existing schools, for example student accommodation linked to a college/university or holiday accommodation;*
- *single bedroom dwellings;*
- *sheltered housing.*

### ***Auchterarder A9 Junction Improvements***

*All new development proposals within the Auchterarder A9 Junction Improvement Area may be required to contribute towards the junction improvements.*

*In assessing new development against the Auchterarder A9 Junction Improvement contribution requirement the following principles will apply.*

*Applies to:*

- *residential dwellings;*
- *non-residential development where a transport assessment is required;*
- *development outwith the Auchterarder A9 Junction boundary, within the Strathearn Housing Market Area, which is identified to have a significant impact on the junction.'*

- 4.13 Our client has no difficulty in principle with meeting any request for developer contributions provided such requests are demonstrated as being essential to enable the development to proceed and meets all of the tests outlined in Circular 3/2012 on 'Planning Agreements and Good Neighbour Developments.'

**Planning Obligations and Good  
Neighbour Agreements**

**Circular 3/2012**



- 4.14 Policy 26A on 'Scheduled Monuments' and 26B on 'Archaeology' state the following:

*'There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, unless there are exceptional circumstances.'*

*Note: Where a proposal would have a direct impact on a scheduled monument, the prior written consent of Historic Environment Scotland via a separate process (Scheduled Monument Consent) is required in addition to any other consents required for the development' (Policy 26A – Scheduled Monuments)*

*'The Council will seek to protect areas or sites of known archaeological interest and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ. Where, in exceptional circumstances, preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to the granting of planning permission, will be required to make provision for the survey, excavation, recording and analysis of threatened features prior to development commencing.'*

*If discoveries are made during any development, work should be suspended, the local Planning Authority should be informed immediately and mitigation measures should be agreed.'* (Policy 26B – Archaeology)

- 4.15 Given the proximity of Balvaird Castle to the application site, Policy 26A relating to 'Scheduled Monuments' is of relevance to the application proposals. However, given the established group of dwelling houses next to the application site, it is not considered that the additional dwelling house proposed will have an adverse effect on the setting of the castle. As far as archaeological considerations are concerned, we are unaware of any features of particular interest within the application site but in the unlikely event of any such discoveries being made at any stage of the development process, work will be suspended and appropriate mitigation measures put in place.

- 4.16 Policy 27A on 'Listed Buildings' states the following:

*'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, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.'*



*Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.*

*Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims. 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.'*

4.17 In a similar manner to the views expressed in Paragraph 4.11 above we do not consider that the dwelling house proposed will impact on the status or setting of Balvaird Castle as a listed building.

4.18 Policy 32 on 'Embedding Low and Zero Carbon Generating Technologies in New Developments' states the following:

*'Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan.*

*This requirement will not apply to the following developments:*

- Alterations and extensions to buildings.*
- Change of use or conversion of buildings.*
- Ancillary buildings that stand alone and cover an area less than 50 square metres.*
- Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.*
- Buildings which have an intended life of less than two years.'*

4.19 Our client is committed to the use of low and zero carbon generating technologies to reduce carbon emissions from the proposed dwelling house. The three dwelling houses previously developed have incorporated photovoltaics in this regard.

4.20 Policy 39 on 'Landscaping' states the following:

*'Development and land use change, including the creation of new hill tracks, should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes; which requires reference to the Tayside Landscape Character Assessment. Accordingly, development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. They will need to demonstrate with reference to an appropriate landscape capacity study that either in the case of individual developments, or when cumulatively considered alongside other existing or proposed developments:*

- (a) they do not erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character areas, the historic and cultural dimension of the area's landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;*
- (b) they safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;*
- (c) they safeguard the tranquil qualities of the area's landscapes;*

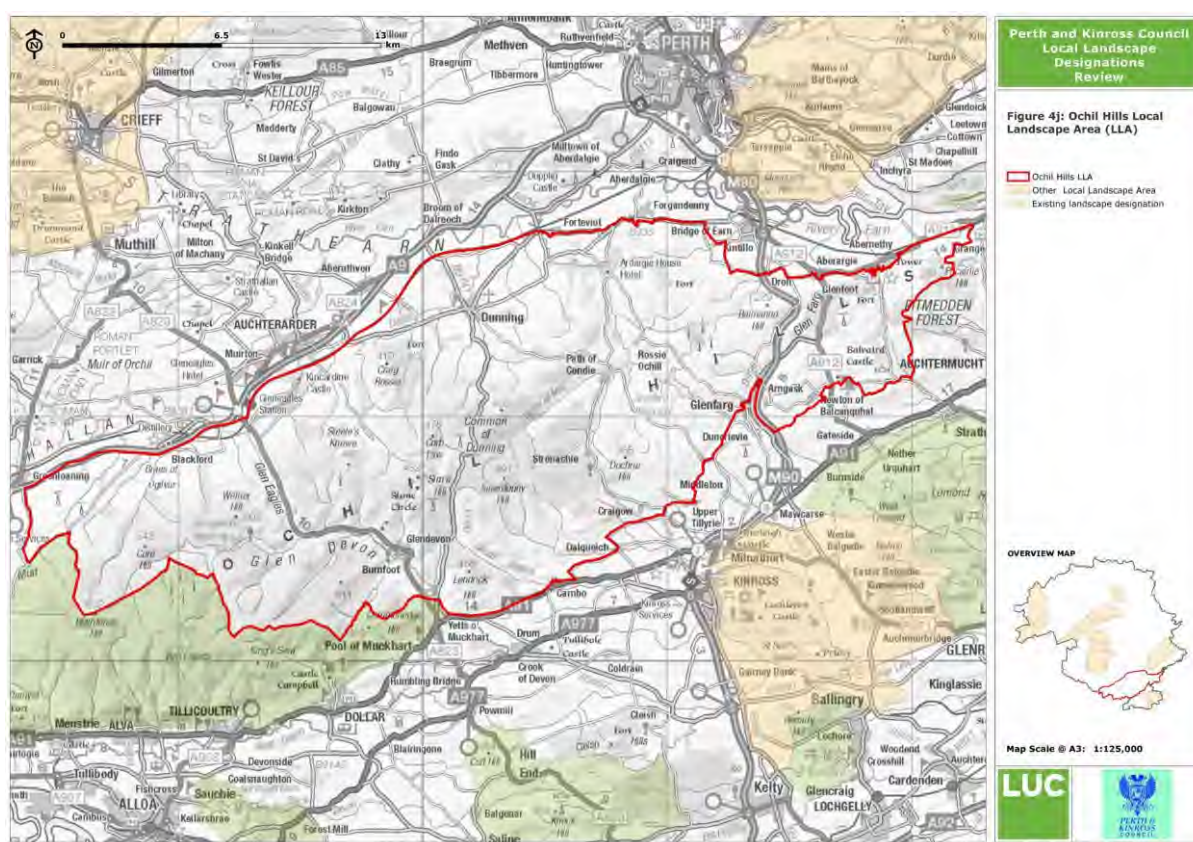
- (d) they safeguard the relative wildness of the area's landscapes including, in particular, the areas identified on the 2014 SNH Wild Land Areas map;
- (e) they provide high-quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on a landscape's qualities;
- (f) they incorporate measures for protecting and enhancing the ecological, geological, geomorphological, archaeological, historic, cultural and visual amenity elements of the landscape; and
- (g) they conserve the experience of the night sky in less developed areas of Perth and Kinross through design solutions with low light impact.

Development which would affect a Wild Land Area, as defined on the 2014 SNH map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

Local Landscape Areas (LLAs) are the local landscape designation. Development should only be permitted where it will not have a significant adverse impact on their special character or qualities, or where these impacts are clearly outweighed by social and economic benefits that are more than of local significance to Perth and Kinross.

*Note: Reference should be made to Landscape Supplementary Guidance, and the individual statements of significance for each LLA should be used to consider potential impacts on their special qualities and objectives'*

- 4.21 The application site is located on the edge of but nonetheless within the Ochil Hills Local Landscape Area as defined in the Council's Landscape Supplementary Guidance.



**Ochil Hills Local Landscape Area**

Key objectives for this area are as follows:

- *Continue expansion and management of native woodlands or other appropriate species consistent with the UK Forestry Standard, and seek sensitive restructuring of coniferous plantations where opportunities arise*
- *Proposals for masts, turbines and solar farms should not have an adverse impact on the special qualities of this sensitive environment*
- *Preserve historical landscapes, including features such as dykes and rig-and-furrow as well as the scheduled hill forts*
- *Maintain the character of vernacular buildings within settlements and dispersed across the hills*

4.22 As noted previously the dwelling house proposed, represents, in our opinion, a natural addition to the established group of three dwelling houses and can be satisfactorily accommodated on the site without detriment to the landscape characteristics of the wider area within which it is located. The site benefits from established natural features including woodland/planted boundaries set against rising ground which will provide an appropriate setting for the dwelling. The objectives relating to the Ochil Hills Local Landscape Area will not be impacted upon in a materially adverse way as a result of the development proposed.

4.23 Policy 40B on ‘*Trees, Woodland and Development*’ states the following:

*‘Tree surveys, undertaken by a suitably qualified professional, should accompany all applications for planning permission where there are existing trees on a site. The scope and nature of such surveys will reflect the known or potential amenity, nature conservation and/or recreational value of the trees in question and should be agreed in advance with the Council. The Council will follow the principles of the Scottish Government Policy on Control of Woodland Removal and developers are expected to fully accord with its requirements. In accordance with that document, there will be a presumption in favour of protecting woodland resources except where the works proposed involve the temporary removal of tree cover in a plantation, which is associated with clear felling and restocking.*

*In exceptional cases where the loss of individual trees or woodland cover is unavoidable, the Council will require mitigation measures to be provided.’*

4.24 Existing trees on the site have been plotted on the application drawings and additional tree planning indicatively identified given that the application is for planning permission in principle rather than detailed permission. It is important to note that our client is committed to retaining all existing trees on the site given their importance in terms of providing a setting for the dwelling house proposed.

4.25 Policy 41 on ‘*Biodiversity*’ states the following:

*‘The Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area.*

*The Council will apply the principles of the Planning for Nature: Development Management and Wildlife Guide and will take account of the Tayside Local Biodiversity Action Plan (LBAP) and relevant national and European legislation relating to protected species when making decisions about applications for development.*

*Proposals that have a detrimental impact on the ability to achieve the guidelines and actions identified in these documents will not be supported unless clear evidence can be provided that*



*the ecological impacts can be satisfactorily mitigated. In particular, developers may be required to:*

- (a) ensure a detailed survey is undertaken by a qualified specialist where one or more protected or priority species is known or suspected. In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, development proposals that could have a significant impact on the environment may require an Environmental Impact Assessment;*
- (b) demonstrate all adverse effects on species and habitats have been avoided wherever possible. A Landscape Plan may be required to demonstrate the impact of the development and how good design and site layout can enhance the existing biodiversity;*
- (c) include mitigation measures and implementation strategies where adverse effects are unavoidable;*
- (d) enter into a Planning Obligation or similar to secure the preparation and implementation of a suitable long-term management plan or a site Biodiversity Action Plan, together with long-term monitoring.*

#### *European Protected Species*

*Planning permission will not be granted for development that would, either individually or cumulatively, be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)) unless the Council as Planning Authority is satisfied that:*

- (a) there is no satisfactory alternative; and*
- (b) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

*In no circumstances can a development be approved which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.*

#### *Other Protected Species*

*Planning permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation (Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992)).'*

- 4.26 The development proposals will not have an adverse impact on the biodiversity credentials of the site or the surrounding area. If anything the proposals offer the potential to enhance biodiversity through the additional tree and hedgerow planting proposed in association with the development of the house.

- 4.27 Policy 52 on 'Flooding' states the following:

*'Within the parameters as defined by this policy the Council supports the delivery of the actions and objectives to avoid an overall increase, reduce overall, and manage flood risk as set out within the relevant SEPA Flood Risk Management Strategies and the Local Flood Risk Management Plans.*

*There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a medium to high risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. In*

*addition, built development should avoid areas at significant risk from landslip, coastal erosion, wave overtopping and storm surges.*

*Where a risk of fluvial/coastal flooding is known or suspected the Council will use the flood risk framework shown in the diagram overleaf and considers that areas of:*

- (1) medium to high flood risk are not suitable for civil infrastructure;*
- (2) low to medium flood risk are suitable for most forms of development; and*
- (3) little or no flood risk shown present no flood related constraints on development.*

*All development within areas of low to high flood risk must incorporate a suitable climate change allowance as well as a 'freeboard' allowance and the use of water resistant materials and forms of construction appropriate to its function, location, and planned lifetime relative to the anticipated changes in flood risk arising from climate change.*

*To allow for adaption to increased flood risk associated with climate change, development should not:*

- (1) increase the rate of surface water run-off from any site (taking account of rain falling on the site and run-off from adjacent areas);*
- (2) reduce the naturalness of the river;*
- (3) add to the area of land requiring flood protection measures;*
- (4) affect the flood attenuation capability of the functional flood plain; nor*
- (5) compromise major options for future shoreline or river management.*

*Infrastructure and buildings should generally be designed to be free from surface water flooding in greater than 0.5% rainfall events. A Drainage Impact Assessment (DIA) will be required to consider pluvial flooding for any proposed development greater than 1,000m<sup>2</sup>.*

*Note: Further detailed guidance is set out in the Flood Risk and Flood Risk Assessment Supplementary Guidance.'*

4.28 The application site is not at risk of flooding and will be provided with an appropriate sustainable urban drainage system to ensure that run-off is no greater than existing levels.

4.29 Policy 53B on 'Water Environment and Drainage – Foul Drainage' states the following:

*'Foul drainage from all developments within and close to settlements that have public sewerage systems will require connection to the public sewer. In settlements where there is little or no public sewerage system, a private system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area. For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems.'*

4.30 As there is no public drainage infrastructure in close proximity to the site foul drainage will be catered for through the introduction of an additional septic tank/treatment system.

4.31 Policy 53C on 'Water Environment and Drainage – Surface Water Drainage' states the following:

*'All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures including relevant temporary measures at the construction phase. SUDS will be encouraged to achieve multiple benefits, such as floodwater management, landscape, green infrastructure, biodiversity and opportunities to experience nature near where people live.'*

*Ecological solutions to SUDs will be sought and SUDS integration with green/blue networks wherever possible.'*

4.32 All surface water accumulations will be appropriately attenuated prior to discharge in accordance with sound drainage principles (Suds).

4.33 Policy 60B on 'Transport Standards and Accessibility Requirements – New Development Proposals' states the following:

*'All development proposals that involve significant travel generation should be well served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, prior to private car journeys. The aim of all development should be to reduce travel demand by car, and ensure a realistic choice of access and travel modes is available, including opportunities for active travel and green networks.'*

*All development proposals (including small-scale proposals) should:*

- (a) be designed for the safety and convenience of all potential users;*
- (b) incorporate appropriate mitigation on-site and/or off-site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;*
- (c) incorporate appropriate levels of parking provision not exceeding the maximum parking standards laid out in SPP, including application of maximum on-site parking standards to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport;*
- (d) fit with the strategic aims and objectives of the Regional Transport Strategy and the Tay Cities Deal;*
- (e) support the provision of infrastructure necessary to support positive changes in Low and Ultra Low Emission Vehicle transport technologies, such as charging points for electric vehicles, hydrogen refuelling facilities and car clubs, including for residential development.*

*In certain circumstances developers may be required to:*

- (a) prepare and implement travel plans to support all significant travel generating developments;*
- (b) prepare a Transport Assessment and implement appropriate mitigation measures where required.*

*Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:*

- (a) direct links to the core paths networks are or can be made available;*
- (b) access to local bus routes with an appropriate frequency of service which involve walking no more than 400m are available;*
- (c) it would not have a detrimental effect on the safe and efficient operation of the strategic road and/or rail network including level crossings;*
- (d) the transport assessment identifies satisfactory mechanisms for meeting sustainable transport requirements, including the implementation of a site travel plan.*

*Developers should include consideration of the impact of proposals on the core paths network and local and strategic transport network.*

*Cycling and Walking*

*New developments should provide access from the development to off-road walking and cycling provision as part of the green network, and contribute to its enhancement and improved connectivity. Existing active travel routes will be safeguarded and incorporated into development. Cycle parking facilities should be provided.*

#### **Car Parking**

*Development proposals should not exceed maximum on-site parking standards, including disabled parking, to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport.*

*Where an area is well served by sustainable transport modes, more restrictive standards may be considered appropriate. In rural areas where public transport is infrequent, less restrictive standards may be applied.*

*Developers of town centre sites will be required to contribute to the overall parking requirement for the centre in lieu of individual parking provision.'*

- 4.34 The proposed dwelling house will be serviced via existing access arrangements off the A912 which benefit from 3.0m x 160m visibility plays at the junction with the public road. The intensification of traffic movements arising from the additional dwelling proposed will not compromise public safety. There is sufficient space within the plot to provide appropriate parking facilities and turning areas for all vehicles.

#### **Other material considerations**

- 4.35 As noted previously, in addition to the development plan, due cognisance must also be given in the determination of planning applications to other material considerations including Scottish Planning Policy, Consultation Responses, Third Party Representations and Planning History referred to below.

#### **Scottish Planning Policy**

- 4.36 Scottish Planning Policy was published by the Scottish Government in June 2014 with its purpose stated as being '*to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.*' Paragraph 75 of SPP advises that the Planning System should:

- *in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;*
- *encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and*
- *support an integrated approach to coastal planning.'*

- 4.35 Paragraph 81 of the SPP states the following:

*'In accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans and decision-making should generally:*

- *guide most new development to locations within or adjacent to settlements; and*
- *set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.*



## Scottish Planning Policy



4.36 Paragraph 83 of the SPP states the following:

*'In remote rural areas, where new development can often help to sustain fragile communities, plans and decision-making should generally:*

- *encourage sustainable development that will provide employment;*
- *support and sustain fragile and dispersed communities through provision for appropriate development, especially housing and community-owned energy;*
- *include provision for small-scale housing ( including clusters and groups; extensions to existing clusters and groups; replacement housing; plots for self-build; holiday homes; new build or conversion linked to rural business) and other development which supports sustainable economic growth in a range of locations, taking account of environmental protection policies and addressing issues of location, access, siting, design and environmental impact;*
- *where appropriate, allow the construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies;*
- *not impose occupancy restrictions on housing.'*

4.37 It is evidently clear from the above extracts that there is a strong level of support for appropriate forms of development in rural areas advocated in Scottish Planning Policy which is in turn reflected in the Council's Local Development Plan through the identifications of opportunities for and situations within which housing in the countryside can be deemed acceptable.

### Consultation Responses

4.38 Consultations have been undertaken with various organisations during the progression of the application as noted below:

**Perth and Kinross Council Development Contribution Officer** – No objections to the application, subject, where required, to the payment of developer contributions to mitigate any impacts arising from the development proposed.

**Perth and Kinross Council Regulator Services Manager** – No objection to the application but recommends the imposition of a condition on any consent granted requiring the submission of details relating to any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving all properties in the area. No concerns regarding ground contamination.



***Perth and Kinross Council Roads*** – No objection but imposition of condition recommended requesting further details to be provided in association with an application for Approval of Matters Specified in Conditions in the event of the current application being approved.

***Perth and Kinross Council Trees*** – Application supported subject to the imposition of a condition requiring existing trees to be protected and requiring the submission of details for the existing woodland and proposed hedgerow and tree planting.

***Perth and Kinross Heritage*** – The proposal raises no significant issues in respect of archaeology and the planning process so no archaeological mitigation is required.

### **Third Party Representations**

- 4.39 Letters of representation have been submitted to the Council from the owners/occupiers of two of the other houses in the group in response to the Planning Application. It is significant to note that neither party have objected to the application. Points raised and our responses to them are outlined below:

***Private Water Source*** – Both parties have raised concerns about personal experiences with their water supplies. Following the initial ‘teething’ problems referred to those concerns have been fully addressed and an acceptable supply meeting all requirements now provided.

***Sewage Treatment*** – Both parties expressed concern about the capacity of the existing treatment plant and its ability to service an additional dwelling house. The proposed house referred to will be served by a separate independently operated treatment system and as such will have no impact on the existing.

***Access arrangements onto the A912*** – Visibility splays measuring 3.0m x 160m have been provided at the access junction with the A912 as per the requirements of the earlier consent relating to the site. The Council’s Roads Department have no objection to the application proposals.

***Width of internal access road*** – The internal access road measures c. 3 metres in width which is deemed acceptable for the volume and type of traffic using it. Once again, the Roads Department have not objected to the application on these grounds.

### **Planning History**

- 4.40 The Planning History pertaining to the site has been outlined in Paragraphs 2.2-2.3 previously. That history establishes the principle of development on the site and the group of houses to which the application proposal represents a natural and logical addition to. It is significant to note that the current application site was included within the application boundary for the schemes approved under the terms of Planning Permission Reference Number 10/00638/FLL and 18/00250/FLL.
- 4.41 Having considered the proposal against the terms of the development plan and all other material considerations we are firmly of the view that the application should not have been refused by the Planning Officer and should now be granted permission by the Local Review Body.

## 5. RESPONSE TO REASONS FOR REFUSAL

5.1 The planning application was refused for a total of two reasons as noted below:

1. *The open nature of the site means that it does not have a good existing landscape framework that provides a definable site for a new dwelling. To this end, the proposal is contrary to Policy 19 (Housing in the Countryside) of the Perth and Kinross adopted Local Development Plan 2 (2019) and also the approved Supplementary Planning Guide on Housing in the Countryside 2020. Both these policies state that for acceptable proposals which extend an existing building group, proposals must extend the group onto a readily definable site which is formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.*
2. *As a result of the awkward shape of the site and the likely relationship between a new dwelling on the site and the proposed dwellings to the south, the proposal would not respect the character of the existing building group - that is based around the under construction residential development to the south. The proposal would thereafter have an adverse impact on the visual amenity of the local area. Accordingly, the proposal is contrary to Policy 1 (Placemaking) of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that new development respects the character and amenity of the place concerned.*

5.2 Prior to responding to the reasons for the refusal of the application we are concerned to note that the application site was not visited by the Appointed Officer as part of his assessment and determination of the application. We do not consider that the application should have been determined without such a site visit and as a consequence of this it is respectfully suggested that members of the Local Review Body determining the review request should undertake such a site visit in advance of doing so.

5.3 **Response to Reason 1** – We do not accept that the site is of an open nature as claimed in the first reason for the refusal of the application. An inspection of the site would have confirmed that it is a readily identifiable parcel of land sitting at a slightly lower level than the adjoining agricultural land and benefitting from clearly recognisable and defined boundaries comprising woodland and long-established fencing arrangements. The proposed dwelling would form a natural and entirely homogenous addition to the existing group of buildings and would contribute to rather than detract from the character and appearance of the area. In contrast, were the site to be left in its existing state, the overall development would appear incomplete and unfinished with a resultant adverse effect on the character and appearance of the area.

5.4 **Response to Reason 2** – Whilst the site could be described as being of an elongated nature due to the inclusion of the woodland area next to the A912 within its boundaries, it must be recognised and duly noted that the said trees within that woodland area would be protected in perpetuity in order to provide a setting to the dwelling house proposed. The balance of the site on which the dwelling house and associated gardens would be placed is not an awkward shape and the erection of a house on it will not adversely affect the character of the overall group. The indicative layout submitted with the application clearly demonstrates that a dwelling can be accommodated on the site and form a cohesive and compact relationship with the other buildings. The alternative of leaving the site in its existing state would result in an incomplete and unfinished development with a resultant adverse effect on the character and appearance of the area.

- 5.5 In light of the considerations outlined we respectfully challenge both reasons for the refusal of the application as they lack foundation and are not considered reflective of the conditions found on the site.

## 6. SUMMARY AND CONCLUSIONS

6.1 Having considered the proposed development against the terms of both the development plan and other material considerations, as required under the terms of the Town and Country Planning (Scotland) Act 1997 (as amended), we have demonstrated and are very firmly of the opinion that the application/review request should be upheld and planning permission granted for the dwelling house applied for. Our position on this appeal can be summarised as follows:

- The site, which measures 0.17 hectares in area is located predominantly to the north of a group of three recently constructed dwelling houses on the western side of the A912 (Gateside to Bridge of Earn Road) lying between Prinns Smithy to the south and Old Fargie Cottage to the north, near Glenfarg. Balvaird Castle, which is both a Category A Listed Building and a Scheduled Monument, is situated approximately 400 metres to the north east on the opposite side of the A912.
- The site comprises the balance of the land in the applicant's ownership which has been '*left-over*' following the completion of the adjoining three house development referred to. Sitting at an elevated level above the A912 but below the level of the surrounding agricultural land, the site is well screened to views from the A912 by virtue of the three dwelling houses already existing within the group and by an established broadly triangular area of mature coniferous woodland. The north and north western boundaries of the site are defined by long established post and wire fences. The site is presently in an untidy condition and is in-effect surplus '*left over*' ground which serves little, if any, useful purpose.
- The application submitted and subsequently refused by the Appointed Planning Officer had sought Planning Permission in Principle for the erection of a detached dwelling house on the site. The indicative layout which accompanied the application identified the possible erection of a dwelling house within a central position on the site accessed off the existing arrangements serving the group and orientated to benefit from the same views towards Balvaird Castle as the other properties. Generous garden areas would be provided to the front and rear with all existing trees on the site being retained and where necessary supplemented with additional tree and hedge planting. The dwelling would be provided with a private water supply with foul water treated by means of a septic tank/treatment system.
- The application was refused by the Appointed Planning Officer who considered that the site did not have a good landscape framework to provide a definable site for a new dwelling. Furthermore, it was considered that due to its awkward shape it and any dwelling house erected thereon would not respect the character of the existing group of buildings.
- The reasons for the refusal of the application have been contested and challenged -
  - (i) We do not accept that the site is of an open nature as claimed in the first reason for the refusal of the application. An inspection of the site would have confirmed that it is a readily identifiable parcel of land sitting at a slightly lower level than the adjoining agricultural land and benefitting from clearly recognisable and defined boundaries comprising woodland and long-established fencing arrangements. The proposed dwelling would form a natural and entirely homogenous addition to the existing group of buildings and would contribute to rather than detract from the character and appearance of the area.

- (ii) Whilst the site could be described as being of an elongated nature due to the inclusion of the woodland area next to the A912 within its boundaries, it must be recognised and duly noted that the said trees within that woodland area would be protected in perpetuity in order to provide a setting to the dwelling house proposed. The balance of the site on which the dwelling house and associated gardens would be placed is not an awkward shape and the erection of a house on it will not adversely affect the character of the overall group. The indicative layout submitted with the application clearly demonstrates that a dwelling can be accommodated on the site and form a cohesive and compact relationship with the other buildings.
- (iii) Were the site to be left in its undeveloped existing state, the established group of dwellings on the wider site would appear incomplete and unfinished with a resultant adverse effect on the character and appearance of the area

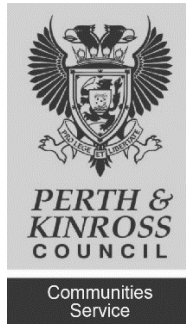
6.2 In view of the considerations outlined it is our considered opinion that the reasons for the refusal of the application do not stand up to scrutiny and that this application should not have been refused planning permission. It is respectfully requested, as a consequence of that, that this request to review the Planning Officer's decision be upheld and that planning permission be granted for the dwelling house applied for. We reserve the right to respond to any submissions on the review request from either the Appointed Officer, Consultees or Third Parties.

Signed

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

Derek Scott

Date 08<sup>th</sup> December 2021



AA Aggregates Construction Ltd  
c/o Shand Architecture  
Stuart Shand  
Studio One  
Crook Of Devon  
Kinross  
KY13 0UL

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice : **16th November 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/01029/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 23rd June 2021 for permission for **Erection of a dwellinghouse (in principle) Land 120 Metres North West Of Prinns Smithy Glenfarg** for the reasons undernoted.

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The open nature of the site means that it does not have a good existing landscape framework that provides a definable site for a new dwelling. To this end, the proposal is contrary to Policy 19 (Housing in the Countryside) of the Perth and Kinross adopted Local Development Plan 2 (2019) and also the approved Supplementary Planning Guide on Housing in the Countryside 2020. Both these policies state that for acceptable proposals which extend an existing building group, proposals must extend the group onto a readily definable site which is formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.
2. As a result of the awkward shape of the site and the likely relationship between a new dwelling on the site and the proposed dwellings to the south, the proposal would not respect the character of the existing building group - that is based around the under construction residential development to the south. The proposal would thereafter have an adverse impact on the visual amenity of the local area. Accordingly, the proposal is contrary to Policy 1 (Placemaking) of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that new development respects the character and amenity of the place concerned.

## **Justification**

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

## **Notes**

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

### **Plan Reference**

01

02

03



## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	21/01029/IPL	
Ward No	P9- Almond & Earn	
Due Determination Date	22nd August 2021	
Draft Report Date	13th September 2021	
Report Issued by	AMB	Date 16 September 2021

**PROPOSAL:** Erection of a dwellinghouse (in principle)

**LOCATION:** Land 120 Metres North West Of Prinns Smithy,  
Glenfarg

#### SUMMARY:

This report recommends **refusal** of a planning in principle application for the erection of a dwelling on a site outside Glenfarg 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.

#### SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

#### BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to secure a planning in principle permission for a single dwelling, on a site immediately to the north of a consented residential site outside of Glenfarg.

#### SITE HISTORY

Detailed planning permission has existed on the site to the south for some time for the erection of three large, detached dwellings - with some recent revisions to the layout, house types and road layouts being approved in 2020 (20/01792/FLL) and earlier in 2021 (21/00143/FLL). Construction has commenced in relation to the latest permission.

This current planning application is essentially looking to add a four dwelling to the development.

## **PRE-APPLICATION CONSULTATION**

Pre-application advice was offered to the applicant, which suggested that the proposal would be contrary to Council policy due to the lack of an existing landscape framework.

## **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.

There are no national planning policies or guidance which are directly relevant to this proposal, however rural development and new housing (in suitable locations) are supported by the SPP.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area 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, study and visit, and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The site is located within the landward area of the LDP2, where the following policies would be applicable to a new residential proposal,

Policy 1A: Placemaking  
Policy 1B: Placemaking  
Policy 5: Infrastructure Contributions  
Policy 19: Housing in the Countryside  
Policy 41: Biodiversity

## **OTHER COUNCIL POLICIES**

### **Placemaking Guide 2020**

This is the most recent expression of Council policy towards Placemaking Standards.

## **Developer Contributions and Affordable Housing 2020**

This is the most recent expression of Council policy towards developer contributions.

## **Housing in the Countryside Guide 2020**

This is the most recent expression of Council policy towards new housing in the open countryside.

## **EXTERNAL CONSULTATION RESPONSES**

**Perth And Kinross Heritage Trust** has commented on the proposal in terms of local archaeology and has raised no issues.

## **INTERNAL COUNCIL COMMENTS**

**Environmental Health** has commented on the planning application in terms of private water and contaminated land and have raised no objections.

**Transport Planning** have commented on the proposal in terms of road and access related matters and have raised no issues - subject to standard conditions being imposed on any permission.

**Development Contributions Officer** has commented on the proposal in terms of developer contributions and indicated that there is a need for both Primary Education and Transport Infrastructure contributions in the event of any approval being forthcoming.

**Tree Officer** has commented on the proposal and suggest that in the event of any approval being forthcoming, a detailed submission must have sufficient new planting to complement existing trees and hedges.

## **REPRESENTATIONS**

Two letters of representations have been received, both of which are raising general comments as opposed to objecting or supporting the proposal. The comments raised within these representations include,

- Private Water issues
- Foul drainage
- Access issues

These issues are addressed the main appraisal section below.

## **ADDITIONAL STATEMENTS**

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable

Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	Not Required

## APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

In terms of other material considerations, consideration of the Council's SPG on Placemaking, Housing in the Countryside and also Developer Contributions are material considerations.

### Policy Appraisal

The site is located within the landward area of the LDP2, where *Policies 1 (Placemaking) and 19 (housing in the countryside)* are applicable. *Policy 1* seeks to ensure that all new development does not adversely impact on the character of the area concerned, whilst *Policy 19* is the LDP2 version of the Housing in the Countryside Policy and should be read in conjunction with the SPG of 2020. Both these policies outline acceptable instances for new housing in the open countryside.

### Land Use

The adjacent site is under construction for three dwellings.

Whilst not completed, it is considered reasonable to take these proposed dwellings into account. Accordingly, this current proposal is an extension to an (soon to be) existing building group – which is typically defined as being three or more properties.

At the moment the proposed site is undefined to its northern and western boundaries, with the only recognised boundaries and containment being the road to the east and the edge of the construction site to the south. This arrangement is not ideal and makes the proposal contrary to the aims of the HITCP which only allows for the extension of building groups to be undertaken when the proposal extends the group into a readily definable adjacent site that is formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting. This is not the case here.

To this end, the proposal is contrary to the Council's Housing in the Countryside Policies, as contained in the LDP2 and the SPG of 2020 due to the lack of landscape framework.

There is also a secondary area of concern.

Acceptable development which expands existing building groups should also respect the character of that existing group under the requirement of *Policy 1* of the LDP2,

which looks to protect existing areas the character and amenity of the area concerned.

The proposed site would be a slightly awkward shape compared to the other proposed plots to the south, and whilst this is only an in-principle application, the siting of a dwelling on the site would not relate to what has already been approved, and is in the process of being built out. The likely position and relationship of any proposed dwelling on the site would not sit comfortably with the already approved units and look incongruous.

As such the proposal is also considered to be contrary to *Policy 1* of the LDP2 due to the fact that the proposal would not respect the existing (proposed) building pattern.

### **Residential Amenity**

The proposal will have little direct impact on existing residential amenity and providing a suitable house type and location is advanced at a detailed stage, there should not be any advance impact on the residential amenity of the approved units to the south.

### **Visual Amenity, Design and Layout**

In terms of the impact on the visual amenity of the area, the dwelling will be seen within a group of dwellings which are already consented.

However, as stated previously the shape of the plot and the likely relationship with the consented houses to the south would result in a development that is not in keeping with the character of the area, which in turn would be the detriment of the visual amenity of the area.

In terms of other design and layout matters, as this is a planning in principle application only these will be fully considered during consideration of a detailed submission.

### **Roads and Access**

The proposal raises no issues in terms the proposed means of vehicular access. Subject to appropriate details being brought forward, there should also be no reason why suitable onsite parking and turning can not be delivered.

### **Drainage and Flooding**

At this stage, the proposal raises no issues in terms of drainage of flooding matters.

At the detailed planning stage, further consideration of the means of foul drainage and also surface water disposal will be considered further. It is noted that some notes of interest have been raised within the letters of representation concerning foul drainage, however this is not considered to be significant issue which cannot be addressed via an appropriate technical solution.

## **Contaminated Land**

The proposal raises no issues with contaminated land issues.

## **Private Water**

There are some known private water supplies in the area. In the event of any approval being forthcoming, standard conditions and informative notes should

## **Conservation Considerations**

There is a listed building (Balvaird Castle) and Scheduled Monument in the area, however these are some distance away and the proposal would not impact on their cultural assets qualities. PKHT have been consulted, and have no objections.

## **Natural Heritage and Biodiversity**

The tree officer has made detailed comments on the planning application in terms of landscaping issues, and these should be incorporated into any approval.

## **Developer Contributions**

### Affordable Housing

There is no affordable housing requirement as part of this development.

### Primary Education

In the event of any approval being forthcoming, there will be a need for a primary education contribution to be secured.

### Transport Infrastructure

In the event of any approval being forthcoming, there will be a requirement for a developer contribution will be required.

### A9 Junction Improvements

The site is located outwith the catchment area for A9 Junction Improvements so no developer contribution for this is necessary.

## **Economic Impact**

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

## **VARIATION OF APPLICATION UNDER SECTION 32A**

The application has not been varied.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **CONCLUSION AND REASONS FOR DECISION**

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below:

- 1 The open nature of the site means that it does not have a good existing landscape framework that provides a definable site for a new dwelling. To this end, the proposal is contrary to Policy 19 (Housing in the Countryside) of the Perth and Kinross adopted Local Development Plan 2 (2019) and also the approved Supplementary Planning Guide on Housing in the Countryside 2020. Both these policies state that for acceptable proposals which extend an existing building group, proposals must extend the group onto a readily definable site which is formed by existing topography, roads or well-established existing landscape features such as a watercourse or mature tree belt which will provide a suitable setting.
- 2 As a result of the awkward shape of the site and the likely relationship between a new dwelling on the site and the proposed dwellings to the south, the proposal would not respect the character of the existing building group - that is based around the under construction residential development to the south. The proposal would thereafter have an adverse impact on the visual amenity of the local area. Accordingly, the proposal is contrary to Policy 1 (Placemaking) of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that new development respects the character and amenity of the place concerned.

### **Justification**

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

### **Informatives**

None.

### **Procedural Notes**

Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01, 02 and 03





Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE 100425435-001

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

## Type of Application

What is this application for? Please select one of the following: \*

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Proposed erection of detached house and garage on vacant land

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Shand Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stuart	Building Name:	Studio One
Last Name: *	Shand	Building Number:	
Telephone Number: *	01577840202	Address 1 (Street): *	Crook of Devon
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kinross
Fax Number:		Country: *	UK
		Postcode: *	KY13 0UL
Email Address: *	stuart@shandarchitecture.co.uk		

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

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	
Company/Organisation	AA Aggregates Construction Ltd	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land to north of Cedar House, Glenfarg, Perthshire

Northing

711299

Easting

316599

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

☐ Meeting ☐ Telephone ☒ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Pre application advice

Title:

Other title:

First Name:

Last Name:

Correspondence Reference  
Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

1700.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Vacant land. Previously paddock.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☐ Yes – connecting to public drainage network  
☒ No – proposing to make private drainage arrangements  
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- ☐ New/Altered septic tank.  
☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

Proposed private treatment plant with outfall to partial soakaway and watercourse.

<p>Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *</p> <p><b>Note:-</b></p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h3>Assessment of Flood Risk</h3> <p>Is the site within an area of known risk of flooding? *</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? *</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h3>Trees</h3> <p>Are there any trees on or adjacent to the application site? *</p> <p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h3>All Types of Non Housing Development – Proposed New Floorspace</h3> <p>Does your proposal alter or create non-residential floorspace? *</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<h3>Schedule 3 Development</h3> <p>Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.</p> <p>If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.</p>	
<h3>Planning Service Employee/Elected Member Interest</h3> <p>Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Stuart Shand

On behalf of: AA Aggregates Construction Ltd

Date: 07/06/2021

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application



Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☐ Yes ☒ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

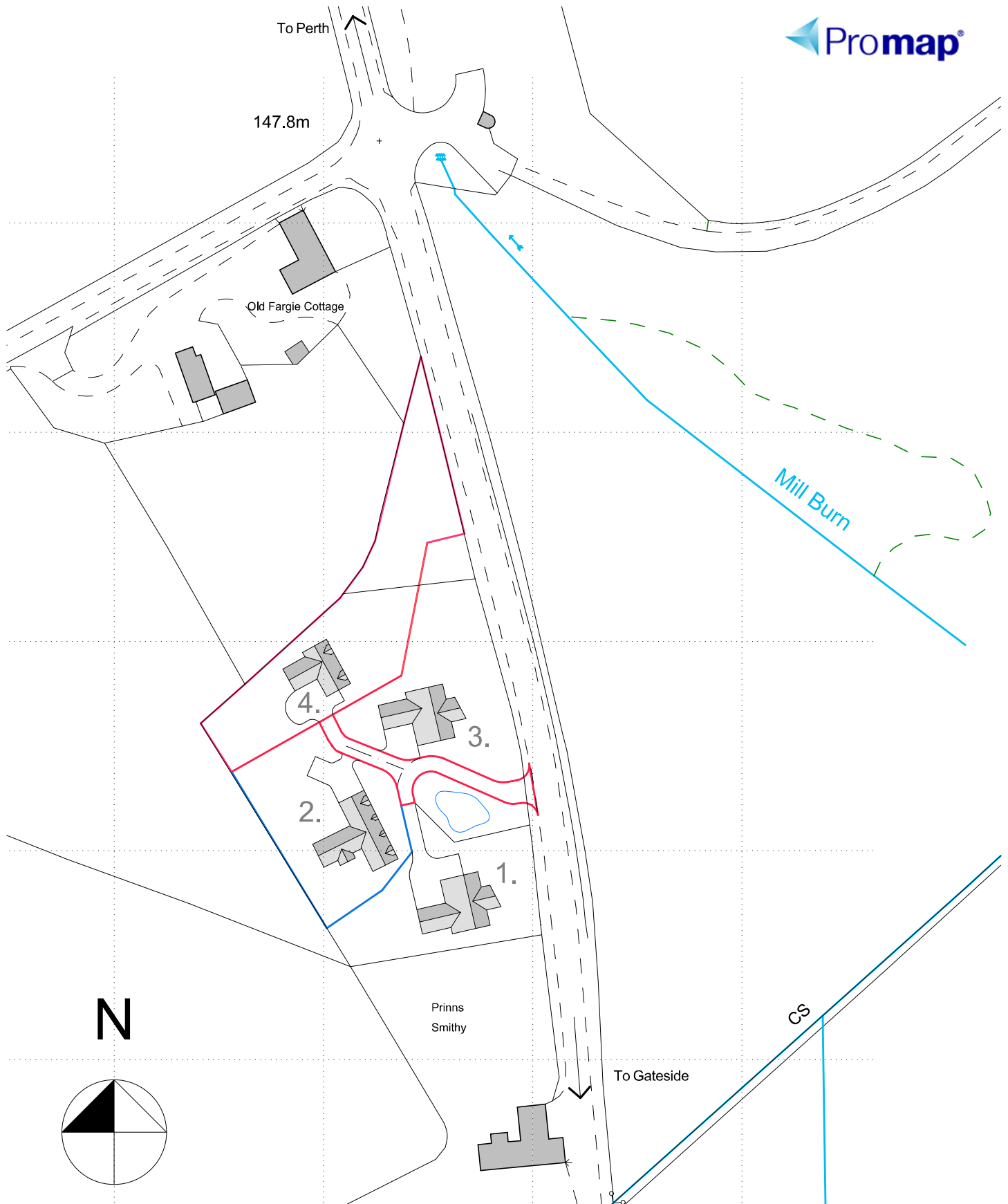
Declaration Name: Mr Stuart Shand


Declaration Date: 07/06/2021

## Payment Details

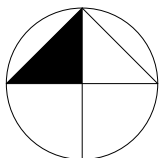
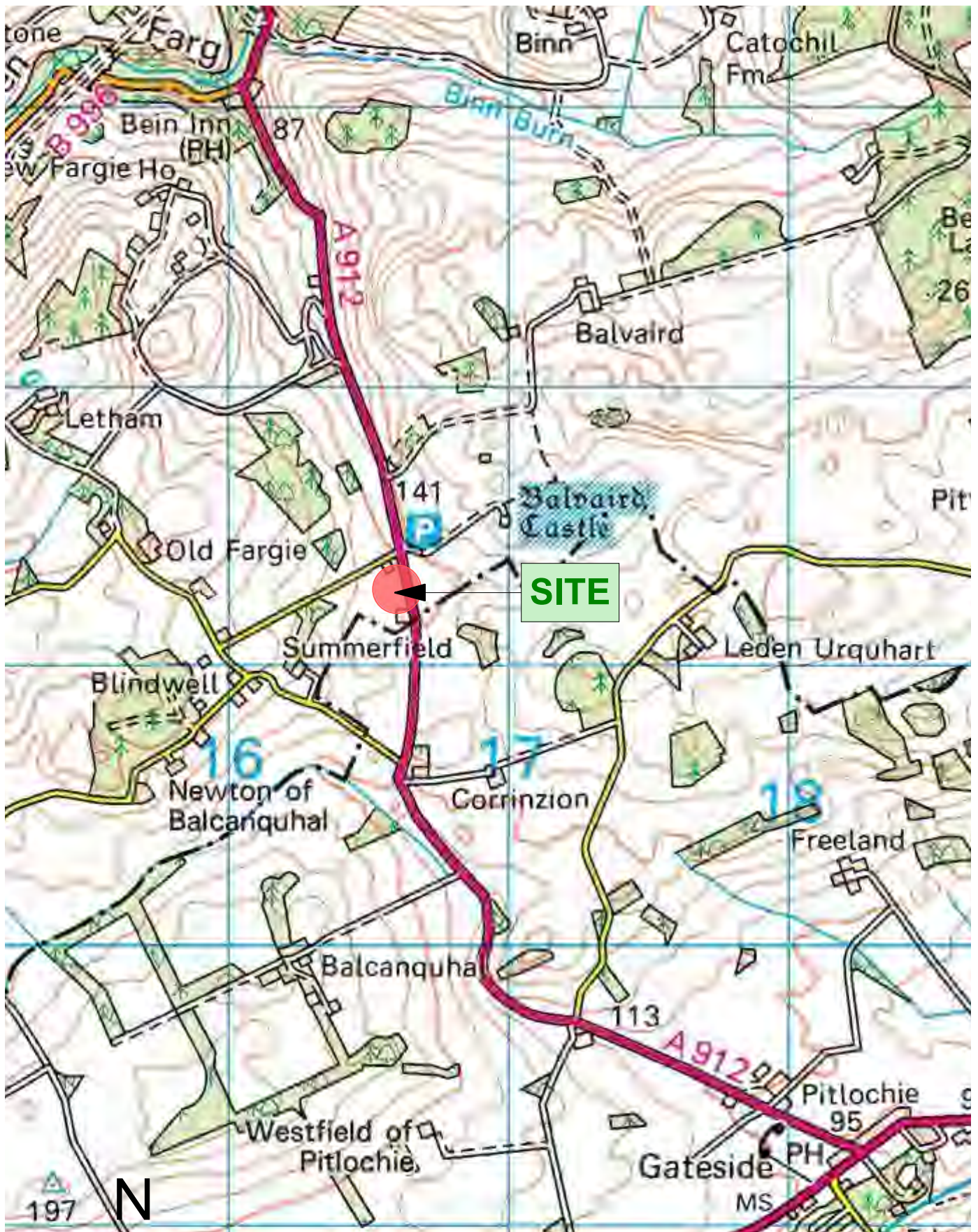


Created: 10/06/2021 14:45



 <b>Shand Architecture</b> <a href="http://www.shandarchitecture.co.uk">www.shandarchitecture.co.uk</a>  Studio One, Crook of Devon, Kinross KY13 0UL E-mail :- <a href="mailto:stuart@shandarchitecture.co.uk">stuart@shandarchitecture.co.uk</a>	Project <b>Residential Development</b> Adjacent to Prinns Smithy, Gateside, Cupar	Date 26/11/2020	Scale 1:1250
	Drg. Title LOCATION PLAN PLOT 4	Drg. No. <b>19-24-66A</b>	





10m 0m 10m 40m

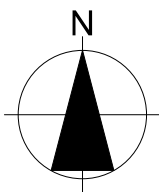
Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

<b>Shand Architecture</b> <a href="http://www.shandarchitecture.co.uk">www.shandarchitecture.co.uk</a> Studio One, Crook of Devon, Kinross KY13 0UL E-mail :- <a href="mailto:stuart@shandarchitecture.co.uk">stuart@shandarchitecture.co.uk</a>	Project <b>Residential Development</b> Adjacent to Prinns Smithy, Gateside, Cupar	Date 26/11/2020	Scale As scalebar
	Drg. Title <b>RURAL LOCATION PLAN</b>	Drg. No. <b>19-24-61</b>	





Notes  
The contents of this drawing are strictly copyright and may not be reproduced in any format without the agreement of the Architect.



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022323



<div>Shand Architecture</div> <div>Studio One, Crook of Devon, Kinross KY13 0UL Tel: 01572-840 202 www.shandarchitecture.co.uk stuart@shandarchitecture.co.uk</div>	<div>Project</div> <div>Residential Development</div> <div>Prinns Smyth</div> <div>Gateside</div> <div>By Cuppar</div> <div>KY14 7SW</div>	<div>Title</div> <div>INDICATIVE SITE PLAN</div> <div>- showing proposed house on Plot 4</div>	<div>Revisions</div>				<div>Project Number</div> <div>19-24</div>	
			<div>Scalebar</div>					<div>Page Size</div> <div>A1</div>
			<div>Scale</div>					
			<div>Scale</div>					
			<div>Scale</div>					
			<div>Scale</div>					
<div>Scale</div>				<div>Scale</div>	<div>1:200</div>			
<div>Scale</div>				<div>Date</div>	<div>November 2020</div>			
<div>Scale</div>				<div>Stage</div>	<div>Planning</div>			





<p><b>LRB-2021-50</b> <b>21/01029/IPL – Erection of a dwellinghouse (in principle), land 120 metres north west of Prinns Smithy, Glenfarg</b></p>
---

**PLANNING DECISION NOTICE** *(included in  
applicant's submission, pages 337-338)*

**REPORT OF HANDLING** *(included in applicant's  
submission, pages 339-346)*

**REFERENCE DOCUMENTS** *(included in  
applicant's submission, pages 355-357)*



**LRB-2021-50**  
**21/01029/IPL – Erection of a dwellinghouse (in principle),**  
**land 120 metres north west of Prinns Smithy, Glenfarg**

## **REPRESENTATIONS**



# Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 21/01029/IPL

Our ref MA

Date 30 June 2021

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

**RE: Erection of a dwellinghouse (in principle) Land 120 Metres North West Of Prinns Smithy Glenfarg for AA Aggregates Construction Ltd**

I refer to your letter dated 30 June 2021 in connection with the above application and have the following comments to make.

**Water** (assessment date – 8/7/21)

### Recommendation

**I have no objections to the application but recommend the undernoted condition and informatives be included in any given consent.**

### Comments

The development is for a dwelling house in a rural area with private water supplies (including Old Fergie Cottage Supply and Millburn Glenfarg supply) believed to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following condition and informatives. It should be noted that once the development is operational this Service may have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. No public objections relating to the water supply were noted at the date above.

### WS00 Condition

Prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The subsequently agreed protective or replacement measures shall be put in place prior to the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

### **WAYL - Informative 1**

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

### **PWS - Informative 2**

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/01029/IPL	<b>Comments provided by</b>	Lucy Sumner
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Contributions Officer:</b> Lucy Sumner
<b>Description of Proposal</b>	Erection of a dwellinghouse (in principle)		
<b>Address of site</b>	Land 120 Metres North West Of Prinns Smithy Glenfarg		
<b>Comments on the proposal</b>	<p><b>Primary Education</b></p> <p>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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Arngask Primary School.</p> <p><b>Transport Infrastructure</b></p> <p>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.</p> <p>The application falls within the identified Reduced Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Primary Education</b></p> <p><b>CO01</b> The development shall be in accordance with the requirements of Perth &amp; Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth &amp; Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p><b>RCO00</b> Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>		

	<p><b>Transport Infrastructure</b></p> <p><b>CO00</b> The development shall be in accordance with the requirements of Perth &amp; Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2020 in line with Policy 5: Infrastructure Contributions of the Perth &amp; Kinross Local Development Plan 2 (2019) with particular regard to transport infrastructure, or such subsequent Guidance and Policy which may replace these.</p> <p><b>RCO00</b> Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2020.</p>
<b>Recommended informative(s) for applicant</b>	N/A
<b>Date comments returned</b>	05 July 2021]



To:	Andrew Baxter, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	14th July 2021

**21/01029/IPL | Erection of a dwellinghouse (in principle) | Land 120 Metres North West Of Prinns Smithy Glenfarg**

Thank you for consulting PKHT on the above application.

With respect of archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development does not raise any significant issues. No archaeological mitigation is required in this instance.



# Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 21/01029/IPL

Our ref KIM

Date 20 July 2021

Tel No (4) 76442

Communities

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

## **Consultation on an Application for Planning Permission**

**PK21/01029/IPL RE: Erection of a dwellinghouse (in principle) Land 120 Metres North West Of Prinns Smithy Glenfarg for AA Aggregates Construction Ltd**

I refer to your letter dated 30 June 2021 in connection with the above application and have the following comments to make.

### **Contaminated Land**

#### Comments

A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

#### Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.





# Comments for Planning Application 21/01029/IPL

## Application Summary

Application Number: 21/01029/IPL

Address: Land 120 Metres North West Of Prinns Smithy Glenfarg

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Andrew Baxter

## Customer Details

Name: Mrs Margaret Huggett

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Road Safety Concerns

Comment: Planning application 21/01029/IPL

Dear Sir/Madam,

I am writing to add some comments to the planning application for a dwelling house at Prinns Smithy Glenfarg, 21/01029/IPL.

We live directly next to the proposed house and have no objections to the building of this house but would like some factors taken into consideration regarding planning.

1) Private water source - our house is served by a private water source, namely rain harvesting. This is proving problematic due to 'lack of rain'. We can have our storage tank filled by a private provider but this is not ideal. Also, this water needs to be filtered and then treated with UV light before being suitable for drinking and bathing - attention needs to be taken towards the filtration system planned - is it sufficient to deal with >1 shower, washing machine, dishwasher and toilet flushing all utilising water at the same time? Alternative sources of water are being investigated and the new house planned should be aware of this.

2) Sewage treatment - there are 2 four bed houses and 1 five bed house built on this development who use a private sewage treatment system - the system in place is suitable for up to 18 people. There will be 11 people already using this, before any visitors/guests are factored in so the plans for the 4th house would need additional sewage treatment in place.

3) The houses on this development exit onto the A912, opposite Balvaird Castle. The speed, size and volume of vehicles using this route between Fife and Perth are of concern. Ideally a speed limit of 40 would help - as seen on the A912 through Glenfarg.

4) Access for building will be via the driveway for Cedar, Millburn and Lomond Houses - will this be adequate for large vehicles?

Kind regards

Margaret and Mark Huggett

# Comments for Planning Application 21/01029/IPL

## Application Summary

Application Number: 21/01029/IPL

Address: Land 120 Metres North West Of Prinns Smithy Glenfarg

Proposal: Erection of a dwellinghouse (in principle)

Case Officer: Andrew Baxter

## Customer Details

Name: Mrs Emma O'Byrne

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Dear Sir/Madam,

We do not oppose the proposed house however we do have some comments we think should be taken into consideration with planning.

1) Private water source - There are multiple issues with our private water supply. Attempts were made to place a bore hole but these proved unsuccessful. Our house was then fitted with a rain water harvesting system however this is also proving problematic as there isn't enough water to supply the houses. We are now having to investigate other potential water sources.

2) Sewage treatment - there are 2 four bed houses and 1 five bed house built on this development who use a private sewage treatment system - the system in place is suitable for up to 18 people. The 4th house would therefore likely need an additional sewage treatment in place.

3) The houses on this development exit onto the A912, opposite Balvaird Castle. The speed, size and volume of vehicles using this route between Fife and Perth are of real concern, especially as I have young children. Exiting the driveway is very dangerous due to a bend on the road and the speed at which cars and lorries can use the road. We feel a speed limit of 40 would be much safer here.

4) Access for building will be via the driveway for Cedar, Millburn and Lomond Houses - will this be adequate for large vehicles?

Kind regards

Emma and Dean O'Byrne

### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/01029/IPL	<b>Comments provided by</b>	Dean Salman Development Engineer
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	
<b>Description of Proposal</b>	Erection of a dwellinghouse (in principle)		
<b>Address of site</b>	Land 120 Metres North West Of Prinns Smithy Glenfarg		
<b>Comments on the proposal</b>	<p>The Roads Maintenance Partnership have made comment so as to highlight that no private drainage to be connected or discharged from this site onto publicly maintained ditch or carriageway.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.</p>		
<b>Recommended planning condition(s)</b>	<p>The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority. All matters regarding: access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.</p>		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	20 July 2021		



Consultee		Planning App. Ref:	Request Date	Response Date
Paul Kettles, Enforcement Officer (Trees)		21/01029/IPL	30.06.21	09.08.21
Proposed Development		Erection of Dwellinghouse, North West Prinns, Smithy, Glenfarg.		
Site Address		Land 120 Metres North West Of Prinns Smithy Glenfarg for AA Aggregates Construction Ltd		
Introduction	<p>An in-principle planning application has been submitted for the erection of a dwellinghouse and garage, on a former paddock.</p> <p>The site layout shows that within the site is an area of existing woodland, and proposed native hedgerows to the boundaries, and tree planting, with the remaining space being to lawn, and the access.</p> <p>It is important that the proposed dwelling is integrated into the site by use of existing and proposed landscaping, and that the advent of development does not have detrimental impact on existing trees of amenity value.</p>			
Existing Woodland	<p>No details have been provided in respect of the existing woodland, and there are no photos provided which would assist in assessing the type, nature, and composition of the woodland. The plan indicates that the woodland will be retained, and it is recommended that a standard tree protection condition is applied in order to secure the protection of the wooded area, to protect the site from the adverse impact of construction, and introduction of services.</p>			
Native Hedgerow	<p>No details have been provided in respect of the proposed hedgerow. Details should be provided confirming species selection, stock size, plant density and arrangement, and plant protection.</p>			
New Tree Planting	<p>No details have been provided in respect of the proposed tree planting. Details should be provided confirming stock size, species selection, site preparation, and plant protection.</p>			
Conclusion	<p>An application has been submitted, which is generally considered appropriate, however, the proposal lacks details, and details of the existing woodland and proposed landscaping should be provided. There is a necessity to ensure the protection of existing trees at the site by imposition of a planning condition.</p>			
Recommendation	<p>Support the planning application and impose a planning condition requiring existing trees to be protected in accordance with BS5838:2012, and require submission of details for the existing woodland, and for the proposed hedgerow and trees (as detailed above).</p> <p>Paul Kettles Planning Enforcement Officer (Trees) 09 August 2021.</p>			



