

TCP/11/16(403)
Planning Application – 16/00002/FLL – Erection of dwellinghouse, land 40 metres south east of Calzieveg, Braco

INDEX

- (a) Papers submitted by the Applicant (***Pages 931-990***)
- (b) Decision Notice (***Pages 943-944***)
 - Report of Handling (***Pages 945-953***)
 - Reference Documents (***Pages 965-990***)
- (c) Representations (***Pages 993-1000***)

TCP/11/16(403)
Planning Application – 16/00002/FLL – Erection of
dwellinghouse, land 40 metres south east of Calzieveg,
Braco

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100008708-001

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:	MBM Planning & Development		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	Algo Business Centre
Last Name: *	Myles	Building Number:	
Telephone Number: *	01738 450506	Address 1 (Street): *	Glenearn Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 0NJ
Email Address: *	mm@mbmplanning.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Calzieveg Farm
First Name: *	Sandra	Building Number:	
Last Name: *	Auld	Address 1 (Street): *	Braco
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dunblane
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	FK15 9RD
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:	Calzieveg
Address 2:	Braco
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	Dunblane
Post Code:	FK15 9RD

Please identify/describe the location of the site or sites

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Northing	709090	Easting	281013
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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)

Erection of house

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 separate appeal 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)

Appeal statement, planning application forms, proposed drawings, SAC report, supporting planning statement, decision notice and Report of Handling

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/00002/FLL

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

13/01/2016

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

09/03/2016

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)

To view the proposed site in relation to the rest of the farm ownership and also to see that the proposed house will not be viewed from any surrounding vantage points and can meet with the relevant siting criteria set out in the policy

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

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 Mark Myles

Declaration Date: 06/04/2016

1. Introduction

- 1.1 This appeal statement should be read in conjunction with the Notice of Review submitted on 6th April 2016, on behalf of Sandra Auld for the erection of a house on land at Calzieveg Farm by Braco. The planning application (16/00002/IPL) was refused by PKC on 9th March 2016.
- 1.2 The proposal requires to be considered under the terms of the key development plan policy (Policy RD3 – Housing in the Countryside) as well as the Housing in the Countryside Guide that was approved by the council in November 2012 (HICG).
- 1.3 Other policies from the Perth & Kinross Local Development Plan that are of relevance to this proposal are;
- Policy PM1A - Placemaking; where development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.
 - Policy PM1B – Placemaking; where all proposals should meet all eight of the placemaking criteria.
 - Policy PM3 - Infrastructure Contributions; where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.
- 1.4 We contest the council's reasons for refusal of the planning application and also the justification that was given for those reasons within the Report of Handling.

2. Response to PKC Reasons for Refusal

- 2.1 This proposal requires to be considered under the terms of the category c) of RD3 which relates to 'new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance.' Section 3 in the associated guidance lists the following categories; 3.1 existing gardens, 3.2 flood risk, 3.3 economic activity, 3.4 houses for local people and 3.5 pilot projects creating eco-friendly houses.
- 2.2 This application therefore requires to be considered under the terms of category 3.3a) economic activity or operational need of the guidance. It states that 'a house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the council that there is a need for the house.
- 2.3 A report prepared by SAC (dated May 2015) confirming the operational reasons for the additional house on the farm, had accompanied the planning application. As can be seen from the Report of Handling the need for the additional property has been demonstrated via the SAC report and therefore the principle of an additional house on the farm was accepted.
- 2.4 Although there are 3 separate reasons for refusal of the application, they actually all refer to the same issue i.e. the proposed siting of the house.
- 2.5 As was pointed out in the planning application forms and also the supporting statement that accompanied the planning application, a pre-application site meeting and related correspondence took place with a Planning Officer during April and May 2015. This resulted in the re-location of the proposed house closer to the access road so as to lower the floor level and ridge line of the house and so that the house would have a better setting against the sloping ground located to the north. The proposed site was chosen in preference to a site closer to the existing farm buildings as it is immediately adjacent to the access road and the entrance to the farm so will greatly assist with on-site security, animal welfare, all vehicles movements and general day to day farming activities.
- 2.6 We note the mention that no pre-planning correspondence had been received. This is incorrect. It appears that the appointed officer who determined the application was not made aware of the pre-planning history including that a colleague had already provided an alternative view on the proposal which we had responded to positively and acted upon.

- 2.7 The site is not located on an exposed area of ground or on a hill or plateau and in fact due to the rolling landform particularly with the nature of the land to the south, the proposed single storey scaled house will blend sympathetically with the landform and would not be readily visible from the A9 or the B8033 Braco to Kinbuck Road. The Siting criteria are required to be met if a new house falling within Category 3 would be viewed from surrounding vantage points. No surrounding vantage points have been identified within the Report of Handling and the assessment by the planning officer has not taken this important fact into account and instead has simply turned to each of the criteria a) to d) to assess the proposal.
- 2.8 The Report of Handling suggests that an alternative site closer to the existing farm should be explored but such a proposal would be located at a much higher contour line, would therefore be far more visible in the landscape and would not allow for the same security and welfare benefits that the proposed site location would bring to the overall equine breeding operation. In addition during the winter month's access to and from the farm can often be difficult and hazardous.
- 2.9 In contrast the proposed house site would be set against the rising ground to the north which is perfectly capable of absorbing the development. The house is located to the south of the rising ground and additional landscaping and tree planting will allow the development to be absorbed into the wider landscape over time. The additional landscape enhancement can be provided through the imposition of a planning condition. Despite the previous pre-application feedback at no time did the planning officer relay any concerns with the proposal or provide an opportunity to respond to the concerns set out in the reasons for refusal.
- 2.10 In any event the proposed modest scale, design and choice of high quality finishing materials all mean that the proposed house would fully respect its rural setting and would have no detrimental impact on the surrounding landscape.
- 2.11 In this case the need for the additional house has been demonstrated via the SAC report and therefore the principle of a house has been accepted under Category 3.3a of Policy RD3 and the council's Housing in the Countryside Guide.
- 2.12 In our view the perceived impact on the landscape has been overstated by the planning officer and we would therefore encourage the LRB to visit the site and view the proposed site in relation to the rest of the farm ownership and also to see that the proposed house will not be viewed from any surrounding vantage points and can meet with the relevant siting criteria set out in the policy.
- 2.13 We also note that there were no objections from any of the consultees, no developer contributions are required and no objections were received from any neighbouring property to the proposed development.

- 2.14 The proposed development is therefore considered to be in accordance with the development plan and there are no material considerations that indicate that an alternative decision should have been made.
- 2.15 We would therefore respectfully request that this Notice of Review is determined on the basis that the proposal is in accordance with Policy RD3 and PM1A of the LDP and approved on that basis subject to any conditions that may be considered necessary by the Local Review Body.

PERTH AND KINROSS COUNCIL

Ms Sandra Auld
c/o MBM Planning And Development
Mark Myles
Algo Business Centre
Glenearn Road
Perth
PH2 0NJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 09.03.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00002/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 13th January 2016 for permission for **Erection of dwellinghouse Land 400 Metres South East Of Calzieveg Braco** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal by virtue of its siting is contrary to Perth and Kinross Housing in the Countryside Guide 2012 categories 3 a) to d). The development would not blend sympathetically with the land form, has insufficient existing natural features to provide a backdrop, insufficient mature boundaries and would have a detrimental impact on the surrounding landscape.
2. The proposal is contrary to policy RD3 Housing in the Countryside of the Perth and Kinross Local Development Plan 2014 as it does not comply with the requirements of the relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.

3. The proposal by virtue of its position in an area with insufficient landscape features to define the site or provide a suitable setting for the development does not respect the character and amenity of the place and as such is contrary to Policy PM1A Placemaking of the Perth and Kinross Local Development Plan 2014.

Justification

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

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

Plan Reference

16/00002/1

16/00002/2

16/00002/3

16/00002/4

16/00002/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00002/FLL	
Ward No	N7- Strathallan	
Due Determination Date	12.03.2016	
Case Officer	Persephone Beer	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of dwellinghouse

LOCATION: Land 400 Metres South East Of Calzieveg Braco

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 3 February 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dwellinghouse on land at Calzieveg Farm around 3 kms west of Braco. The site is currently agricultural grazing land. The house is required to support an existing horse breeding business.

A report has been submitted with the planning application setting out a case for an additional house on the farm. Calzieveg Farm is a grassland farm extending to approximately 35 hectares (87 acres). The main enterprise on the farm is an equine breeding unit with hay being produced on the unit for home use. There are also sheep which come to the farm on a grazing contract.

The applicant lives alone at Calzieveg and all the work associated with the farming system, including the management of the horses, general maintenance and repairs is carried out by the applicant with the assistance of contractors. The applicant also has a full time job away from the farm. The report suggests that there is a labour requirement on the farm for 2.36 labour units which would justify an additional person living on the unit.

SITE HISTORY

None recorded.

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

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.

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The*

quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy RD3 - Housing in the Countryside

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

OTHER POLICIES

Perth and Kinross Housing in the Countryside Guide 2012

CONSULTATION RESPONSES

Community Waste Advisor - Environment Service

No response.

Environmental Health

No objections subject to conditions with regard to private water.

Education And Children's Services

No response.

Scottish Water

No response.

Contributions Officer

No developer contribution required.

Transport Planning

No objections.

National Grid Plant Protection Team

No response.

Health And Safety Executive
No response.

REPRESENTATIONS

There have not been any representations received in relation to this application:

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

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

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

Policy Appraisal

The main policy of relevance is policy RD3 from the adopted Perth and Kinross Local Development Plan 2014 with its associated supplementary guidance. This supports housing development in the countryside subject to a number of criteria.

- a) Building Groups
- b) Infill site
- c) New houses in the countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance
- d) Renovation or replacement of houses
- e) Conversion or replacement of redundant non-domestic buildings

f) Development on rural brownfield land

In this case the proposed site is not part of a building group, is not an infill site, does not meet the criteria for a replacement house, is not for the conversion or replacement of a non-domestic building and is not rural brownfield. It therefore fails to meet categories a), b), d), e) or f) of the housing in the countryside policy. The application is therefore being considered under category c) which supports new houses in the countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.

In this instance the primary consideration would be 3.3 Economic Activity:

a) where a house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the Council that there is a need for the house(s).

A range of siting criteria should also be satisfied:

- a) it blends sympathetically with land form;
- b) it uses existing trees, buildings, slopes or other natural features to provide a backdrop;
- c) it uses an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which must separate the site naturally from the surrounding ground (eg a dry stone dyke, a hedge at minimum height of one metre, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site). The sub-division of a field or other land artificially, for example by post and wire fence or newly planted hedge or tree belt in order to create the site, will not be acceptable;
- d) it does not have a detrimental impact on the surrounding landscape.

Whilst I consider that there is sufficient justification for an additional worker on the holding I consider that the required siting criteria have not been satisfied.

Design and Layout

The proposal is for a detached dwellinghouse with accommodation over two levels. The proposed property measures around 12 metres in length x 10 metres in width with a height to the roof ridge of around 7 metres. It will be finished with a slate roof and a mix of timber, render and glass on the elevations.

The site is set within a grazed field and will be partially set in to a gentle slope. It is roughly hexagonal in shape with a large area of hard standing for turning and parking bounded on two sides by a retaining wall.

Landscape

The surrounding landscape is relatively flat agricultural grazing land with higher wooded land sited some distance away to the northwest.

There are no existing trees or buildings to provide a setting for the development although some trees are proposed to the north, north east and north west of the proposed new house.

The proposed dwellinghouse is sited on a small slope but this in my view does not give a sufficient backdrop to the development. The site is currently extremely open and the erection of a house in this field would be incongruous within the landscape and would not blend sympathetically with the land form.

There is one marked boundary along an existing track, defined by a post and wire fence. New boundaries will be required around the remaining five boundaries, shown on the plan as post and wire fencing.

Residential Amenity

The proposed dwelling is to be situated on a working farm but I do not consider that there are issues with residential amenity in this case. The occupier of the property would be associated with the business and will be aware of potential for disturbance, noise and odours associated with the farm. There will be no adverse impact on any existing residential amenity as there are no neighbours close to the proposals.

Visual Amenity

The site is part of a large grassed field on relatively flat ground in an area where there appears to be limited historic settlement. The house will be very much on its own with no obvious landscape features or established boundaries to define a site. There are existing well established groups of buildings in the area such as Calzvieg Farm, Carseneg and Bentick. These are all sited at around the 160 metre contour where the land rises up quite steeply behind these building groups. This provides a good back drop to these existing building groups. The proposed site does not benefit from such a setting and would represent an incongruous element to the landscape resulting in an adverse visual impact. It is suggested that a site closer to the existing farmhouse that benefits from a more appropriate landscape setting could be supported for this proposal.

Roads and Access

The site is accessed along a single track private access. The track is also a designated Core Path. The Council's Transport Planning officers do not object to the proposal.

Drainage and Flooding

No issues with regard to flooding have been identified with this site. Limited information has been provided with regard to site drainage.

Developer Contributions

Primary Education

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

This proposal is within the catchment of Braco Primary School.

Education and Children's Services have no capacity concerns in this catchment area at this time. No developer contributions are required.

Gas pipeline

The site is within the consultation zone for a gas pipeline. National Grid and the Health and Safety Executive have both been consulted but have not responded. Should planning permission be granted the position with regard to this would need to be confirmed.

Economic Impact

The development is to support an existing business although the economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

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

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposal by virtue of its siting is contrary to Perth and Kinross Housing in the Countryside Guide 2012 categories 3 a) to d). The development would not blend sympathetically with the land form, has insufficient existing natural features to provide a backdrop, insufficient mature boundaries and would have a detrimental impact on the surrounding landscape.
- 2 The proposal is contrary to policy RD3 Housing in the Countryside of the Perth and Kinross Local Development Plan 2014 as it does not comply with the requirements of the relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.
- 3 The proposal by virtue of its position in an area with insufficient landscape features to define the site or provide a suitable setting for the development does not respect the character and amenity of the place and as such is contrary to Policy PM1A Placemaking of the Perth and Kinross Local Development Plan 2014.

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

16/00002/1

16/00002/2

16/00002/3

16/00002/4

16/00002/5

Date of Report 09.03.2016



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000140533-001

The online ref number 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: *

We strongly recommend that you refer to the help text before you complete this section.

- ☒ 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)

Erection of house

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

Have the works already been started 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:	MBM Planning & Development
Ref. Number:	
First Name: *	Mark
Last Name: *	Myles
Telephone Number: *	01738 450506
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	mm@mbmplanning.co.uk

You must enter a Building Name or Number, or both:*

Building Name:	Algo Business Centre
Building Number:	
Address 1 (Street): *	Glenearn Road
Address 2:	
Town/City: *	Perth
Country: *	UK
Postcode: *	PH2 0NJ

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Ms
Other Title:	
First Name: *	Sandra
Last Name: *	Auld
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	Calzieveg Farm
Building Number:	
Address 1 (Street): *	Braco
Address 2:	
Town/City: *	Dunblane
Country: *	Scotland
Postcode: *	FK15 9RD

Site Address Details

Planning Authority: Perth and Kinross Council

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

Address 1: Calzieveg

Address 5:

Address 2: Braco

Town/City/Settlement:

Dunblane

Address 3:

Post Code:

FK15 9RD

Address 4:

Please identify/describe the location of the site or sites.

Northing

709090

Easting

281013

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details

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)

Positive feedback obtained following consideration of SAC report and also from site visit when slight relocation of siting for proposed house was recommended and this has been shown on the submitted plans

Title:

Mr

Other title:

First Name:

Mark

Last Name:

Williamson

Correspondence Reference Number:

Date (dd/mm/yyyy):

27/04/15

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:

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)

Land forms part of farm ownership and is permanent grassland on non prime agricultural land

Access and Parking

Are you proposing a new or 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 changes to public paths, public rights of way or affecting any public rights 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.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

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

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).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☐ Discharge to land via soakaway.
- ☒ Discharge to watercourse(s) (including partial soakaway).
- ☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

Private drainage system will be accommodated on the application site

Do your proposals make provision for sustainable drainage of surface water?
(e.g. SUDS arrangements) *

☒ Yes ☐ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

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.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details:(Max 500 characters)

Normal waste collection bins will be provided and positioned at entrance to site on collection days

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 ? *

☐ Yes ☒ No ☐ Don't Know

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.

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.

Planning Service Employee/Elected Member Interest

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? *

☐ Yes ☒ No

Certificates and Notices

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

One Certificate must be completed and submitted along with this 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

Do you have any agricultural tenants? *

☐ Yes ☒ No

Certificate Required

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

Certificate E

Land Ownership Certificate

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

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants
Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

These People are:

Name:

Address:

Date of Service of Notice: *

(3) - I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and *have/has been unable to do so –

Signed: Mark Myles

On behalf of: Ms Sandra Auld

Date: 05/01/2016

☒ Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County 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 principal 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 developments (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 County 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.

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)

SAC Report and Planning Statement

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: Mark Myles

Declaration Date: 05/01/2016

Submission Date: 05/01/2016

Payment Details

Cheque: MBM Planning & Development Consultants, 000131

Created: 05/01/2016 10:02



Planning Policy Statement

Planning Permission for Erection of House at Calzieveg Farm, near Braco

For Ms Sandra Auld

January 2016

1. Introduction

- 1.1 This supporting statement should be read in conjunction with the planning application submitted by MBM Planning on behalf of Ms Sandra Auld for the erection of a house on land at Calzieveg Farm by Braco.
- 1.2 The planning application requires to be considered under the terms of the development plan policy (in particular Policy RD3 of the Perth & Kinross Local Development Plan) but also the relevant Supplementary Guidance on Housing in the Countryside (November 2012) that was approved by Perth & Kinross Council in October 2014 as well as Scottish Planning Policy and related Advice Notes.
- 1.3 A report prepared by SAC (dated May 2015) confirming the operational reasons for the additional house on the farm, also accompanies this planning application.
- 1.4 A pre-application site meeting and related correspondence took place with Mark Williamson during April and May 2015. This resulted in the slight re-location of the proposed house closer to the access road.

2. Development Plan Policy

- 2.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 requires proposals to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 2.2 In this case the relevant development plan consists of the Tayplan Strategic Development Plan 2012 (for which there are no directly relevant policies) and the Perth & Kinross Local Development Plan 2014.
- 2.3 In terms of other material considerations, the council's Supplementary Guidance on Housing in the Countryside Policy is the most significant in terms of the detailed criteria it contains for assessing this type of proposal. In addition Scottish Planning Policy (2014) and Planning Advice Note 72 – Housing in the Countryside are also considered to be of relevance to this application.
- 2.4 The principle of erecting a house on this site is required to be considered under the terms of Policy RD3 – Housing in the Countryside in the adopted Perth & Kinross Local Development Plan. That policy allows for the erection of individual houses in the countryside which fall into certain categories i.e. building groups, renovation or replacement of houses, conversion or replacement of non domestic buildings, and on the basis of operational need.
- 2.5 This proposal requires to be considered under the terms of the category c) of RD3 which relates to 'new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance.' Section 3 in the associated guidance lists the following categories; existing gardens, flood risk, economic activity, houses for local people and pilot projects creating eco-friendly houses.
- 2.6 This application therefore requires to be considered under the terms of category 3.3a). economic activity or operational need of the guidance. It states that 'a house or group of houses is required either on site or in the locality for a local or key worker associated with either a consented or an established economic activity. The applicant must demonstrate to the satisfaction of the council that there is a need for the house. In this case the need has been demonstrated via the SAC report.
- 2.7 Policy PM1 Placemaking of the Perth & Kinross Local Development Plan also requires all developments to contribute positively to the quality of the surrounding environment and that the design and siting of development should respect the character and amenity of the place.
- 2.8 There are no other policies within the adopted development plan that would be of relevance to the consideration of this planning application.

3 Material Considerations

3.1 In addition to the development plan policy referred to in section 2, the other key material considerations which require to be considered as part of the assessment of this planning application are as follows;

- Scottish Planning Policy – June 2014
- Planning Advice Note 72 – Housing in the Countryside – February 2005
- Perth & Kinross Council – Housing in the Countryside Policy – November 2012
- Letter from Chief Planner to Local Authorities dated 4th November 2011 on Occupancy Conditions and Rural Housing

Scottish Planning Policy

3.2 SPP is an important material consideration as its publication post dates both the approved Structure Plan and Local Development plan.

3.3 Paragraph 75 of SPP confirms that the planning system should encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality.

3.4 Under the subject heading of Promoting Rural Development, Scottish Planning Policy paragraphs 81 advocates that *'plans and decision making should generally set out the circumstances in which new housing outwith settlements may be appropriate, avoiding the use of occupancy conditions.'*

3.5 Paragraph 83 also highlights that plans and decision making should include provision for small scale housing 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 allowance should also be made for construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character and there should be no need to impose occupancy restrictions on housing.

Planning Advice Note 72 – Housing in the Countryside

3.6 PAN 72 – Housing in the Countryside was published in February 2005. It predates the publication of SPP but it still highlights the opportunities that exist from the changing circumstances created by the rise in the number of people wishing to live in the countryside.

3.7 The document refers to important criteria such as design, landscape setting, layout and access. The PAN states that the *'overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.'*

- 3.8 The PAN concludes by stating that *'there will continue to be a need for new houses in the countryside and this demand will have to be accommodated. This change can be positive, if it is well planned. The location and appearance of each new house must be determined with care and thought, as short term thinking can have a long term impact on the landscape.'*
- 3.9 The council's supplementary guidance on Housing in the Countryside, acknowledges that the council is keen to assist opportunities for housing in rural areas in accordance with PAN 72.

Perth & Kinross Council Housing in the Countryside Supplementary Guidance - November 2012

- 3.10 As noted in section 2 above, of the 6 categories contained within the 2012 guidance, it is clear that this planning application requires to be assessed under the terms of Category 3.3 which provides for favourable consideration to be given to houses required in association with an economic or farming activity. The report prepared by SAC (May 2015) that accompanies this planning application provides the necessary justification for an additional employee to be able to reside in a house on the farm.

Advice from Chief Planner – November 2011

- 3.11 The letter issued to Local Authorities by the Chief Planner in November 2011 reiterated that the Scottish Government's Planning Policy is to promote a positive approach to rural housing and to support more opportunities for small scale housing development in all rural areas, including housing which is linked to rural businesses. The Scottish Government's approach is not to promote the use of occupancy conditions and the guidance clearly states that *'the Scottish Government believes that occupancy restrictions are rarely appropriate and so should generally be avoided. So where a planning authority is satisfied that an adequate case has been made for a house in a rural area then it should not be necessary to use formal mechanisms to restrict the occupancy.'*

4 Assessment of Proposals

- 4.1 This planning application seeks consent for a house to be erected on Calzieveg Farm so that an additional full time employee can reside on the farm. The proposed location of the house set against sloping ground, adjacent to the access road and close to the entrance of the farm will greatly assist with on site security, animal welfare, all vehicles movements and general day to day farming activities.
- 4.2 The proposal is considered to meet the terms of Policy RD3 of the Local Plan and also Category 3 of the HICP 2012 in that the operational need for a house is justified and supported by the accompanying SAC report and there are no uses in the vicinity of the site which would prevent the achievement of an adequate standard of amenity for the proposed house.
- 4.3 When assessing the criteria listed in Policy PM1, in combination with the siting criteria set out in HICP 2012, the proposed single storey appearance house is located on a site that is set against rising ground which is perfectly capable of absorbing the development. The house is located to the south of the rising ground and additional landscaping and tree planting will allow the development to be absorbed into the wider landscape. The additional landscape enhancement can be provided through the imposition of a planning condition.
- 4.4 The application seeks a detailed permission so that the council are able to fully assess the scale, form, colour and design of the house which is considered to be of high quality design and finish.
- 4.5 From a technical aspect the local road network is capable of absorbing the additional traffic generated by the single house. There is no flood risk associated with this site.
- 4.6 The proposal is therefore consistent with all of the criteria listed in the development plan as well as the siting criteria listed in the HICP 2012.

5 Conclusions

- 5.1 The application seeks consent to erect a house at Calzieveg on the basis of an operational need as evidenced by the accompanying SAC report.
- 5.2 The development of a house on this site would not prejudice the objectives of the Housing in the Countryside Policy and would not create a precedent for further adhoc development in the countryside.
- 5.3 It is considered that there are sufficient and justifiable reasons for allowing the proposed house as it would be consistent with the key policy considerations (policy RD3 in the adopted development plan) and also the economic activity category of the council's Housing in the Countryside Guidance – November 2012.
- 5.4 The development will not impact on the amenity of other properties and suitable access and visibility to the public road can be provided. The application is also considered to be consistent with the criteria set out in Policy PM1 of the adopted development plan and the siting criteria set out in HICP – November 2012.
- 5.5 There are no other technical difficulties or infrastructure issues raised by this application.
- 5.6 In terms of any occupancy condition, the most recent guidance from the Scottish Government and Scottish Planning Policy highlight the reasons why imposing such conditions are no longer deemed necessary or appropriate
- 5.7 In summary the planning application can therefore be supported under the terms of the Housing in the Countryside Policy – November 2012 as well as being in conformity with SPP, PAN 72, and the relevant policies within the development plan, subject to any conditions and developer contributions that may be considered necessary by the council.



SITE PLAN 1:500

PLANNING APPLICATION BOUNDARY

[illegible]

DESCRIPTION

REVISIONS		BY	DETAILS
REV	DATE		
1	11-24-10	10	24

petróleo e gás

CLIENT	Sandra Auld
PROJECT	Proposed New House Calzieveg Braco FK 15 GRD
PURPOSE	Planning

DRAWING TITLE Site Plan	SCALE	PAPER SIZE
	1:500	A2
	JOB NO.	REVISION
	4594	A
	DWG. NO.	
	P02	

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NOTES

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ALL SIZES TO BE SITE VERIFIED

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DO NOT SCALE FOR CONSTRUCTION PURPOSES

HEALTH AND SAFETY NOTES

SIGNIFICANT RESIDUAL HAZARDS

PRESENT

- Asbestos
- Contaminated Land
- Groundwater
- Structural Instability
- Contamination
- Barred and Overhead Services
- Underground Structures
- Adjacent Activities
- Site Restrictions
- Other (specify)

DESCRIPTION

ACTIONS / NOTES:

A 12/01/19

ADDITION OF NEW OWNERSHIP BOUNDARY LINE

REV DATE BY

REVISIONS

DETAILS

CLIENT

Sandra Auld

PROJECT

Proposed New House

Calzieveg

Braco FK15 9RD

DRAWING TITLE

Location Plan

PURPOSE

Planning

DATE

16/12/15

SCALE

1:10,000

JOB NO.

4594

DWG. NO.

P01

REVISION

A

DRAWN BY

JC

PAPER SIZE

A3

REVISION

A

Web: www.denholmpartnership.co.uk

Tel: (01764) 670899

Denholm

Partnership

Architects

Architects

Architects

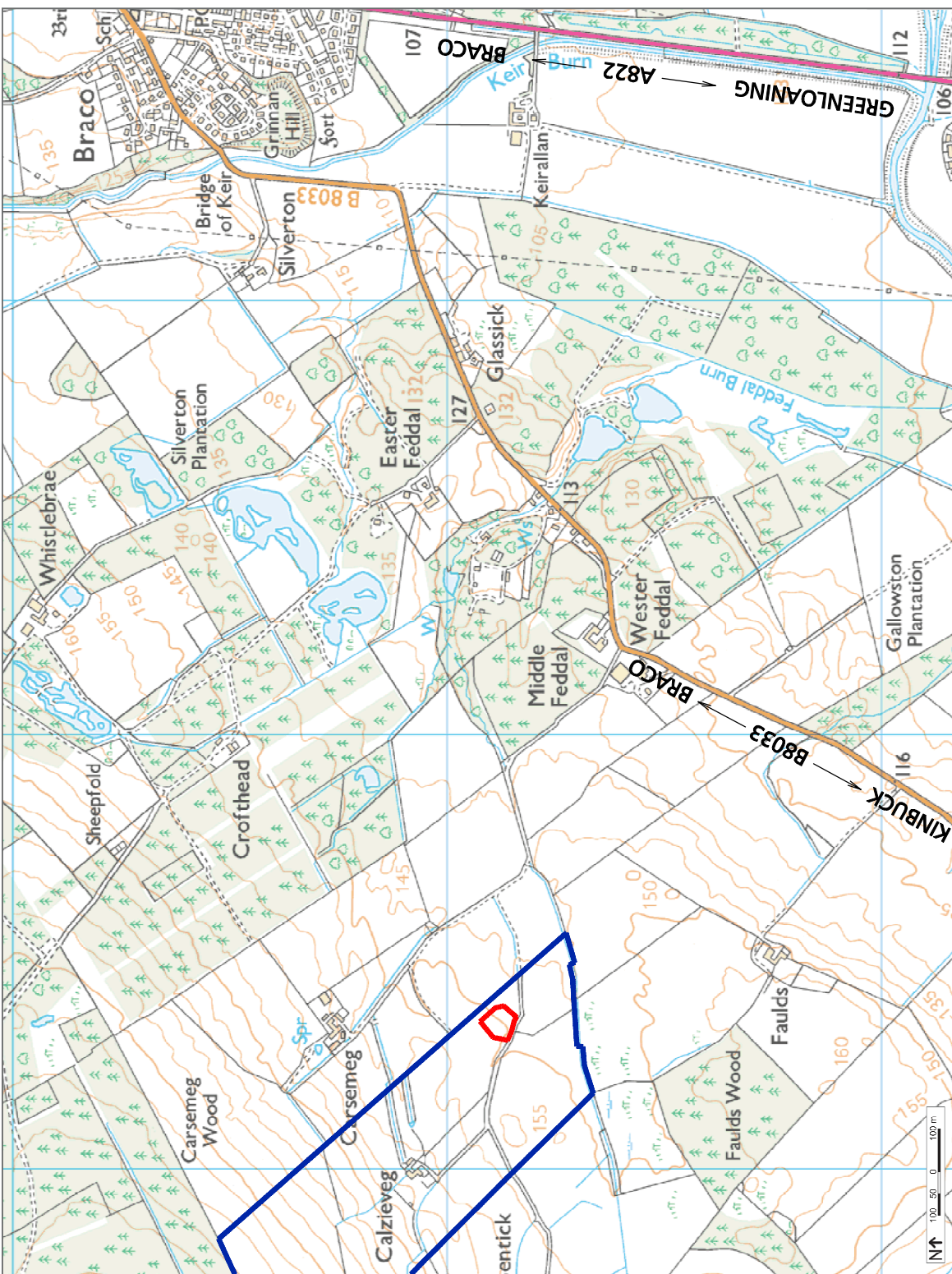
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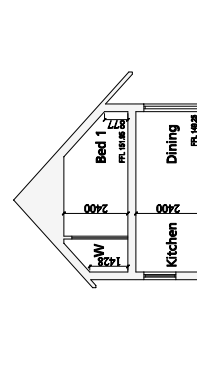
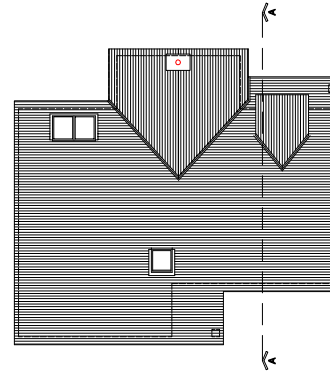
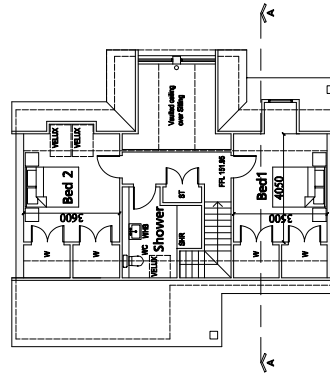
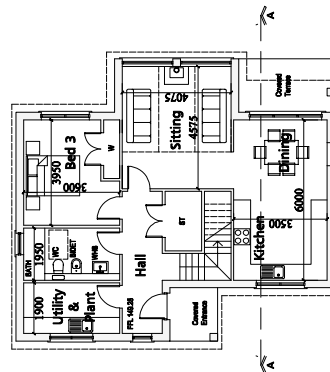
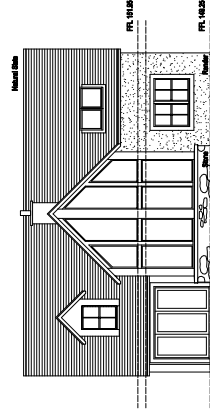
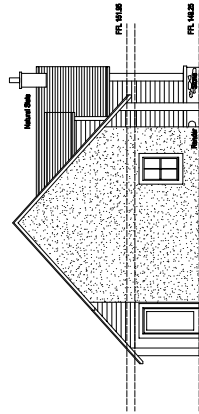
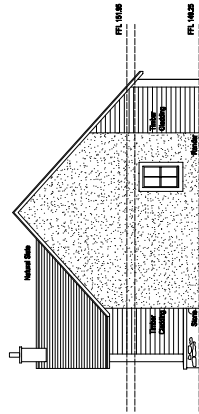
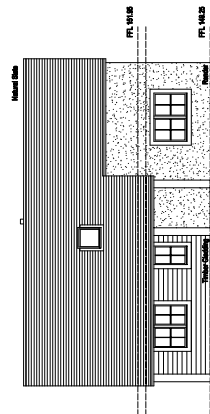


OWNERSHIP BOUNDARY

0 100 200 300 400 500m

N





Planning Justification Report

Sandra Auld
Calzieveg Farm

Prepared for: Ms S Auld

Prepared by: SAC Consulting

Contact: Kara Craig
Sandpiper House
Ruthvenfield Road
Inveralmond Industrial Estate
Perth PH1 3EE

Date: May 2015



Prepared for:

Ms Sandra Auld
Calzieveg Farm
Braco
Dunblane
Perthshire
FK15 9RD

Farm Code: 89/712/0026
BRN: 128502

Prepared by:

SAC Consulting

Contact:

Kara Craig
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Ruthvenfield Road
Inveralmond Industrial Estate
Perth PH1 3EE
Tel: 01738 636611

Email: kara.craig@sac.co.uk
Fax: 01738 627860

Reviewed by:

Annette Marshall

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CONTENTS

INTRODUCTION	3
SUMMARY	4
BACKGROUND INFORMATION.....	6
LABOUR REQUIREMENTS AT CALZIEVEG.....	8
THE NEED FOR ON-SITE ACCOMMODATION	9
BUSINESS CONTROL AND LABOUR	9
ANIMAL WELFARE AND MANAGEMENT	9
EFFICIENCY	10
HEALTH AND SAFETY, AND SECURITY.....	11
ALTERNATIVE ACCOMMODATION	12
BUSINESS SUSTAINABILITY	12

INTRODUCTION

This report has been prepared at the request of Ms Sandra Auld to supplement a planning application for the construction of a new dwelling house at Calzieveg Farm, near Braco, for a full time employee.

A site visit was carried out to view the proposed location of the new dwelling house. Information about the farm business policy and factors that would support the proposed dwelling house was gathered by Kara Craig, SAC Consulting (Perth) in discussion with Ms Auld, the owner of the business at Calzieveg Farm.

The need for the additional dwelling house for an employee at Calzieveg Farm is justified by the activities that take place and is based on the existing owners wish to account for factors which affect her business, such as financial viability, security and health and safety.

Data for enterprise labour requirements is based on the standard figures published by Defra in a report of the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005.

SUMMARY

Calzieveg Farm extends to approximately 35 hectares (87 acres). Calzieveg Farm is a grassland farm. The main enterprise on the farm is an equine breeding unit. This includes brood mares and the rearing and breaking of young horses, both homebred and purchased. Hay is produced on the unit for home use. There are also sheep which come to the farm on a grazing contract.

Ms Auld currently lives alone at Calzieveg. All the work associated with the farming system, including the management of the horses, general maintenance and repairs is carried out by Ms Auld with the assistance of contractors. Ms Auld also has a full time job off farm.

Ms Auld is conscious that the business at Calzieveg is becoming restricted due to her lack of time and the risks associated with health and safety and lone working have become more evident. It is important that a new employee resides on site to improve the management and grow the business as well as reduce risks associated with animal welfare and health and safety.

There is only one dwelling house, the main farmhouse at Calzieveg, which accommodates Ms Auld. This house sits centrally to the land. There are no other dwelling houses at Calzieveg Farm which could be used to provide accommodation.

This report shows that there is justification for an additional dwelling house, for an employee, at Calzieveg based on the current business activity described in the report.

The estimated annual labour requirement for the business operations at Calzieveg Farm is 2.36 labour units. Based on the type of unit with the labour, animal welfare, security and health and safety concerns, the construction of a new dwelling house at Calzieveg Farm, to provide accommodation for a qualified, fit and able employee, is highly desirable and fully justified.

The proposed location for the dwelling house is sited on the south east of the unit near to the entrance of the farm boundary. The location of the proposed dwelling

house is not prime agricultural land and does not pose any harmful threats or have a significant visual disturbance to the environment and surrounding landscape.

This development will encourage the business' future at Calzieveg Farm, as well as encouraging wider rural business and economic development through the house construction and long-term maintenance, as well as continuing business operations.

BACKGROUND INFORMATION

Calzieveg Farm is 1 mile up a metalled track, accessed off the B8033 between Braco and Kinbuck. The farm sits to the north of the B8033 and is 2.25 miles (to the farm steading) from Braco.

The farm extends to 35 hectares (87 acres). All the land is classified as LFA (Less Favoured Area).

The farm is a grassland farm with horses and grazing sheep. Ms Auld has resided at Calzieveg for 25 years. The business breeds sport horses from a stock of quality brood mares. All youngsters are reared and broken at Calzieveg and then sold as four or five year olds ready to go on and compete. The business has developed a good name for producing and selling high quality young horses that have progressed to being successful in national equestrian events.

The business takes in sheep for grazing on a seasonal basis, winter and summer. Ms Auld is responsible for providing the grassland and ensuring the farm infrastructure can support the sheep, such as stock proof fencing and gates and adequate watering facilities. Ms Auld also takes time to ensure animals are fit and healthy through daily checking of the stock. Hay is also grown on the farm to provide the winter fodder for the horses. Contractors carry out the hay making activities. It is important to Ms Auld that the land and farm infrastructure is maintained in good heart and which benefits the natural conservation of the farm.

The workload of the business enterprise is currently carried out by Ms Auld but due to ever increasing off farm work demands, the business at Calzieveg is being limited by its labour force and an employee is now required. The nature of the enterprise requires qualified (e.g. BHS standards) personnel that can handle and manage horses from delivering foals to breaking, schooling and competing youngsters. Long hours are required and work will inevitably need to be carried out outwith a 'normal' 9 to 5 working time and will often require weekend working.

The site preferred for the dwelling house is located close to the entrance of the farm land and therefore will aid with security and health and safety. The site is permanent grassland and the area to be taken out of agricultural production will be small. Thus there would be no impact on the farm grazing and livestock management if this area was taken out of use. Prime arable agricultural land is considered to be land

categorised 1, 2 and 3₁ according to the Macaulay Land Capability for Agriculture (LCA) classification. The LCA classification ranks land based on characteristics including soil, climate and relief and from this its potential productivity and cropping opportunities. The land at Calzieveg is not prime agricultural land and is categorised as 4₁. This land is suitable for mixed agricultural enterprises mainly associated with grassland although some lesser value or forage crops can be included in the rotation. The land has limitations related to soil structure, drainage and gradient with which the climate in the region adds only further risk.

The land at the proposed site has no environmental significance therefore there would be no loss of any environmental features and there will be limited visual impact on the surrounding area. The proposal of utilising this area would also include creating environmental features such as a hedge which would encourage wildlife and enhance biodiversity in the immediate area.

LABOUR REQUIREMENTS AT CALZIEVEG

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from the UK Farm Classification Working Party (February 2004) and the Equine Business Guide, Warwickshire College, 5th Edition, 2005, and information on existing land areas farmed and stock numbers held, the labour profile for the enterprises at Calzieveg Farm are shown below.

The Standard Work Capacity for Agriculture is taken as 1,900 hours/man/year. This is calculated on the assumption that one person would work 39 hours per week and takes illness, public holidays etc into account. The Standard Man Days for an equestrian business is 300 per year (taking in to consideration bank holidays, illness and holidays) and at 8 hours/day, this equates to 2,400 hours/man/year.

Agriculture	Number/ Area (ha)	Hours/Annum	Total
Permanent grassland	35.00	4	140.00
Ewes (6 months) ¹	40	4.2	84.00
Sub total			224.00
<i>Agricultural Standard Labour Unit</i>			<i>1,900.00</i>
AGRICULTURAL LABOUR REQUIREMENT			0.12

Equine	Number	Hours/Annum	Total
Broodmares	5	605	3,025.00
1-4 year olds	3	480	1,440.00
Eventers	4	1,120	4,480.00
<i>less 40% for more than 11 horses on yard</i>		-	<i>3,578.00</i>
Sub total			5,367.00
<i>Equine Standard Labour Unit</i>			<i>2,400.00</i>
EQUINE LABOUR REQUIREMENT			2.24
TOTAL LABOUR REQUIREMENT			2.36

¹ Livestock totals adjusted by half to account for the livestock only being part cared for by Ms Auld.

THE NEED FOR ON-SITE ACCOMMODATION

Business Control and Labour

Ms Auld works full time off farm and carries out the business enterprises before and after her work as well as at the weekend.

Due to the nature of Ms Auld's job and ever increasing demands on her time, an additional person will need to be employed to take over the duties of the business enterprises. This person will be expected to carry out all duties associated with the horses including mucking out stables, feeding, grooming, administering veterinary medicines, caring for pregnant mares, delivering foals, handling youngstock, breaking and schooling youngstock and taking horses to shows (key part of business development). In addition, an employee will be required to carry out farm maintenance and assisting with the sheep grazers.

Ms Auld will be available to cover weekends, holidays, sick days for the employee as well as being present for higher risk work (breaking youngsters) when loan working is not acceptable.

Ms Auld works away for periods of time and it is essential that an employee lives onsite to ensure there is a presence on the unit at all times. This is especially important due to the nature of and the value of the livestock being cared for.

Animal Welfare and Management

Livestock require constant supervision by a suitably qualified individual.

The horses owned by the business and the sheep that come to Calzieveg to graze during the winter and summer, all require care 24 hours per day, 7 days per week, 365 days per year.

Any welfare issues or losses associated with the horses are not acceptable. The value of the horses owned by Ms Auld is such that any problems can be very costly to the business. In addition, Ms Auld is paid to provide grassland and supervision of

the grazing sheep at Calzieveg Farm. This will cover the period over lambing time and when young lambs are around thus health and welfare of these stock is an important consideration to the business.

Handling and breaking of the young horses, should be carried out with at least two people. Currently Ms Auld is doing this alone. Lone working in these situations is seriously discouraged due to the dangers associated with working with young horses and especially due to the location of the farm in proximity to civilisation.

All livestock (horses and sheep) must be checked daily and attention to their health and welfare is essential to ensure that there are no compromises in care. This is particularly important when pregnant mares are due to foal and at lambing but also throughout the year when stock must be checked for health issues such as (for example) lameness, fly strike, and respiratory diseases. Animal losses contradict welfare standards, as well as having a significant economic impact on the business especially, in the case of the sheep, when payment for these services is based on the service provided.

Having a full time employee on-site is desirable to ensure animals are given the best care possible.

Efficiency

On-site accommodation eliminates the need to travel to and from the unit. With key staff living off the farm, this additional travel factor is often the difference between maintaining staff morale and ensuring work is carried out without compromising efficiency.

Residential workers are essential to conduct aspects of running the business e.g. being available to provide assistance to foaling mares and lambing ewes and taking delivery of supplies.

Health and Safety, and Security

With the increasing awareness by the public of their access rights under the Land Reform (Scotland) Act 2003, there is potential of safety and security problems on the farm from people using the farmland for recreational purposes such as dog walking but not fully understanding their responsibilities in the countryside.

Health and safety is an important consideration. There is a path that runs through the farm. While there are no reported issues with the public demonstrating their access rights, Ms Auld has concerns that this access can lead to opportunist theft and vandalism (deliberate and accidental). Moreover this can lead to accidents resulting in animal and public welfare issues if gates are left open and livestock stray. These can incidents result in serious injury or fatalities to humans and/or livestock as well as much aggravation. They add to the daily operations on the unit but can also be a severe financial burden. All livestock, vehicles and equipment must be safe guarded.

Security is a major concern for Ms Auld as she is increasingly working away from home. Adding a second house to the farm with someone with an active interest in the business allows better control of any people considering entering the land and buildings at Calzieveg Farm without permission or where they may compromise their safety, e.g. entering fields with livestock. Having additional persons onsite can help to direct people away from potential harmful situations.

Visitors to farms often arrive unannounced. If no one is present, there is always a risk that someone could wander round the farm and cause themselves harm. Visitors often do not recognise the dangers and approach these with little awareness of the risk.

A major concern with people coming into contact with animals is zoonoses. Zoonotic diseases are those which are transmissible from animals to humans, including Salmonella and Ecoli. Potential for public persons to come in contact with livestock is high and is a concern to be acknowledged.

Having a full time employee residing onsite will improve security, especially due to the proposed site for the dwelling house.

Alternative Accommodation

There is no other dwelling house or building suitable for conversion presently located at Calzieveg Farm that could be utilised for additional accommodation on the farm.

Houses have not been considered anywhere else in the locality as the issue that needs to be resolved is lack of accommodation at the farm where the business activities require presence at all times.

Business Sustainability

Labour is a limiting factor for the business at Calzieveg as activities are becoming restricted due to Ms Auld's off farm employment. Horse numbers have been reduced in recent years as a result of this.

The business is well known for producing high quality horses which are regularly sold locally in Perthshire but customers have come from around the UK as well as from Ireland.

With a steady demand across the UK for good quality sport horses, Ms Auld is committed to her business and is focussed on building the stock numbers and continually improving the quality of the stock. A qualified full time employee residing onsite is essential for business sustainability and further development.

TCP/11/16(403)
Planning Application – 16/00002/FLL – Erection of dwellinghouse, land 40 metres south east of Calzieveg, Braco

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 943-944)*

REPORT OF HANDLING *(included in the applicant's submission, see pages 945-953)*

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 965-990)*

TCP/11/16(403)
Planning Application – 16/00002/FLL – Erection of
dwellinghouse, land 40 metres south east of Calzieveg,
Braco

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00002/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk
Description of Proposal	Erection of dwellinghouse		
Address of site	Land 400 Metres South East Of Calzieveg Braco for Ms Sandra Auld		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</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, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Braco Primary School.</p> <p>Education & Children's Services have no capacity concerns in this catchment area at this time.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0</p> <p><u>Total:</u> £0</p>		
Recommended informative(s) for applicant			
Date comments returned	20 January 2016		

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 16/00002/FLL

Our ref ALS

Date 5/2/2016

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 dwellinghouse Land 400 Metres South East Of Calzieveg Braco for Ms Sandra Auld

I refer to your letter dated 26/1/2016 in connection with the above application and have the following comments to make.

Water (assessment date – 05/02/2016)

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 Calziebeg Farm, Carsemeg Farm and Bentick Farm) believed to serve properties in the vicinity. The applicant has indicated that they will connect to the Public Mains water supply but should this prove to be impractical cognisance must be taken of Informative 2 below. To ensure the new development has an adequate and consistently wholesome supply of please note the following informative. No public objections relating to the water supply were noted at the date above.

Informative 2

Although the applicant has indicated on the application form that mains water will be provided, it is believed that connection to the public mains may be impractical therefore the following should be noted if a private water supply is utilised.

The applicant shall ensure the private water supply for the house/ development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. 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

Planning Application ref.	16/00002/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	75329 amaric@pkc.gov.uk
Description of Proposal	Erection of dwellinghouse		
Address of site	Land 400 Metres South East Of Calzieveg Braco		
Comments on the proposal	Insofar as the roads matters are concerned, I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	10 February 2016		

