

TCP/11/16(472) – 17/00538/IPL – Erection of a dwellinghouse (in principle), land at Kirktonlees, Castleton Road, Auchterarder

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TCP/11/16(472) – 17/00538/IPL – Erection of a dwellinghouse (in principle), land at Kirktonlees, Castleton Road, Auchterarder

**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 100044010-002

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: | WYG | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Paul | Building Name: | The Cube |
| Last Name: * | Houghton | Building Number: | 45 |
| Telephone Number: * | 07780117708 | Address 1 (Street): * | Leith Street |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Edinburgh |
| Fax Number: | | Country: * | United Kingdom |
| | | Postcode: * | EH1 3AT |
| Email Address: * | paul.houghton@wyg.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" value="Other"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text" value="Mr and Mrs"/> | Building Name: | <input type="text" value="Kirktonlees"/> |
| First Name: * | <input type="text" value="AW and HE"/> | Building Number: | <input type="text"/> |
| Last Name: * | <input type="text" value="Milne"/> | Address 1 (Street): * | <input type="text" value="Castleton Road"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Auchterarder"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Scotland"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="PH3 1JS"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text"/> | | |

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" value="Kirktonlees"/> |
| Address 2: | <input type="text" value="Castleton Road"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="Auchterarder"/> |
| Post Code: | <input type="text" value="PH3 1JS"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="713660"/> | Easting | <input type="text" value="293067"/> |
|----------|-------------------------------------|---------|-------------------------------------|

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 a dwellinghouse (in principle)

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.

The case is set out in full in the Covering Letter submitted with the application. The group of buildings at Kirktonlees are considered to be a Building Group and, on that basis, the expansion of the Group can be considered. Even if considered contrary to policy, a specific 'other material consideration' has been detailed in the Covering Letter that justifies why planning permission can be granted.

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)

Planning application, as submitted. Report of Handling. Decision Notice.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/00538/IPL

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

28/03/2017

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

11/05/2017

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 *

Holding one or more hearing sessions on specific matters

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 discuss the validity and weight that should be attached to the other material considered highlighted in the Covering Letter.

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 ascertain the degree to which the plot is defined.

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)

.

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 Paul Houghton

Declaration Date: 15/05/2017

PERTH AND KINROSS COUNCIL

Mr and Mrs AW and HE Milne
c/o Houghton Planning
Paul Houghton
102 High Street
Dunblane
United Kingdom
FK15 0ER

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 11th May 2017

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/00538/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 30th March 2017 for permission for **Erection of a dwellinghouse (in principle)** Land At Kirktonlees Castleton Road Auchterarder for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

- 1 The proposal is contrary to Policy RD3 of the Perth & Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to comply with category (1) Building Groups as the site does not involve an extension to a building group as defined by the policy. Furthermore the site does not have a fully defined landscape or topographical boundary to the north and therefore is not considered to be a definable site. It is also considered that the proposal cannot satisfy any of the remaining categories (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

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 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

17/00538/1

17/00538/2

17/00538/3

REPORT OF HANDLING

DELEGATED REPORT

| | | |
|------------------------|-----------------|------|
| Ref No | 17/00538/IPL | |
| Ward No | N7- Strathallan | |
| Due Determination Date | 29.05.2017 | |
| Case Officer | John Williamson | |
| Report Issued by | | Date |
| Countersigned by | | Date |

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land At Kirktonlees Castleton Road Auchterarder

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: 20 April 2017

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission in principle is sought for the erection of a dwellinghouse at Kirktonlees which is a small grouping of buildings located to the west of

Castleton Road to the north west of Auchterarder. The application site occupies the corner of a large agricultural field to the west of the existing grouping. The site is bound to the south by an agricultural track, to the east by established mature planting with residential garden ground beyond and to the west by a post and wire fence with track beyond. The northern boundary is undefined. The grouping of buildings at Kirktonlees is made up of a large detached dwellinghouse laid out in a courtyard fashion. There are also a series of ancillary buildings on the site, two of which have consent in principle to be replaced with residential dwellings (15/02137/IPL and 15/02138/IPL). The site is proposed to be served by the same access serving the existing dwelling which traverses the southern boundary of the grouping.

SITE HISTORY

89/00227/FUL ERECTION OF HOUSE & GARAGE IN PRINCIPLE AT 10
April 1989 Application Permitted

89/01305/FUL CONVERSION OF FARM STEADING TO 2 HOUSES AT 6
October 1989 Application Permitted

91/00878/FUL C/USE OF KIRKTONLEES STEADING TO FARMHOUSE AT
27 June 1991 Application Permitted

93/01325/FUL ERECTION OF DWELLINGHOUSE (AMENDMENT) AT 22
October 1993 Application Permitted

11/00019/PAN Proposed lowland crofting (6 low density crofts) and
associated 15/02137* new woodlands, paddocks and permaculture working
environments 23 November 2011

12/00346/IPM Residential development comprising 6 low density crofts,
woodland, paddocks and permaculture working environments 31 May 2012
Application Refused

12/01890/FLL Conversion of residential annexe to form a dwellinghouse at
Plot 1 12 December 2013 Application Withdrawn

12/01891/IPL Erection of a dwellinghouse at Plot 2 (in principle) 21 December
2012 Application Permitted

12/01892/IPL Erection of a dwellinghouse at Plot 3 (in principle) 21 December
2012 Application Permitted

13/00165/IPL Erection of a dwellinghouse at Plot 4 (in principle) 2 April 2013

15/02137/IPL Renewal of permission 12/01891/IPL (erection of a
dwellinghouse at plot 2) 1 February 2016 Application Permitted

15/02138/IPL Renewal of permission 12/01892/IPL (erection of a dwellinghouse at plot 3) 1 February 2016 Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: 17/00111/PREAPP

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 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.

Policy PM3 - Infrastructure Contributions

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

Policy TA1B - Transport Standards and Accessibility Requirements

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

Policy EP3B - Water, Environment and Drainage

Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer. A private system will only be considered as a temporary measure or where there is little or no public sewerage system and it does not have an adverse effect on the natural and built environment, surrounding uses and the amenity of the area.

Policy EP3C - Water, Environment and Drainage

All new developments will be required to employ Sustainable Urban Drainage Systems (SUDS) measures.

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 PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES**Housing in the Countryside Guide 2012****CONSULTATION RESPONSES****INTERNAL**

Transport Planning – no response within statutory period

Environmental Health – contaminated land condition recommended

EXTERNAL

Scottish Water – no response

National Grid Plant Protection Team – no objection

HSE – does not advise against

REPRESENTATIONS

None received

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 | 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 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.

Principle

Policy RD3 of the Local Development Plan refers to Housing in the Countryside. It specifically refers to the requirement for all residential development in the countryside to comply with relevant Supplementary Planning Guidance, specifically the Housing in the Countryside Guide 2012. The guide outlines a number of categories upon which development will be assessed against. Policy TA1B in relation to transportation, PM3 infrastructure contributions, PM1A and B placemaking are also relevant in the consideration of this application. In this particular instance, it is considered that the proposed site fails to comply with any of the accepted categories of development within the guidance. These are (1) Building Groups (2) Infill

Sites (3) New Houses in the Open Countryside (4) Renovation of Replacement of Houses (5) Conversion of Replacement of Redundant Non-Domestic Buildings or (6) Rural Brownfield Land. An assessment of the proposal under category 1 is outlined below as this is considered to be the most relevant to the application.

Category 1 allows development within sites which extend an existing building group into definable sites formed by existing topography or landscape features or are located within an existing group. Groups are defined as 3 or more buildings of a size at least equivalent to a traditional cottage. In this instance the adjacent site is occupied by a large detached dwellinghouse and a series of ancillary buildings. The policy makes it clear that ancillary buildings do not make up the extent of buildings considered to form a group. Whilst it is noted that in principle consent exists to erect two further dwellinghouses, these do not currently exist on site and the determination of this application requires to be based upon the current site circumstances. As such I cannot consider the existing group of buildings to be a building group as defined by the guide and therefore the proposal is not considered to be the extension of a building group. Furthermore even if the site was to be considered a building group, the application site is not considered to be entirely defined as required by the policy as it lacks a defined boundary on its northern side.

As such I consider the proposal to be contrary to the building groups category of the Housing in the Countryside Guide. I do not consider the site to meet any of the remaining categories outlined above. As such the proposal is contrary to Policy RD3 of the LDP.

Residential Amenity

Policy PM1A and PM1B seeks to ensure that, amongst other criteria, that new development respects the residential amenity of the surrounding area. The Housing in the Countryside Guide also requires new housing not to detract from the residential and visual amenity of the existing group. As the application is in principle there is no detail of the nature of the built development, however the site appears to be capable of allowing development which would not detract from residential amenity.

Access

There is an existing established access and bellmouth onto the public road which is considered sufficient to cater for additional residential development which has adequate visibility splays. Transport Planning have been consulted on the proposal and following verbal discussion have offered no objection. The proposal is therefore considered to comply with Policy TA1B of the LDP.

Drainage

The application form indicates that a private drainage system is proposed. This is considered to accord with policies EP3B and C of the LDP.

Developer Contributions

The Developer Contributions Guidance is applicable and can be secured by a condition should planning consent be granted. This relates to education infrastructure and the Auchterarder Junction Improvement Area.

Pipeline

There is pipeline running under the application site and as such it is necessary to consult the Health and Safety Executive and the National Grid. They have both responded offering no concerns to the proposal on safety grounds.

Economic Impact

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

Contaminated Land

Environmental Health have advised that the site may be at risk for contamination and have suggested a condition requesting a contaminated land survey should any consent be granted.

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 considered to be contrary to 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

Conditions and Reasons for Recommendation

The proposal is contrary to Policy RD3 of the Perth & Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to comply with category (1) Building Groups as the site does not involve an extension to a building group as defined by the policy. Furthermore the site does not have a fully defined landscape or topographical boundary to the north and therefore is not considered to be a definable site. It is also considered that the proposal cannot satisfy any of the remaining categories (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

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

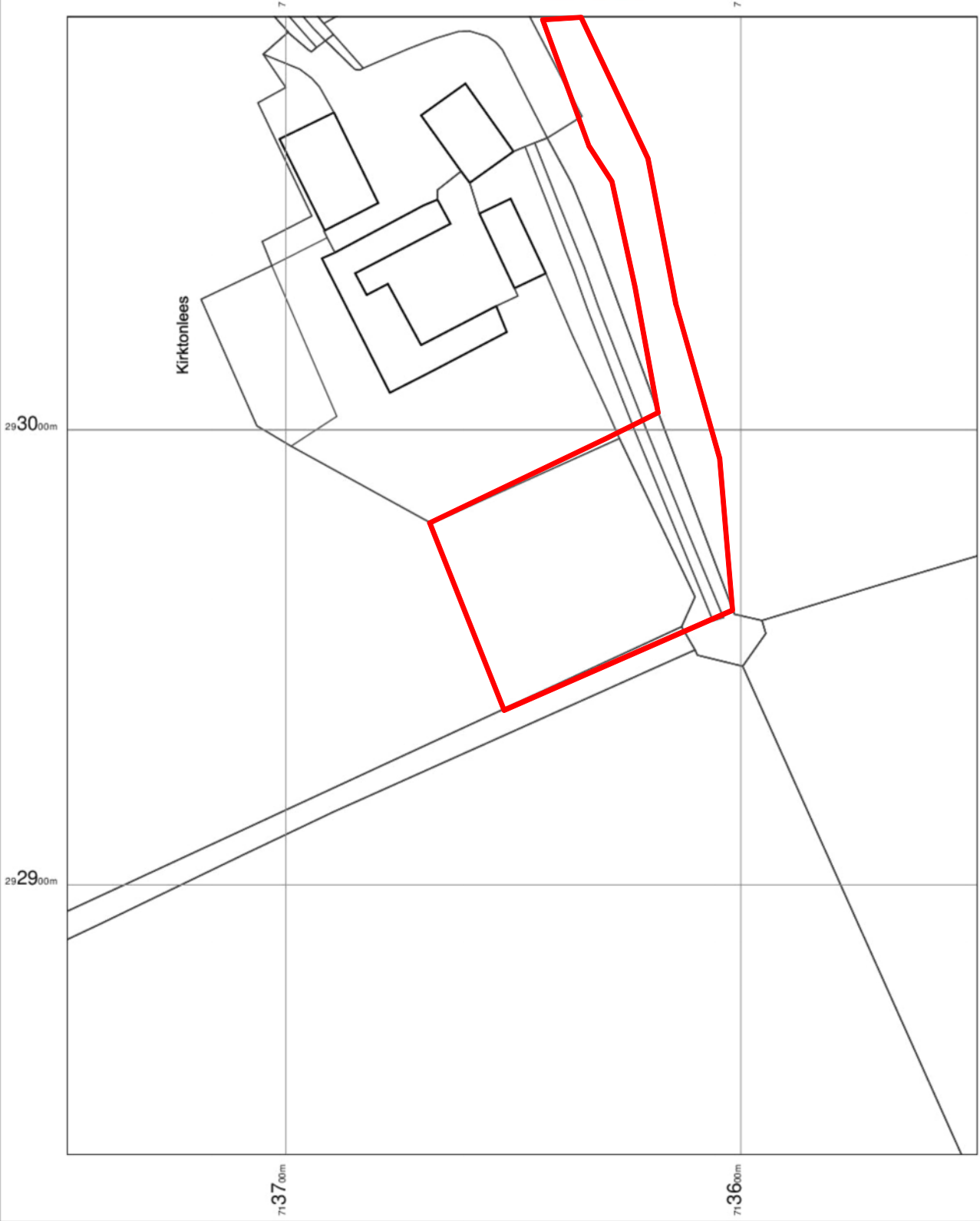
17/00538/1

17/00538/2

17/00538/3

Date of Report

8 May 2017



houghton
• planning ltd •

Drawing: **Site Plan**

Client: **AW & HE Milne**

Client Ref: **MIL12002**

Scale: **1:1250 @ A4**

Date: **October 2012**

Our Ref:

Your ref:

27th March 2017

Perth and Kinross Council
Planning Department
Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Email:
paul@houghtonplanning.co.uk

Dear Sir/Madam,

KIRKTONLEES, CASTLETON ROAD, AUCHTERARDER, PH3 1JS

I am instructed by Mr and Mrs AW & HE Milne of Kirktonlees, Castleton Road, Auchterarder to submit a planning application for a single dwelling to the rear of the existing steading. This will be served by a new driveway extending from the existing driveway to the Kirktonlees steading and then to the south of the existing range of buildings. This dwelling, if consented, will be a retirement home for the applicants to move into, allowing them to move out of the main house, which is now too big for them. The main house, and remaining plot[s], will then be sold, although Mr and Mrs Milne will retain ownership of the farmland.

A pre-application enquiry was submitted albeit in relation to a different plot to the east of the steading. However, the main reason for that enquiry was to assess whether a revocation would be regarded as a material consideration (see later).

The application is accompanied by the following:

- (this) Covering Letter;
- Planning Application Form;
- Relevant Certificate;
- Location Plan;
- Site Plan;
- Annotated Aerial Photograph of Kirktonlees; and
- Planning Fee, which will be sent separately.

Kirktonlees lies to the north of Auchterarder and is accessed from the west side of Castleton Road, just beyond the northern edge of the village of Castleton. The farm extends to circa 100 acres and currently comprises of five large fields separated by dykes, hedgerows and trees that surround a central grouping of buildings, which are accessed by a long tree-lined driveway from the road.

Trading Address:
102 High Street
Dunblane
Stirling
FK15 0ER

The central grouping of buildings comprise a main house, and separate residential annexe, which form three sides of a steading, and which were converted from a former watermill and other agricultural buildings. Planning permission was granted for the conversion works in 1989 and the work was finally completed in 1996. The fourth side of the steading is formed by a more modern agricultural building (Dutch barn) whilst the grouping is completed by two further modern buildings and a large area of hardstanding.

Planning permission was also granted in 1989 for a dwelling to the immediate east of the steading, and close to the driveway, but this was never built and consent expired in 1994.

Planning permissions currently exist for two plots at Kirktonlees, referred to as Plot 2 and Plot 3. Plot 1 refers to the annexe, attached to the main house, which already exists as a self-contained dwelling and in relation to which the Council did not require an application to be submitted in 2012, when applications were first broached.

Plot 2 (ref:15/02137/IPL) replaces the Dutch barn with a new dwelling. In effect, this dwelling, if it goes ahead, will form the fourth side of a completed renovated steading. The Plot includes part of the garden of Kirktonlees Farm, on its south south-western side, and also includes other areas of hardstandings and what is currently an agricultural track serving fields to the west.

Plot 3 (ref:15/02138/IPL) involves the removal of a substantial barn and its replacement with a new dwelling. The Plot encompasses the building, hardstanding and parking areas associated with this building. The plot is demarcated by established fencing and former dykes.

A fourth plot, north east of the main steading, was also applied for, to replace a modern green barn, but was refused under delegated powers, a decision upheld on review. That was mainly because the proposed plot extended into farmland rather than in relation to the principle of demolishing the barn and redeveloping this site.

The relevant Local Development Plan policy is RD3, which is reflected in supplementary planning guidance 'Housing in the Countryside' In terms of that policy, it has previously been accepted that Kirktonlees is a 'Building Group', so the main issue here is whether the plot, as proposed, *"extend[s] the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting"*.

In my view, this plot is reasonably well defined on three sides by fencing, planting and a track. It is only open on the fourth (northern) side, which can be suitably defined by future landscaping. As such, it meets the spirit of the guidance. The site is shown below superimposed on an aerial photograph to show its location and established features on three sides.



If, however, the sense of enclosure is considered insufficient, and thus the proposal is regarded as contrary to policy, then there is a material consideration (a possible revocation) that comes into play. This would, in my opinion, warrant a departure from policy, particularly as the extent by which the proposal anyway breaches policy is minimal. The proposal will cause little (no) harm to interests of acknowledged importance. It is well contained visually and will have little wider landscape impact. The site has no ecological or heritage interest.

The material consideration is that the applicants are prepared to forego the Plot 2 planning permission; they will accept the revocation of this, but only upon planning permission being granted for this new plot. They would nonetheless demolish the barn that this consent requires the removal of and would return this site to a greenfield state; they would also plant it, if that is a preference. In that way, there is a net environmental benefit to the area that will result from what is anyway a minor departure from policy.

The applicants would then look to design a dwelling for the new plot, build that, move in and will then look to dispose of the existing main house, annexe and remaining Plot 3, but keeping the land.

It is accepted that the scenario presented above is unusual. However, Stirling Council have been prepared to accept what is, in effect, the swapping of one plot for another where there has been a change in circumstance. It is hoped that Perth and Kinross Council be likewise willing to be flexible in the interpretation and, ultimately, the application of the Housing in the Countryside policy to meet the wishes of the applicants as to where and how they want to live.

I look forward to the application being validated, but if you require any further information in the meantime please contact me at paul@houghtonplanning.co.uk or call me on 07780 117708.

Yours faithfully

A solid black rectangular box used to redact the signature of Paul Houghton.

Paul Houghton
Director



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 100044010-001

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)

Dwelling in principle with new driveway

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

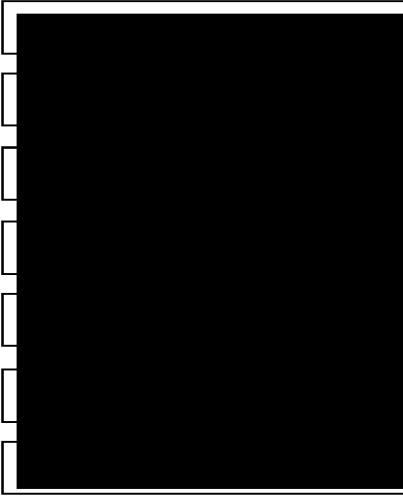
Agent Details

Please enter Agent details

| | | | |
|---|-----------------------------|--|----------------|
| Company/Organisation: | Houghton Planning | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Paul | Building Name: | |
| Last Name: * | Houghton | Building Number: | 102 |
| Telephone Number: * | 07780117708 | Address 1 (Street): * | High Street |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Dunblane |
| Fax Number: | | Country: * | United Kingdom |
| | | Postcode: * | FK15 0ER |
| Email Address: * | paul@houghtonplanning.co.uk | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|------------|--|---|
| Title: | Other | You must enter a Building Name or Number, or both: * | |
| Other Title: | Mr and Mrs | Building Name: |  |
| First Name: * | AW and HE | Building Number: | |
| Last Name: * | Milne | Address 1 (Street): * | |
| Company/Organisation | | 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:

Kirktonlees

Address 2:

Castleton Road

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Auchterarder

Post Code:

PH3 1JS

Please identify/describe the location of the site or sites

Northing

713660

Easting

293067

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)

Title:

Ms

Other title:

First Name:

Joanne

Last Name:

Ferguson

Correspondence Reference
Number:

Date (dd/mm/yyyy):

08/03/2017

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:

0.50

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)

Agricultural land

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).

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: *

.

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.

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) 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

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.

Name:

Address:

Date of Service of Notice: *

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

| |
|--|
| |
|--|

Signed: Paul Houghton

On behalf of: Mr and Mrs AW and HE Milne

Date: 28/03/2017

☒ 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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Paul Houghton

Declaration Date: 28/03/2017

Payment Details

Departmental Charge Code: .

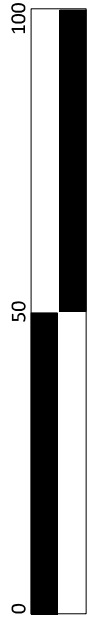
Created: 28/03/2017 08:44

TCP/11/16(472) – 17/00538/IPL – Erection of a dwellinghouse (in principle), land at Kirktonlees, Castleton Road, Auchterarder

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 139-140)*

REPORT OF HANDLING *(included in applicant's submission, see pages 141-148)*

REFERENCE DOCUMENTS *(part included in applicant's submission, see pages 149-150)*



TCP/11/16(472) – 17/00538/IPL – Erection of a dwellinghouse (in principle), land at Kirktonlees, Castleton Road, Auchterarder

REPRESENTATIONS

Advice : HSL-170508114652-317 DO NOT ADVISE AGAINST

Your Ref: 17/00538/IPL

Development Name: Erection of Dwellinghouse at Kirktonlees, Auchterarder

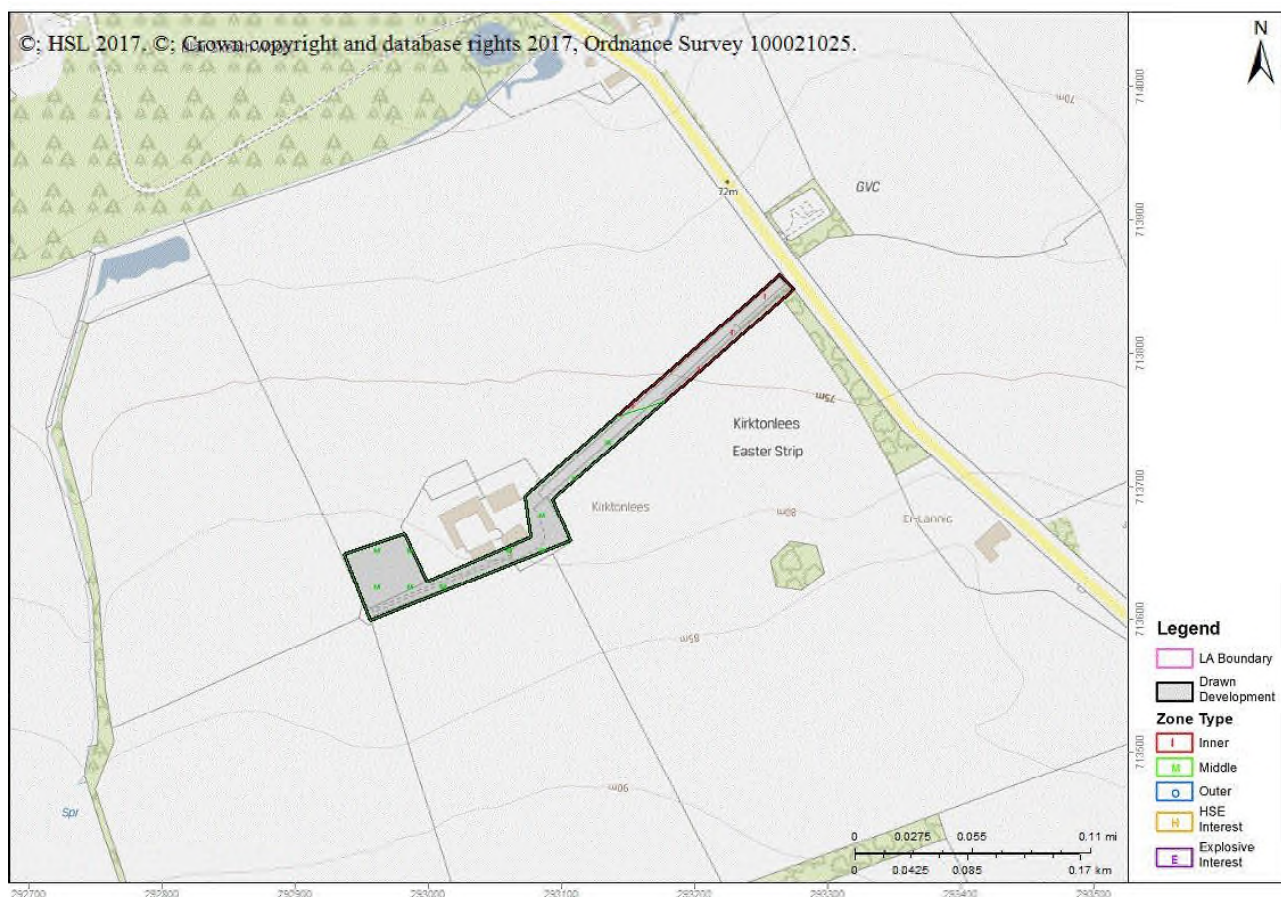
Local Authority Reference: 17/00538/IPL

Comments:

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Perth and Kinross.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

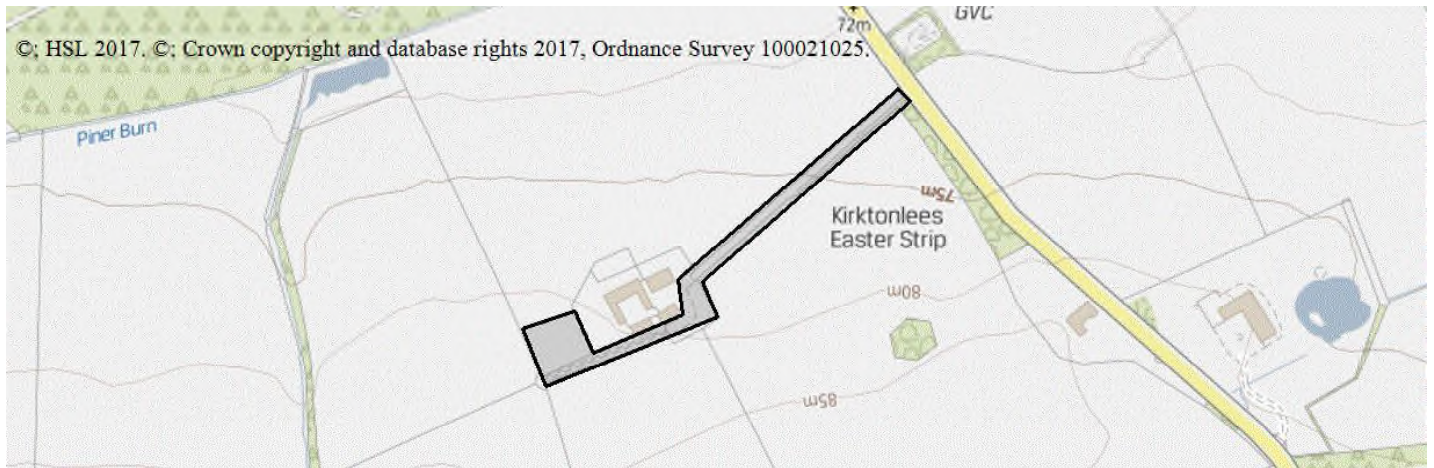


Commercial In Confidence

Breakdown:

Housing DAA

How many dwelling units are there (that lie partly or wholly within a consultation distance)? Less than 3



Pipelines

8100_2359 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by John Williamson at Perth and Kinross on 08 May 2017.

Note that any changes in the information concerning this development would require it to be re-submitted.

Nick Brian
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

National Grid Electricity Emergency Number:
0800 40 40 90*

National Gas Emergency Number:
0800 111 999*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 06/04/2017

Our Ref: XX_TS_Z3_3NWP_006727

Your Ref: 17/00538/IPL (JH)

RE: Formal Planning Application, PH3 1JS, Land At Kirktonlees Castleton Road Auchterarder

Thank you for your enquiry which was received on 03/04/2017.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's, National Grid Gas plc's and National Grid Gas Distribution Ltd's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

Are My Works Affected?

National Grid has identified that it has apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform National Grid, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of National Grid apparatus, we will not take any further action.

Please let us know whether National Grid can provide you with technical or other information that may be of assistance to you in the determination of the application.

As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET), National Grid Gas plc (NGG) and National Grid Gas Distribution Ltd (NGGD) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG, NGET and NGGD or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

As your proposal is in proximity to National Grid's apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Requirements

BEFORE carrying out any work you must:

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

National High Pressure Gas Pipelines Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

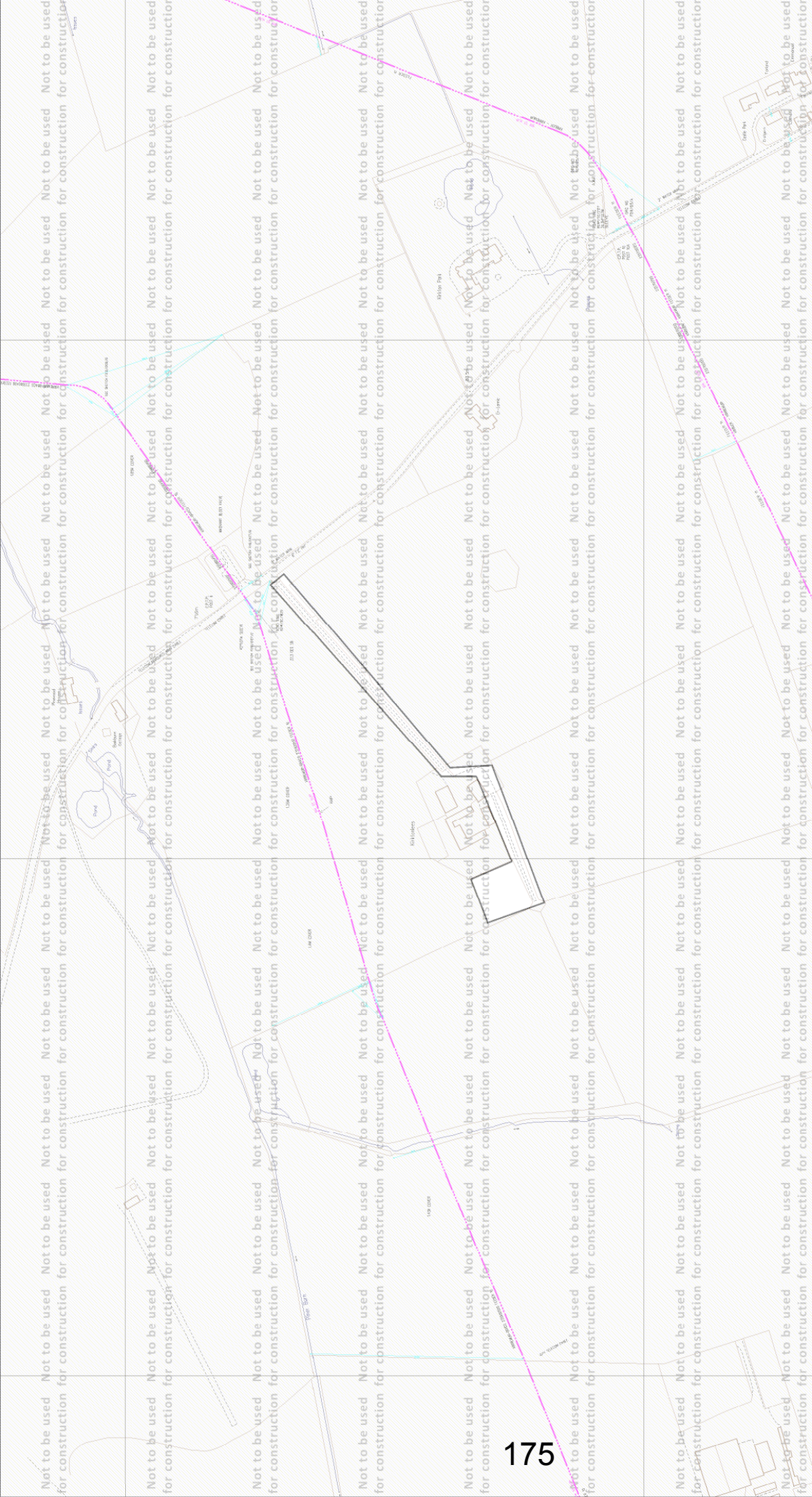
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



| | | | | | |
|--------------------------|--|--|---|--------------------------------|--|
| ID: XX_TS_Z3_3NWP_006727 | | View extent: 1445m, 785m | <div><div>Do not proceed without further consultation</div></div> <p>This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> | Map 1 of 1 (GAS) | |
| USER: Jodie.Hunter | | <div><div>LP MAINS</div><div>MP MAINS</div><div>IP MAINS</div><div>LHP MAINS</div><div>NHP MAINS</div></div> | | MAPS Plot Server Version 1.9.0 | |
| DATE: 06/04/2017 | | <div><div>0m</div><div>100m</div><div>Approximate scale 1:5000 on A4 Colour Landscape</div></div> | | nationalgrid | |
| DATA DATE: 05/04/2017 | | <div><div>Some examples of Plant Items:</div><div><div><div>Valve</div><div>Depth of Cover</div><div>Syphon</div></div><div><div>Diameter Change</div><div>Material Change</div><div>Out of Standard Service</div></div></div></div> | | | Requested by: Perth and Kinross Council |
| REF: 17/00538/IPL (JH) | | | | | This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. |
| MAP REF: NN9313 | | | | | Crown Copyright Reserved. Ordnance Survey Licence number 100024886 |
| CENTRE: 293106, 713728 | | | | | |

ENQUIRY SUMMARY

Received Date

03/04/2017

Your Reference

17/00538/IPL (JH)

Location

Centre Point: 293106, 713728

X Extent: 338

Y Extent: 266

Postcode: PH3 1JS

Location Description: PH3 1JS, Land At Kirktonlees Castleton Road Auchterarder

Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 2500

Actual Scale: 1:5000 (GAS)

Real World Extents: 1445m x 785m (GAS)

Recipients

pprsteam@nationalgrid.com

Enquirer Details

Organisation Name: Perth and Kinross Council

Contact Name: Nick Brian

Email Address: DevelopmentManagement@pkc.gov.uk

Telephone: 01738 475 310

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

Description of Works

p/a Erection of a dwellinghouse (in principle) (DB)

Enquiry Type

Formal Planning Application

Development Types

Development Type: Development for use by General Public

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 17/00538/IPL

Our ref LRE /RMC

Date 18 April 2017

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK17/00538/IPL RE: Erection of a dwellinghouse (in principle) land at Kirktonlees Castleton Road Auchterarder for Mr and Mrs AW and HE Milne

I refer to your letter dated 4 April 2017 in connection with the above application and have the following comments to make.

Environmental Health (assessment date –13/04/17)

Recommendation

I have no adverse comments to make in relation to the application

Comments

This is an in principle application for the erection of a dwellinghouse on to existing agricultural land.

I have no objection to the principle of this application but will comment when more details become available at the approval of matters stage.

The application site is in a rural area and it is my contention that future residents will be aware of noise and odour associated with agricultural activities; however this should not adversely affect residential amenity.

The closest residential property to the proposed dwelling is Kirktonlees which is approximately 86 metres away, which is within the applicants' ownership.

Contaminated Land (assessment date 5 April 2017)

The site is situated next to what was a Mill Lade which has subsequently through time been backfilled and has become obscured from sight. Consideration should be given to geo-environmental hazard this may cause and potential constraints to the development.

Recommendation

I therefore recommend the following condition be applied to the application.

Condition

Development shall not commence on site until an evaluation for the potential of the site to be affected by contamination by a previous use has been undertaken and, as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) has been submitted for consideration

and accepted by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation shall be undertaken to identify;

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed
- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the measures to decontaminate the site shall be fully implemented in accordance with the scheme subsequently agreed by the Council as Planning Authority. Validation that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

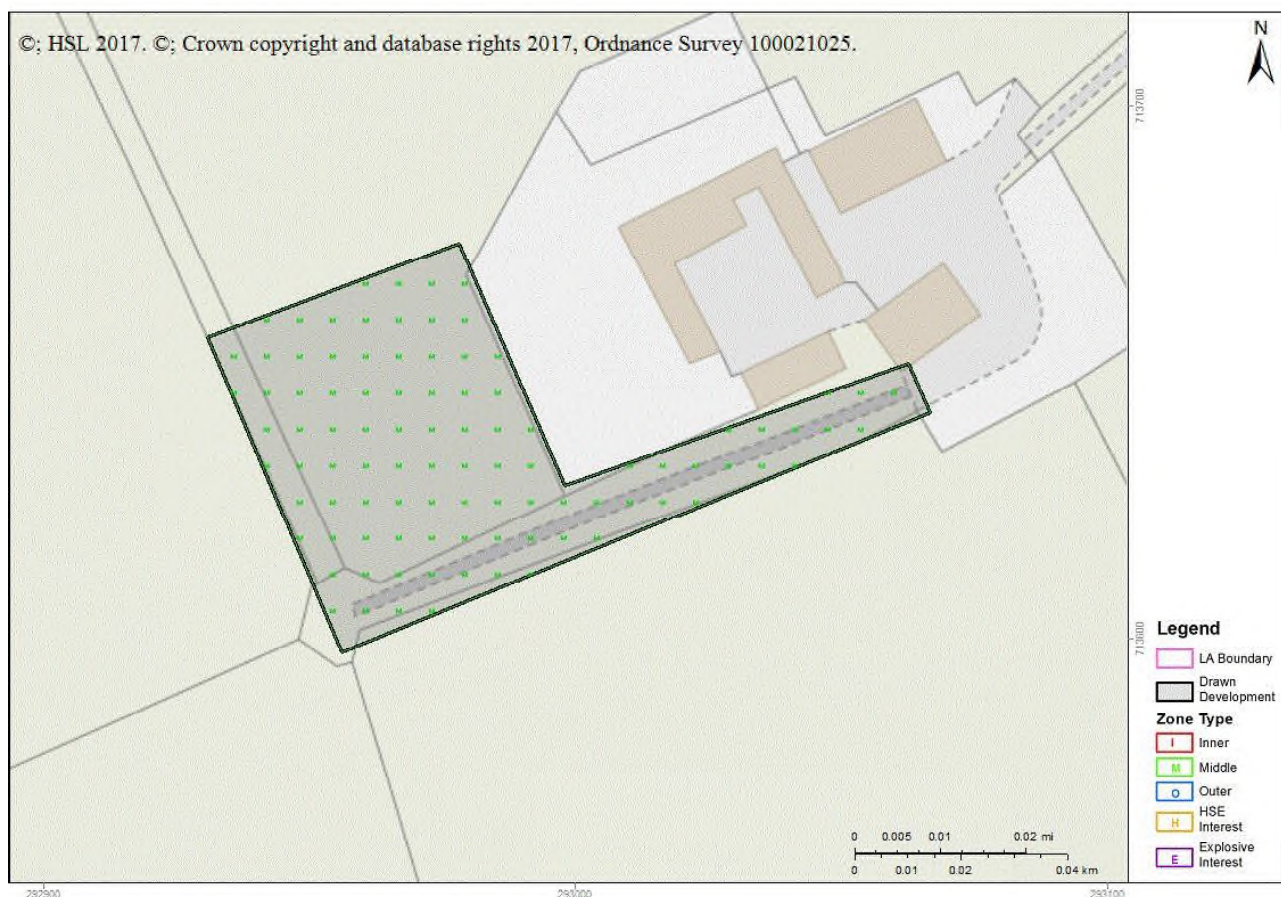


Advice : HSL-170421160252-317 DO NOT ADVISE AGAINST**Your Ref:** 17/00538/FLL**Development Name:** Kirktonlees**Local Authority Reference:** 17/00538/IPL**Comments:** Erection of a dwellinghouse

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

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HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

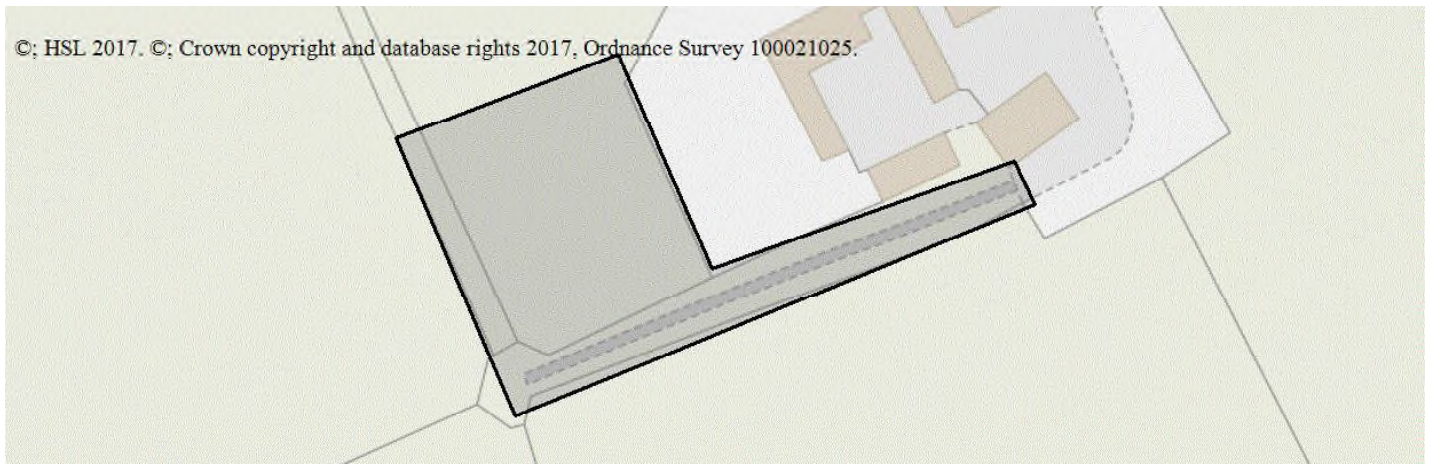


Commercial In Confidence

Breakdown:

Housing DAA

How many dwelling units are there (that lie partly or wholly within a consultation distance)? Less than 3



Pipelines

8100_2359 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

Unidentified Pipelines

There is at least one unidentified pipeline in this Local Authority Area. You may wish to check with the pipeline operator where known or the Local Authority before proceeding. The details HSE have on record for these pipelines is as follows:

- 1027984_ Gas Networks Ireland [GNI] (UK) Ltd Beattock CS to Cluden BV pipeline
- 1031296_ Gas Networks Ireland [GNI] (UK) Ltd Bord Gais Eireann Scotland to Ireland Second Interconnector, Brighthouse Compressor Station to Ross Bay
- 1033019_ Gas Networks Ireland [GNI] (UK) Ltd Beattock CS to Brighthouse CS
- 1033251_ BP Amoco PLC Grangemouth Local Pipelines
- 1036017_ Gas Networks Ireland [GNI] (UK) Ltd Moffat CS to Beattock CS pipeline
- 4405017_ Scotland Gas Network Ltd East Kilbride Inlet to East Kilbride PRS (E90)
- 4406691_ Gas Networks Ireland [GNI] (UK) Ltd Cluden to Brighthouse Bay Pipeline
- 7313_ Gas Networks Ireland [GNI] (UK) Ltd Bord Gais Eireann CS Brighthouse to Brighthouse Bay

This advice report has been generated using information supplied by John Williamson at Perth and Kinross on 21 April 2017.

Note that any changes in the information concerning this development would require it to be re-submitted.

Nick Brian
Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Wayne Smith
Asset Protection Assistant
Business & Operation Support
Gas Transmission Asset Management
National Grid
Warwick
Direct Tel: 01926 656102
Email: Wayne.Smith@nationalgrid.com

Planning Work?

Contact us on 0800 688 588*

Mon-Fri 8am-4pm

(*Calls may be recorded and monitored)

E-mail: Plantprotection@nationalgrid.com

Electricity Emergency Number:

0800 40 40 90*

National Gas Emergency Number:

0800 111 999*

*Available 24 hours, 7 days/week.

Calls may be recorded and monitored.

www.nationalgrid.com

Date : 4/24/2017
Our Reference: XX_TS_Z3_3NWP_006727
Your Reference: 17/00538/IPL (JH)

Dear Mr Brian,

Ref: PH3 1JS, Land At Kirktonlees Castleton Road Auchterarder

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

Yours sincerely
Wayne Smith

Asset Protection Assistant

EAGLES (Electricity And Gas Location Enquiry System)

Is now available to use simply click on the link to register www.beforevoudig.nationalgrid.com, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advice for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below:
<http://www.hse.gov.uk/landuseplanning/padhi.pdf>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link:
<http://www.hse.gov.uk/pubns/books/hsg47.htm>
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures

Advice : HSL-170508114652-317 DO NOT ADVISE AGAINST

Your Ref: 17/00538/IPL

Development Name: Erection of Dwellinghouse at Kirktonlees, Auchterarder

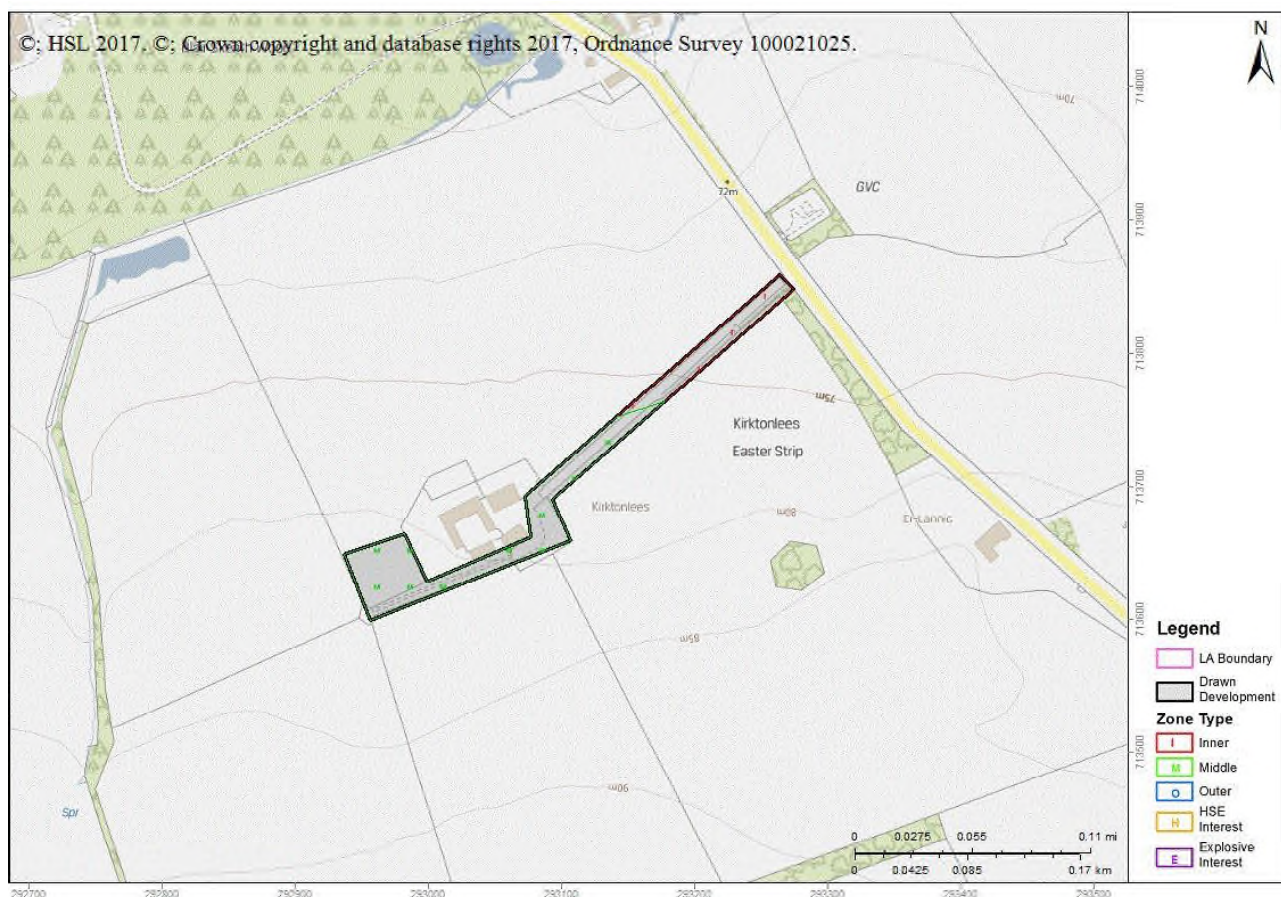
Local Authority Reference: 17/00538/IPL

Comments:

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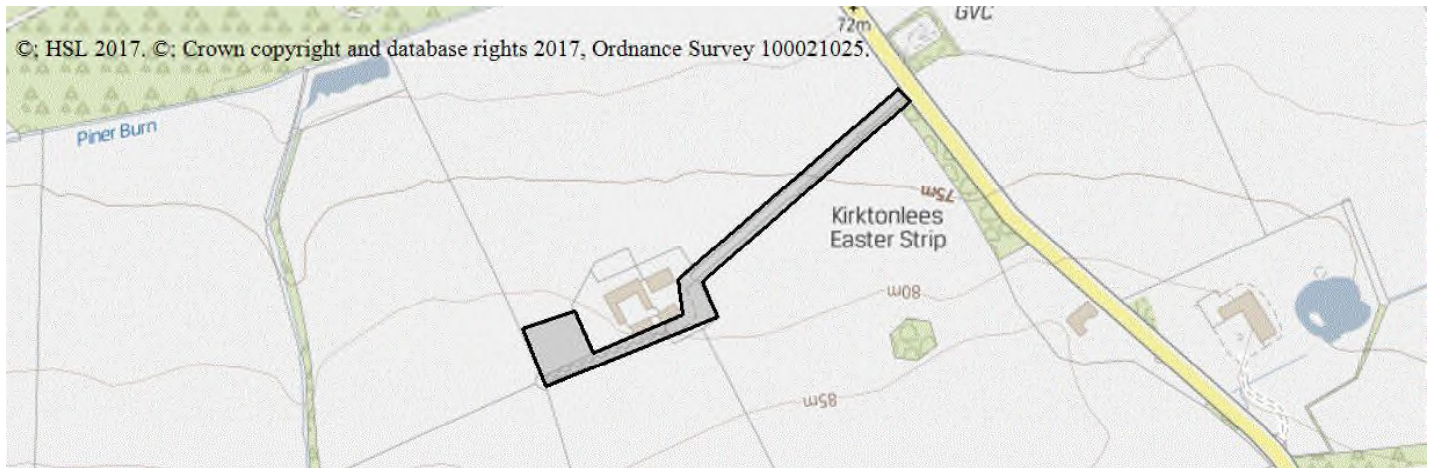


Commercial In Confidence

Breakdown:

Housing DAA

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Pipelines

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