

TCP/11/16(587) – 18/01297/FLL – Change of use from church (class 10) to dwellinghouse (class 9), Morenish Church, Killin

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TCP/11/16(587) – 18/01297/FLL – Change of use from church (class 10) to dwellinghouse (class 9), Morenish Church, Killin

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

The Cart Shed Studio

Tombreck Lawers

Aberfeldy

PH15 2PB

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

☒ ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

Review procedure

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

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

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The application for change of use from a church to a one bedroomed dwelling house was refused due to lack of formal car parking provision.

Morenish Chapel is a Category B Listed Building (LB52371) with a high stone boundary wall which is also listed. It is not possible to create parking within the site boundary due to the restricted size of the site and the high wall, which would need to be demolished to do so.

There are a number of options for off-road parking including in a near by car park, for which permission has been given, and parking on adjoining land. The owner of this land is an absentee landowner and to date has not given formal permission for my clients to do this, but allows it to happen.

A listed building of this calibre needs a purpose and an owner to care for it, otherwise it will fall into disuse and disrepair. My clients are trying to do their best to preserve the building and have spent a large amount of time and money on essential repairs. They simply want to be able to proceed to obtaining a Building Warrant and move on to doing the rest of the necessary work.

If unable to obtain Planning Permission for change of use to a dwelling, my clients are considering opening the chapel as a gallery or a museum perhaps once or twice a month in order to give the building a use. Due to its international interest as an 'Arts and Crafts' chapel, this could bring in quite a number of visitors. These visitors would generate more road traffic, all of whom would most likely simply park on the road outside the chapel. This already happens from time to time as passers-by sometimes think the building is empty and open to visitors. This situation would be inherently more dangerous for all concerned than for two individual residents who know how and where to park and are aware of the local road conditions.

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

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Listed Building information from Historic Environment Scotland
 Archeological Survey
 Permission to park from Hamish Campbell at Cruachan Caravan Park
 Letter from clients Andy and Alison Johnson
 Photograph of boundary wall

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Sue Manning

Date

12/02/19

ADDITION

Historic Environment Scotland
Aralmneachd Eachdraidheil Alba

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

ADDITION TO THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Historic Environment Scotland in exercise of the powers conferred on them by section 1 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 hereby add to the statutory list of buildings of special architectural or historic interest as set out below.

Perth and Kinross Council
Kenmore Parish

Statutory list

Morenish Chapel, including Sarcophagi, Gatepiers and Boundary Wall,
Morenish

Information supplementary to the statutory list (this information has no legal significance)

Listed Building Number: 52371

Category: B

Date of Listing: 23/12/2015

National Grid Reference: NN 60772 35634

Description:

A memorial chapel in the Arts and Crafts style, built in 1902. The single storey, 3-bay, rectangular-plan stone chapel has two bronze sarcophagi to the east of the chapel and is situated in an isolated rural setting. It is constructed of dressed and coursed granite with buff sandstone dressings, with prominent crowstepped gables with keystoned arches. The exaggerated battered profile incorporates engaged buttresses to all angles and the entrance. There is a floral cross relief to the east gable, inscribed 'In Memoriam MCMII' and flanked by fleur-de-lys.

The principal (south) elevation has a keystoned and deeply recessed arched doorway to the far left with a boarded and glazed timber door. There is a pair of stone-mullioned tripartite windows to the right with corniced cills. The north (rear) elevation has a stone projecting lean-to, with a tall slender and corniced stone chimney stack. There are leaded pane timber windows throughout with stone cills. The pitched roof is slated with timber purlins, a stone ridge course, metal gutters and downpipes.

The interior was seen in 2015 and has a good Arts and Crafts decorative scheme dating to 1902. The coloured glass window (also of 1902) by Tiffany Studios of New York was removed in June 2015. The ashlar vestibule and vestry has two small windows. There is an arched keystone two-leaf timber door leading into the main worship space which has a ribbed tunnel vaulted ceiling. There is a fireplace with an oak overmantel to the north wall, with splayed ingoes and decorative tiling. The fixtures and fittings dating to 1902 are mostly intact, with Arts and Crafts and Art Nouveau style ironwork, including the Todd family monogram set in the decorative font.

There is a carved inscription, painted in red, around the ashlar arch to the east which reads: Born 23rd Sept MDCCCLXX [1870] - In memory of Elvira Wife of H W Henderson and daughter of Aline Todd - Died Dec 18th MCM [1901].

To the east of the chapel is an exceptional and rare pair of large bronze sarcophagi with inscriptions and decorative floral reliefs in the Art Nouveau style, commemorating Sir Joseph White Todd (to the south) and his wife Aline Elizabeth (Fanny) Lefebvre (to the north).

Tapered octagonal-plan gatepiers with exaggerated octagonal caps are located to the entrance and at angles where the boundary wall returns from the road. There is a low coped and coursed rubble boundary wall to the north.

Statement of Special Interest:

Morenish Chapel is a fine example of a memorial chapel with richly symbolic crafted Arts and Craft decoration to the interior and highly decorated sarcophagi to the exterior. The building was executed to a high specification for its scale and location, with a wealth of architectural treatment and attention to detail to its interior and exterior.

The chapel at Morenish was commissioned in 1902 by Aline Elizabeth Todd, wife of Sir Joseph White Todd, Baronet, in memory of her daughter Elvira Todd Henderson, who died in childbirth. The chapel is shown on the 3rd Edition Ordnance Survey map, surveyed in 1903 and published in 1906. Aline and Joseph are buried at Morenish in two highly decorative bronze sarcophagi in the grounds of the chapel.

The chapel was constructed near Morenish Lodge, the Highland residence of the Todd family. Aline White Todd lived in New York City before her marriage to Joseph Todd, and her daughter (from her first marriage) Elvira spent her early childhood in the city. Aline would likely have been aware of American trends in art and architecture at the turn of the 20th century which may have influenced the commission of Morenish Chapel, including the choice of a coloured glass window designed by Tiffany Studios.

The octagonal piers at the wall and gate do not appear to match the style of the church and may be of an earlier date.

Small family chapels or mortuary chapels are most frequently found on large estates, and in crypts and mausoleums in church graveyards. The construction of family commemorative chapels underwent a decline in the late 19th century, however some of the formalities of mourning and commemoration remained in the early part of the

20th century. Late 19th and early 20th century estate chapels, war memorials or memorials to individuals can be richly decorated in honour of the deceased. The inclusion of a highly decorative interior, as is the case at Morenish, was less common for this building type during the early 20th century.

While the architect has not been identified it is likely to be by someone of note. Stylistically, it appears to be similar to the work of George Pentose Kennedy (GPK) Young.

References:

Canmore: <http://www.canmore.gov.uk/canmore.html> CANMORE ID: 346727

Ordnance Survey (surveyed 1903, published 1906) Sheet 46, Balquhidder. 1 inch to the mile. 3rd Edition. London: Ordnance Survey.

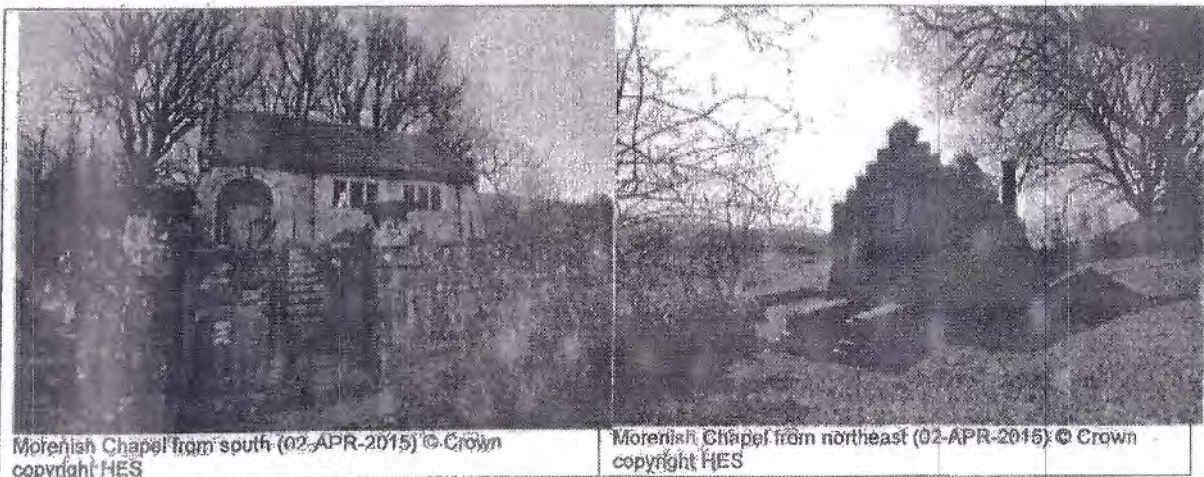
Duncan, Alastair. *Tiffany Windows*. Thames & Hudson, London, 1980.

Mosley, Charles, editor. *Burke's Peerage, Baronetage & Knightage*, 107th edition, 3 volumes. Wilmington, Delaware, U.S.A.: Burke's Peerage (Genealogical Books) Ltd, 2003.

Gifford, J. (2007) *Buildings of Scotland: Perth and Kinross*. London: Penguin Books. pp.544-545.

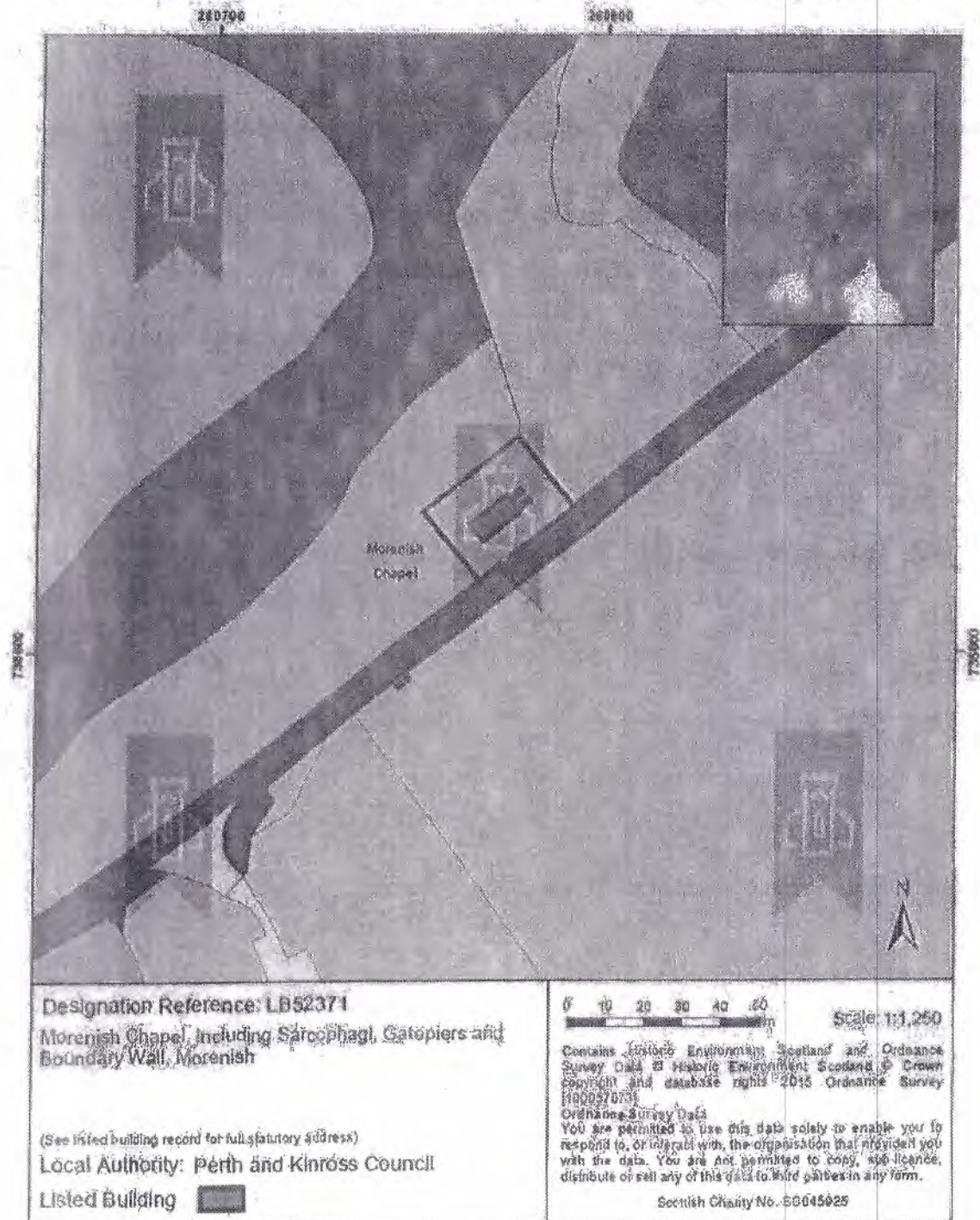
www.scottisharchitects.org.uk [Accessed June 2015]

Images:



Polygon Map:

This map is for quick reference purposes to aid identification of the building only and it may not be to scale. The local authority is responsible for advising on what is covered by the listing including the curtilage of a listed building. Legislation introduced from 01 October 2015 allows us to state that part of a building and/or curtilage item is excluded from the listing. For more information see www.historic-scotland.gov.uk



Case Number: 300008809

Subscribed by Barbara Cummins, Director of Heritage Management with Historic Environment Scotland.

Director of Heritage Management

Date

28th December 2015

Listed Building

i The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

Morenish Chapel, including Sarcophagi, Gatepiers and Boundary Wall, Morenish

Reference: LB52371

Status: Designated

Documents

- Summary (<http://portal.historic-scotland.gov.uk/document/600001518>)
- Map (<http://portal.historic-scotland.gov.uk/document/600001517>)

Summary

Information	Location	National Grid Reference
Category: B	Local Authority: Perth And Kinross	NGR NN 607 355
Date Added: 23/12/2015	Parish: Kenmore	Coordinates 260700, 735500
Supplementary Information Updated: 19/01/2016		

Description

A memorial chapel in the Arts and Crafts style, built in 1902. The single storey, 3-bay, rectangular-plan stone chapel has two bronze sarcophagi to the east of the chapel and is situated in an isolated rural setting. It is constructed of dressed and coursed granite with buff sandstone dressings, with prominent crowstepped gables with keystone arches. The exaggerated battered profile incorporates engaged buttresses to all angles and the entrance. There is a floral cross relief to the east gable, inscribed 'In Memoriam MCM' and flanked by fleur-de-lys.

The principal (south) elevation has a keystone and deeply recessed arched doorway to the far left with a boarded and glazed timber door. There is a pair of stone-mullioned tripartite windows to the right with corniced cills. The north (rear) elevation has a stone projecting lean-to, with a tall slender and corniced stone chimney stack. There are leaded pane timber windows throughout with stone cills. The pitched roof is slated with timber purlins, a stone ridge course, metal gutters and downpipes.

The interior was seen in 2015 and has a good Arts and Crafts decorative scheme dating to 1902. The coloured glass window (also of 1902) by Tiffany Studios of New York was removed in June 2015. The ashlar vestibule and vestry has two small windows. There is an arched keystone two-leaf timber door leading into the main worship space which has a ribbed tunnel vaulted ceiling. There is a fireplace with an oak overmantel to the north wall, with splayed ingoes and decorative tiling. The fixtures and fittings dating to 1902 are mostly intact, with Arts and Crafts and Art Nouveau style ironwork, including the Todd family monogram set in the decorative font.

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Statement of Special Interest

Morenish Chapel is a fine example of a memorial chapel with richly symbolic crafted Arts and Craft decoration to the interior and highly decorated sarcophagi to the exterior. The building was executed to a high specification for its scale and location, with a wealth of architectural treatment and attention to detail to its interior and exterior.

The chapel at Morenish was commissioned in 1902 by Aline Elizabeth Todd, wife of Sir Joseph White Todd, Baronet, in memory of her daughter Elvira Todd Henderson, who died in childbirth. The chapel is shown on the 3rd Edition Ordnance Survey map, surveyed in 1903 and published in 1906. Aline and Joseph are buried at Morenish in two highly decorative bronze sarcophagi in the grounds of the chapel.

The chapel was constructed near Morenish Lodge, the Highland residence of the Todd family. Aline White Todd lived in New York City before her marriage to Joseph Todd, and her daughter (from her first marriage) Elvira spent her early childhood in the city. Aline would likely have been aware of American trends in art and architecture at the turn of the 20th century which may have influenced the commission of Morenish Chapel, including the choice of a coloured glass window designed by Tiffany Studios.

The octagonal piers at the wall and gate do not appear to match the style of the church and may be of an earlier date.

Small family chapels or mortuary chapels are most frequently found on large estates, and in crypts and mausoleums in church graveyards. The construction of family commemorative chapels underwent a decline in the late 19th century, however some of the formalities of mourning and commemoration remained in the early part of the 20th century. Late 19th and early 20th century estate chapels, war memorials or memorials to individuals can be richly decorated in honour of the deceased. The inclusion of a highly decorative interior, as is the case at Morenish, was less common for this building type during the early 20th century.

While the architect has not been identified it is likely to be by someone of note. Stylistically, it appears to be similar to the work of George Penrose Kennedy (GPK) Young.

References

Bibliography

Canmore: <http://www.rcahms.gov.uk/canmore.html> CANMORE ID 346727

Ordnance Survey (surveyed 1903, published 1906) Sheet 46, Balquhider. 1 inch to the mile. 3rd Edition. London: Ordnance Survey.

Duncan, Alastair. *Tiffany Windows*. Thames & Hudson, London, 1980.

Mosley, Charles, editor. *Burke's Peerage, Baronetage & Knightage, 107th edition, 3 volumes*. Wilmington, Delaware, U.S.A.: Burke's Peerage (Genealogical Books) Ltd, 2003.

Gifford, J. (2007) *Buildings of Scotland: Perth and Kinross*. London: Penguin Books. pp.544-545.

www.scottisharchitects.org.uk [Accessed June 2015]

Link to Canmore Record

▪ <http://canmore.org.uk/site/346727/>

Associated Decisions (1)

Designation Enquiry Designation

Morenish Chapel, including Sarcophagi, Gatepiers and Boundary Wall, Morenish 300008809

Status: Complete

Received: 19/02/2015

Decision Date: 23/12/2015

Designation

<http://portal.historic-scotland.gov.uk/decision/500000331>

About Designations

Listed Buildings

We list buildings of special architectural or historic interest and these are selected according to criteria published in the www.historic-scotland.gov.uk/shep-dec2011.pdf, Annex 2, pp74-76.

The information in the listed building record gives an indication of the special architectural or historic interest of the listed building(s). It is not a definitive historical account or a complete description of the building(s). The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

Enquiries relating to works to listed buildings should be made to the local authority in the first instance. Listed building consent is required for works which a local authority considers will affect its character as a building of special architectural or historic interest and local authorities also decide if listed building consent is required.

Listing covers both the exterior and the interior. Listing can cover structures not mentioned which are part of the curtilage of the building, such as boundary walls, gates, gatepiers, ancillary buildings etc. The local authority is responsible for advising on what is covered by the listing including the curtilage of a listed building. For information about curtilage see www.historic-scotland.gov.uk.

Legislation introduced on 1 October 2015 allows us to state that: an object or structure fixed to the listed building; an object or structure within the curtilage of the listed building; and, any part or feature of the listed building that is not of architectural or historic interest may be excluded from a listing. If part of your building is not listed under the new legislation, the part will be excluded in the statutory address and in the statement of special interest. The statement will use the word 'excluding' and quote the relevant section of the Historic Environment Scotland Act 2014. Some earlier listing building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect current legislation.

Find out more about listing and our other designations at www.historic-scotland.gov.uk.

Printed: 21/01/2016 15:38



Morenish Chapel, Killin, Perth and Kinross

Historic Building Recording

Date: October 2018
Survey and report: Colm Moloney and Jackie O'Shea
Illustrations: Sara Nylund
Client: Alison and Andy Johnson
Project Code: MCKS18
Planning ref: 18/01297/FLL
Listed Building ref: LB52371
OASIS ID: rubiconh1-333045

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1. EXECUTIVE SUMMARY

1.1.1 This report presents the results of an historic building survey which was undertaken in advance of the conversion of Morenish Chapel into a dwelling house. The work was commissioned by Alison and Andy Johnson.

1.1.2 This report was prepared in response to the following condition of planning (Planning ref: 18/01297/FLL:

Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be set by Perth and Kinross Heritage Trust on behalf of the Council as Planning Authority. The name of archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon completion of the survey.

1.1.3 The scope of works was agreed in advance with Perth and Kinross Heritage Trust.

1.1.4 Morenish Chapel was built in 1902 and is a Category B Listed Building (LB52371). The building was commissioned in 1902 by Aline Elizabeth Todd, wife of Sir Joseph White Todd, Baronet, in memory of her daughter Elvira Todd Henderson who died in childbirth. Aline and Sir Joseph are buried in two highly decorative bronze sarcophagi in the grounds of the chapel.

1.1.5 The Chapel is a fine example of a memorial chapel with richly symbolic crafted Arts and Crafts decoration and highly decorated sarcophagi to the exterior. The building was executed to a high specification relative to its scale and location, with a wealth of architectural treatment and attention to detail to its interior and exterior (Plate 1, 2 and 3).

2. INTRODUCTION

2.1 Project Background

- 2.1.1 This report presents the results of an historic building survey which was undertaken in advance of the conversion of Morenish Chapel into a dwelling house and in accordance with a condition of planning permission (Planning ref: 18/01297/FLL). The work was commissioned by Alison and Andy Johnson.
- 2.1.2 The development proposal is for the conversion of the chapel to a dwelling house with the conversion of the attic space into a bedroom. Proposed alterations to the existing fabric of the building are minimal with only the addition of a small velux window in the north-facing elevation.
- 2.1.3 This report is an Historic Building record. It is compliant with the Chartered Institute for Archaeologists (CIfA's) 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' (2014). Guidelines from 'Understanding Historic Buildings: A guide to good recording practice' (2006) were also adhered to. The Historic Building Recording includes a ground plan, external elevations and a photographic survey with accompanying written records.

2.2 Site Location

- 2.2.1 The proposed development site is in a rural location situated at Tomocrocher in the parish of Kenmore on the north side of Loch Tay approximately 5 km north east of Killin (Figure 1). The site is centred on NGR NN 60756 35858 and fronts onto the A827. At the time of survey the chapel was being used as storage for carrying out maintenance and repairs. The area surrounding the building and within the enclosing boundary wall comprises a garden with occasional trees with the majority of the trees located to the north of the building.

3. AIMS & METHODOLOGY

3.1 Aims of Works

3.1.1 The aims of this historic building survey were to:

- Provide a full record of the visible structural remains of the depot.
- Provide further information on the archaeology of the site from any archaeological remains encountered

3.1.2 These aims were achieved through pursuit of the following specific objectives:

1. Carrying out an Historic Building Recording survey.
2. Establishing the significance of the archaeology encountered on site.

3.2 Methodology of Works

3.2.1 Historic building recording was undertaken by suitably qualified and experienced archaeologists.

3.2.2 The Historic Building Recording was in compliance with the Chartered Institute for Archaeologists (CIfA's) 'Standard and guidance for the archaeological investigation and recording of standing buildings or structures' (2014). Guidelines from '*Understanding Historic Buildings. A guide to good recording practice*' (2006) will also be adhered to. The Historic Building Recording will include phased plans and elevations, a photographic survey with accompanying written records.

3.2.3 Survey was by reflectorless EDM supported by PenMap software.

4. RESULTS

- 4.1.1 The chapel is built into a terrace cut into the hillside. The boundary of the site is formed by a stone wall which is well built and fronting the road. Access is through a set of double steel gates hung on a pair of octagonal gates piers which opens on to a set of ten steps which lead to the chapel door (Plate 4).

Interior

- 4.1.2 The interior of the building comprises a rectangular plan which is aligned southwest to northeast and measures approximately 13.2 m long and 6.3 m wide (Figure 2). The interior is divided into three bays. The principal internal space consists of a rectangular room measuring 9 m by 5 m (Plate 5). An elevated platform is located at the east end of the room which may have served as the chancel during the buildings use as a chapel (Plate 6). The remainder of the floor plan is divided equally into a vestibule immediately inside the door and a vestry which is accessed from the vestibule. A tiled floor is present in the vestibule (Plate 7). Access from the vestibule to the nave is via a deeply recessed arched doorway which holds double wooden doors with upper panels of glass framed in lead (Plate 8). Access from the vestibule to the vestry is through a wooden door (Plate 9). A hatch is evident in the ceiling of the vestry (Plate 10). A fireplace is set in the north wall which had a functioning wood burning stove at the time of inspection (Plate 11). This has an oak overmantle with splayed ingoes and decorative tiling. The windows are deeply recessed on the interior (Plate 12-14).
- 4.1.3 There is a carved inscription painted in red around the ashlar arch for the large window in the east wall which reads 'Born 23rd Sept MDCCCLXX – In memory of Elvira Wife of HW Henderson and daughter of Aline Todd – Died Dec 18th MCMI' (Plate 15).

Exterior

- 4.1.4 The building is constructed of dressed and coursed granite with buff sandstone dressings. Three windows are present in the north elevation. The north elevation was partially obscured by a modern 'tin shed' at the time of survey (Figure 3a). The east and central windows were single openings and the west window was mullioned and bipartite. A stone-built projecting lean-to indicates the position of the fire place with an associated tall slender and corniced chimney stack. Engaged buttresses are present at each corner.
- 4.1.5 The east elevation is dominated by a large arched window which originally held an elaborate colour glass window made by Tiffany Studios of New York in 1902. This was removed in 2015. The window opening consists of a round headed arch with five prominent keystones (Figure 3b). The central (upper) keystone is larger than the others and forms the base of a carved cross infilled with a floral relief which is located at the apex of the gable. The window has a corniced cill. The lower profile of the building appears to be heavily battered due the presence of engaged buttresses in the corners. These rise to support kneelers which support

an architrave over which is a pronounced crow step gable. The architrave also forms the base for the spring of the window arch.

- 4.1.6 The south elevation has a deeply recessed arched doorway at the west end which is flanked by a pair of engaged buttresses (Figure 3c). The arch is round headed with plain moulding and three prominent keystones. A timber door is present. A pair of mullioned tripartite windows are located to the east of the doorway with a further engaged buttress at the east end of the south façade.
- 4.1.7 The west elevation has a distinctive battered profile at the north side formed by the engaged buttress at the corner (Figure 3d). The engaged buttress at the southwest corner extends to the west (Plate 16). The quoins forming the corners rise up to terminate at kneeling stones which support an architrave which crosses the entire gable wall. The gable has a crow step profile. The architrave also supports a central plaque engraved with the words 'IN MEMORIAM MCMI' flanked with *fleur de lis*. The plaque is framed by a semi-circular arch containing five pronounced key stones. A narrow opening is present at the top of the gable.
- 4.1.8 The steeply pitched roof is tiled with a central stone ridge course.
- 4.1.9 A pair of sarcophagi are located immediately east of the chapel (Plate 17, 18, 19 and 20). These are bronze with inscriptions and decorative floral reliefs in the Art Nouveau style. The north sarcophagus contains the remains of Aline Elizabeth wife of Sir Joseph White Todd, Baronet. The south sarcophagus commemorates Sir Joseph White Todd, Baronet.
- 4.1.10 The boundary wall is also listed and stands to a height of approximately 1.5 m at the roadside. The wall is constructed of dressed and coursed granite with tapered octagonal gate piers with exaggerated octagonal capstones. Matching octagonal pillars are located at the corners where the wall returns to the north. These are also capped by exaggerated octagonal capstones (Plates 21-25). A green metal fence has been erected inside the wall. This is free standing and has no contact with the boundary wall. This is located entirely within the property.

5. DISCUSSION AND CONCLUSION

- 5.1.1 Morenish Chapel is a fine example of a memorial chapel with richly symbolic crafted Arts and Craft decoration to the interior and highly decorated sarcophagi to the exterior. The Arts and Crafts Style was an influential movement which attempted to re-establish the skills of craftsmanship and rebelled against industrialisation and mass production in the 19th century (RIBA Architecture). Architecture was to be reformed through traditional building crafts, the use of local materials and be free of any imposed style.
- 5.1.2 The chapel was executed to a high specification for its scale and location, with a wealth of architectural treatment and attention to detail to its interior and exterior. The building is in very good condition both externally and internally and retains much of its original character. The two sarcophagi are in an excellent state of preservation and the grounds and external walls and gates are very well maintained.
- 5.1.3 Chapels of this type are more commonly found on large estates and in crypts and mausoleums in church graveyards. The chapel was commissioned in 1902 by Aline Elizabeth Todd, wife of Sir Joseph White Todd, Baronet, in memory of her daughter Elvira who died in childbirth. Aline and Joseph are buried in the Sarcophagi (British Listed Buildings 2015). The chapel was constructed near Morenish Lodge, the Highland Residence of the Todd family. While the architect is not known it appears to be similar to George Penrose Kennedy Young (British Listed Buildings 2015).

6. REFERENCES

British Listed Buildings 2015 Morenish Chapel, Including Sarcophagi, Gatepiers and boundary Wall, Morenish. https://britishlistedbuildings.co.uk/200405718-morenish-chapel-including-sarcophagi-gatepiers-and-boundary-wall-morenish-highland-ward#.W9b3Q_Z2taQ (Accessed October 2018)

ClfA 2014 Standard and guidance for the archaeological investigation and recording of standing buildings or structures.

English Heritage, 2006 Understanding Historic Buildings. A guide to good recording practice. <https://canmore.org.uk/event/857669>

RIBA Architecture <https://www.architecture.com/knowledge-and-resources/knowledge-landing-page/arts-and-crafts> (accessed October 2018)

Appendix 1

Photograph register

Photo number	Direction camera facing	Description
4054	N	Doorway
4055-4056	NE	General shot of chapel
4057	NW	"
4058	W	"
4059	SW	"
4060	S	"
4061	SE	"
4062	E	"
4063 - 4068	N	South facing elevation
4069 - 4095	E	West facing elevation
4096 - 4097	NW	West facing gable elevation
4098 - 4119	W	East facing elevation
4120 - 4146	N	South facing elevation
4142 - 4192	S	North facing elevation
4193	S	Working shot
4194 - 4198	E	West facing elevation
4199 - 4206	Various	Sarcophagi
4207	N	Plaque on external wall
4208 - 4215	N	Shots from road
4216 - 4231	Various	Internal shots of chapel



Figure 1 - Morenish Chapel, Killin: Site location.

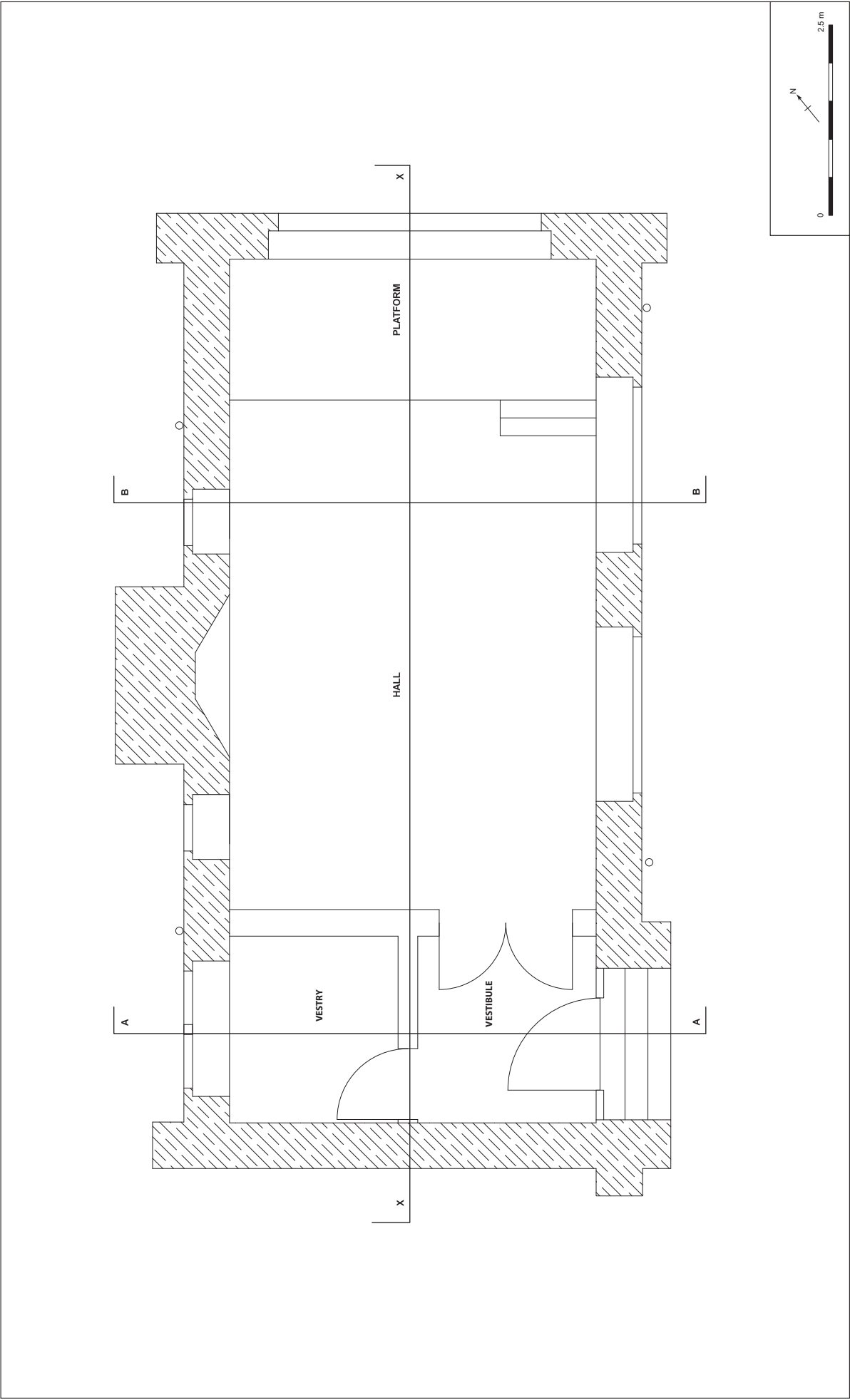


Figure 2 - Morenish Chapel, Killin: Existing floorplan.

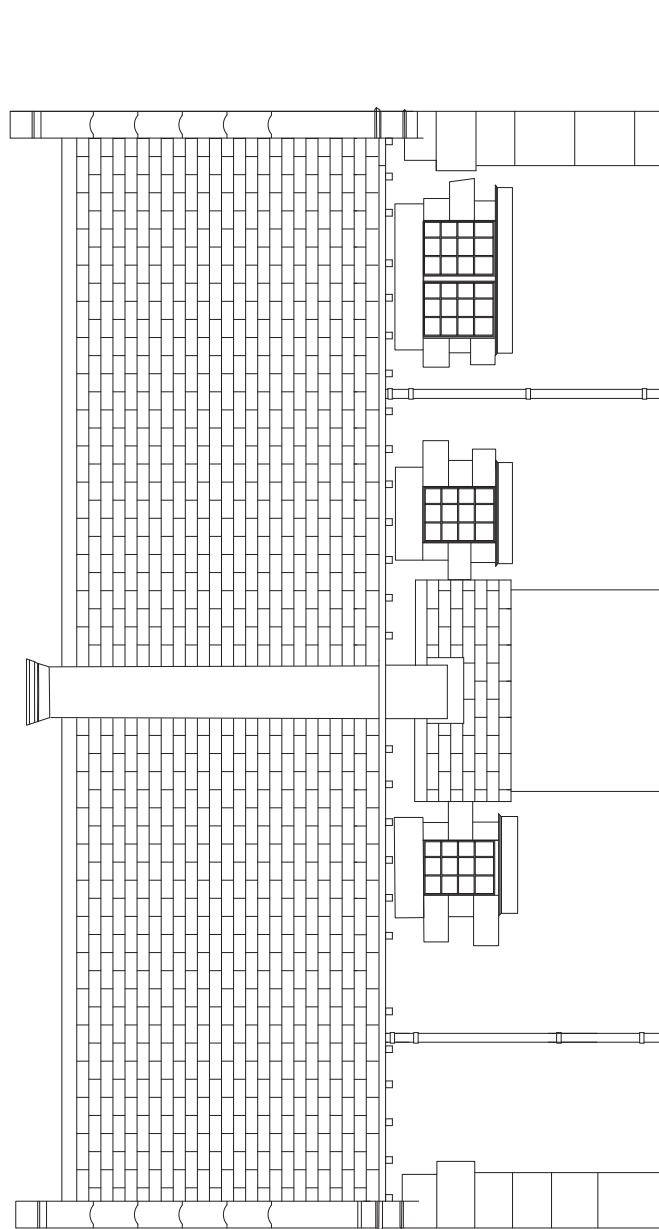


Figure 3a - Morenish Chapel, Killin: North elevation.

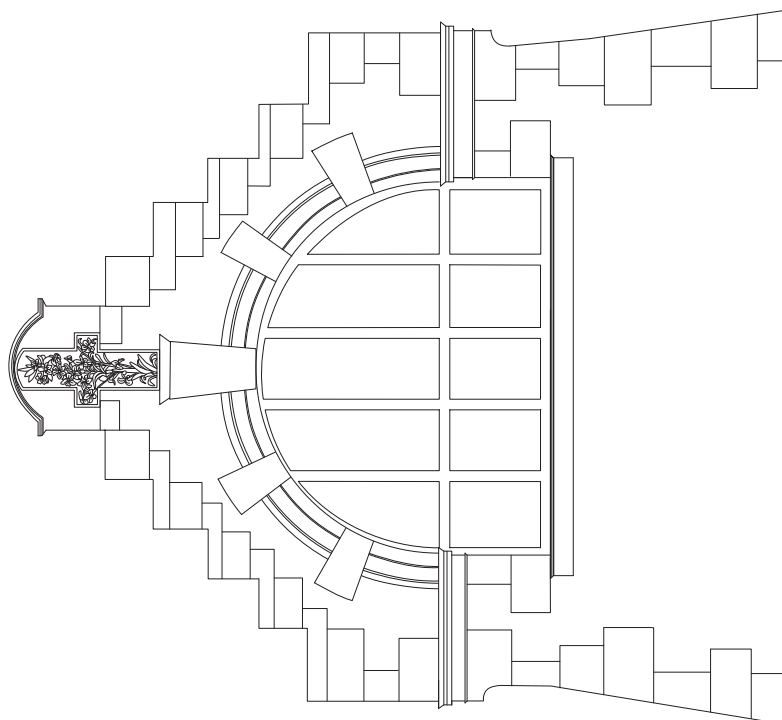
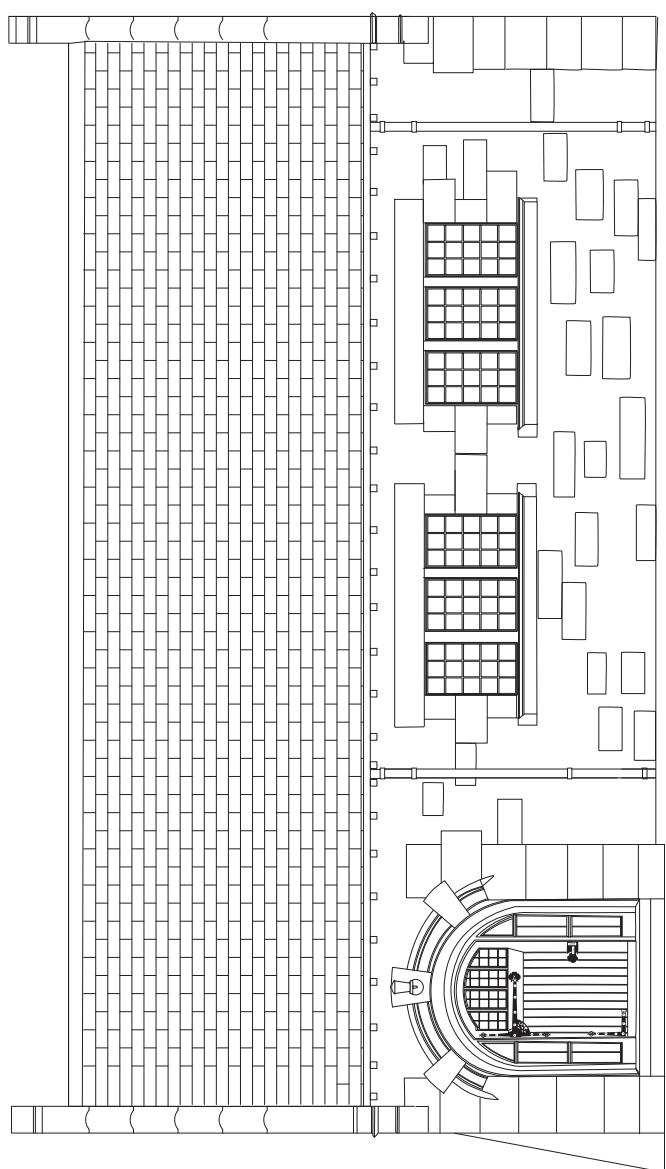


Figure 3b - Morenish Chapel, Killin: East elevation.



0 3 m

Figure 3c - Morenish Chapel, Killin: South elevation.

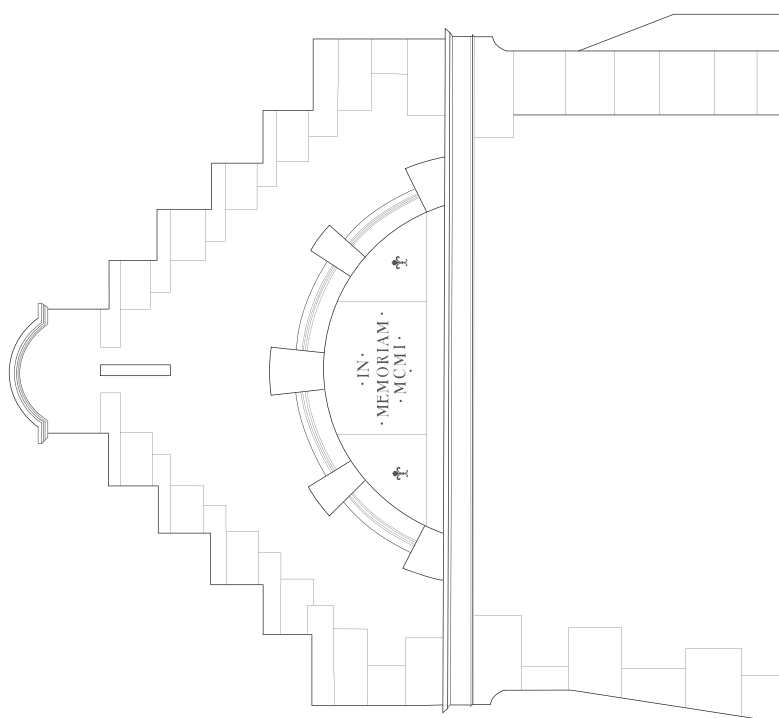


Figure 3d- Morenish Chapel, Killin: West elevation.



Plate 1 - View of chapel from southwest.



Plate 2 - View of chapel from southeast.



Plate 3 - View of chapel from east showing sarcophagi.



Plate 4 - Entrance.



Plate 5 - Interior of chapel looking east.



Plate 6 - Detail showing steps leading up to chancel.



Plate 7 - Tiled floor in vestibule.



Plate 8 - Door leading from nave to vestibule.



Plate 9 - Vestry door.



Plate 10 - Hatch to attic space in vestry.



Plate 11 - Fireplace.



Plate 12 - Mullioned window in south wall.



Plate 13 - Mullioned window in vestry.



Plate 14 - Window in north wall.



Plate 15 - Window in east gable.



Plate 16 - View of buttresses at southwest corner.



Plate 17 - View of sarcophagi.



Plate 18 - North sarcophagus.



Plate 19 - South sarcophagus.



Plate 20 - Detail of inscription on sarcophagus.



Plate 21 - Boundary wall looking northeast.



Plate 22 - Corner pillar at west end of front boundary wall.



Plate 23 - Gate piers.



Plate 24 - Boundary wall looking northwest.



Plate 25 - Corner pillar at east end of front boundary wall.

Cruachan Caravan Park

Morenish

FK21 8TY

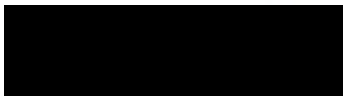
Tel No: 01567 820 302


Date: 30/10/2018

To whom it may concern

I Hamish Campbell the owner of the Cruachan Caravan Park give permission to the owners/occupiers of Morenish Chapel FK21 8TY to park any vehicle in the secure car park of the Cruachan Caravan Park for any length of time.

Hamish Campbell

A black rectangular box redacting the signature of Hamish Campbell.



Date: 22/11/18

Subject: Morenish Chapel, Killin

To whom it may concern

With the appeal I enclosed this covering letter stating what Morenish Chapel means to us and the surrounding community. We bought the chapel from the Church of Scotland before the chapel and the surrounding wall was listed, but we were quite glad it was a listed building, as this meant no one could ever change the beautiful appearance of the chapel. Before the sale went through my husband and I came up from Manchester every other weekend to clear the grounds, which were extremely over grown, and try to rededicate any damp by clearing the gutters from leaves and debris. We also took the earth away from the air bricks around the chapel to help it breath. Whilst working on the chapel we got involved with the local community, helping a local farmer to cut trees, herd sheep etc. also helped local people with car repairs as this is my business in Manchester. We also got involved with fundraising within the Killin community.

When we finally were handed the keys to the chapel we had to do some initial repairs such as take the plaster off the back wall which was rotting from damp, clear the chimney which was rotting through damp and reinstate the boundary wall. The boundary wall had been broken in two areas due to trees falling down. Knowing the wall was listed we cited local granite and rebuilt the wall with new and old stones. At this time we employed a local young man to carve a piece of granite to sit outside the chapel to explain to everyone that passes, what the chapel once was, when it was built and that we are now the proud custodians.

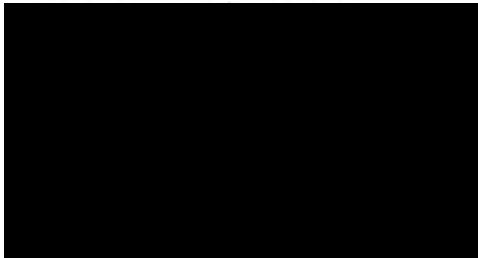
Our plans for the chapel are a very simple one, keeping everything original and only creating one bedroom, just for my husband and myself. We also have written permission from the local land owner at the Crauchan Caravan Park stating we can park any vehicle on his land at any time. This is only a short walking distance away from the chapel. We know you may have concerns about safe access to the chapel and coming from the city myself having no parking could be a problem, but the chapel sits on a country road with no footpath, where thousands of walkers walk by safely every year.

The change of use of the chapel means so much to us, as our future plans depend on it. In just over a year we plan to move here permanently, moving home and business. We are a small business owner in Manchester at the moment and have six employees. Moving to Killin which is a rural community with little opportunities for employment, could help the local community not only with car repairs but with employment.

The chapel at the moment it is limbo with no purpose, we cannot insure it, no insurance company will help, as it is not a dwelling and it is not a church, so having no purpose for another winter can be detrimental to the building. If something should happen to the building, such as trees falling, the building, being listed, will fall into disrepair and this would be devastating not only to us but for the conservation of this extremely beautiful building.

Yours sincerely

Alison and Andy Johnson





TCP/11/16(587) – 18/01297/FLL – Change of use from church (class 10) to dwellinghouse (class 9), Morenish Church, Killin

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Andy Johnson
c/o Ecological Architecture LLP
Sue Manning
Cart Shed Studio
Tombreck
Lawers
Aberfeldy
PH15 2PB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 14th November 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01297/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 August 2018 for permission for **Change of use from church (class 10) to dwellinghouse (class 9) Morenish Church Killin** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Perth and Kinross Local Development Plan 2014 Policy TA1B: New Development Proposals which requires that development should provide safe access and appropriate car parking. The proposals do not include parking provision and there is therefore no safe access to or egress from the site due to the nature of the adjacent road.

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

18/01297/1	18/01297/15
18/01297/2	18/01297/17
18/01297/3	18/01297/18
18/01297/4	18/01297/19
18/01297/5	18/01297/20
18/01297/7	18/01297/21
18/01297/8	18/01297/22
18/01297/10	18/01297/23
18/01297/11	18/01297/24
18/01297/12	18/01297/25
18/01297/13	18/01297/26
18/01297/14	18/01297/28
	18/01297/27

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/01297/FLL	
Ward No	P4- Highland	
Due Determination Date	12.10.2018	
Case Officer	Diane Barbary	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Change of use from church (class 10) to dwellinghouse (class 9)

LOCATION: Morenish Church Killin

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: 31 August 2018

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

Morenish Chapel is a memorial chapel dating to 1902, designed in the Arts and Crafts style. It is a compact and picturesque building in an isolated rural location, with associated stone gate piers and boundary walls.

The chapel - originally built as a memorial to Elvira, the daughter of Joseph and Aline Todd, who died in 1901 - has been used as a place of worship until relatively recently, and was sold by the Church of Scotland in 2016 having become surplus to requirements.

Planning permission is sought for a change of use from church to dwellinghouse. An application for listed building consent for the required internal and external alterations has been submitted and approved (18/01000/LBC).

While it is considered that the proposed change of use is acceptable under the relevant policies relating to placemaking, listed buildings and housing in the countryside, the proposal does not comply with Policy TA1B: Transport Standards and Accessibility Requirements, and is therefore recommended for refusal.

SITE HISTORY

18/01000/LBC Alterations to building 2 November 2018 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: Not applicable

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 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 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 HE2 - Listed Buildings

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

Policy 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 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.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

Historic Environment Scotland Policy Statement 2016

This document replaces the 2011 Scottish Historic Environment Policy, and provides guidance to Planning Authorities on how to deal with planning applications which affect Listed Buildings and their settings.

CONSULTATION RESPONSES

Perth and Kinross Heritage Trust: It is noted that the proposals include the sympathetic restoration of the chapel and look to preserve as much of the character of the building as possible. However, due to the building's interesting architectural style and in order for a basic record to be made prior

to its conversion into a dwelling it is recommended that a negative suspensive condition for standing building recording be attached to consent to ensure a permanent record is made of this historic building complex prior to works.

Transport Planning: Transport Planning object to the proposal and recommend refusal due to the lack of parking provision.

Development Negotiations Officer: No contributions required

Environmental Health (Noise Odour): No objection. Condition recommended in relation to correct use of the proposed wood burning stove.

Environmental Health (Private Water): No objection. Condition/ informatives recommended in relation to the private water supply.

REPRESENTATIONS

No representations have been received.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
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 2016 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 applicable policies of the local plan are Policy HE2: Listed Buildings, Policy PM1A: Placemaking and Policy RD3: Housing in the Countryside.

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

The placemaking policy states that development must contribute positively to the quality of the surrounding built and natural environment. The design, density and siting of development should respect the character and amenity of the place.

It is considered that the proposal complies with the above policies in that the alterations have been designed with due consideration of the historic character and interest of the building and the amenity of the wider landscape setting. The proposal would also allow for the currently disused listed building to remain in active use.

The housing in the countryside policy states that the council will support proposals for the erection, or creation through conversion, of single houses and groups of houses in the countryside which fall into at least one of the specified categories. In this case the development meets the terms of the policy in that the proposal involves the conversion of an existing redundant building.

Policy TA1B in relation to transport standards states that new development must provide safe access and appropriate car parking, designed for the safety and convenience of all potential users. It is considered that the proposal does not comply with this policy, as there is no existing provision for parking at the property, and no proposal to introduce parking provision as part of the development.

The existing property is situated adjacent to an A class road (A827), approximately 6.5m wide with a national speed limit of 60mph. There are narrow grass verges present either side of the road unable to support parked vehicles. Accessing the site is therefore considered to pose a risk to both car traffic and pedestrians.

Design and Layout

The category B listed chapel has been designed in the Arts and Crafts style in the early 20th century, and has remained largely unaltered since. Typically of Arts and Crafts buildings, it has high quality, individually designed fixtures and fitting throughout, meaning that both the interior and exterior of the building are highly sensitive to alterations. While in use as a place of worship, the chapel had rows of individual chairs rather than fixed pews and, while the majority of the chairs have been removed, a number have been retained by the current owner for use within the building.

Internally, the chapel at present has an entrance vestibule, store and hall with a raised platform at the eastern end. The hall has small-pane leaded glass casement windows to front and rear, with a large arched timber window to the east gable. This window is new, having replaced a Tiffany coloured glass window which was removed by the Church of Scotland in 2015.

The proposals for conversion are to retain the hall as a large living and dining space, with kitchen facilities installed on the raised platform. The store is to be converted to a bathroom. The small attic space, currently accessed by a hatch in the store, is to be converted to a bedroom. It is proposed to make a new slapping in the internal wall between the attic and the hall, and install a spiral timber staircase within the hall to access the bedroom.

This new spiral stair will be the most obvious intervention within the chapel, and the existing historic features and finishes within the building will be protected and retained. It is considered that, overall, the proposals are a sensitive means of converting the building to domestic use and ensuring its long-term maintenance and repair.

The only proposed change to the exterior of the building is the insertion of a Velux window on the north elevation to serve the new attic bedroom.

There is no record of the churchyard having been used for any burials other than those of Joseph and Aline Todd, whose bronze sarcophagi are located to the east gable of the chapel. The names of Aline and her daughter Elvira, to whom the chapel is dedicated, are set into the raised bank in stone. The churchyard is contained within stone boundary walls, with mature oak trees along the north boundary, and the A827 to the south. It is considered to be an appropriate size and nature to provide reasonable amenity space for residents of the chapel following conversion.

A temporary fence has been installed along the southern boundary, to the rear of the stone boundary wall. Given the proximity of the A-road, the applicant has stated that a fence or railings would be required here in the long term to ensure that children or pets can be safely contained within the garden ground. Any new addition in this location would require to be appropriately designed to avoid any negative visual impact on the setting of the chapel, and to protect the fabric of the existing boundary wall.

Landscape

The picturesque chapel plays a significant role in the rural landscape. The proposed works do not result in any significant alteration to the appearance of the chapel or its grounds, and are therefore considered to protect the landscape setting.

Residential Amenity

The chapel does not have any neighbouring properties in the immediate vicinity. The proposed change to residential use is compatible with the

building and grounds, and the application is not therefore considered to raise any issues in relation to residential amenity.

Visual Amenity

The proposed works protect the historic character and fabric of the building and its grounds, and are therefore considered to preserve its existing visual amenity.

Roads and Access

There is no existing provision for parking at the property, and no proposal to introduce parking provision as part of the development.

The existing property is situated adjacent to an A class road (A827), approximately 6.5m wide with a national speed limit of 60mph. There are narrow grass verges present either side of the road unable to support parked vehicles. Accessing the site is therefore considered to pose a risk to both car traffic and pedestrians.

The applicant has obtained permission to park within the adjacent car park at Cruachan Caravan Park. This is not considered to allow for safe access to the site, however, as it would require residents or visitors to walk approximately 250m along the road where there is no pavement and a speed limit of 60mph.

Drainage and Flooding

The application is not considered to raise any issues in relation to drainage and flooding.

Conservation Considerations

Morenish Chapel is a category B listed building. The proposals have therefore been assessed against policy HE2: Listed Buildings as set out above.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

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 2016 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 subject to conditions.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period. Additional time was required for the Transport Planning team to submit comments on the application.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1 The proposal is contrary to Perth and Kinross Local Development Plan 2014 Policy TA1B: New Development Proposals which requires that development should provide safe access and appropriate car parking. The proposals do not include parking provision and there is therefore no safe access to or egress from the site due to the nature of the adjacent road.

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

Not applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/01297/1

18/01297/2

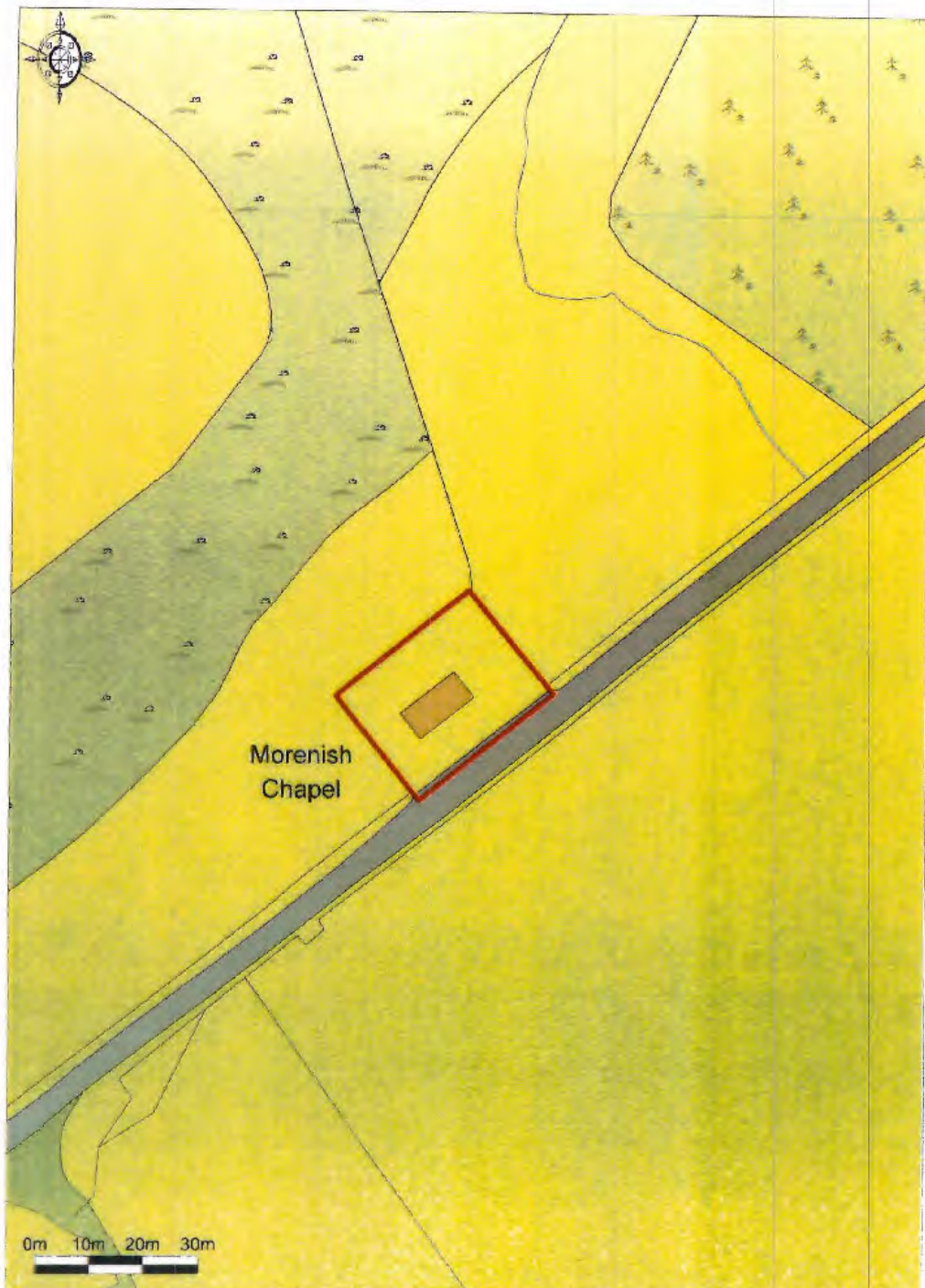
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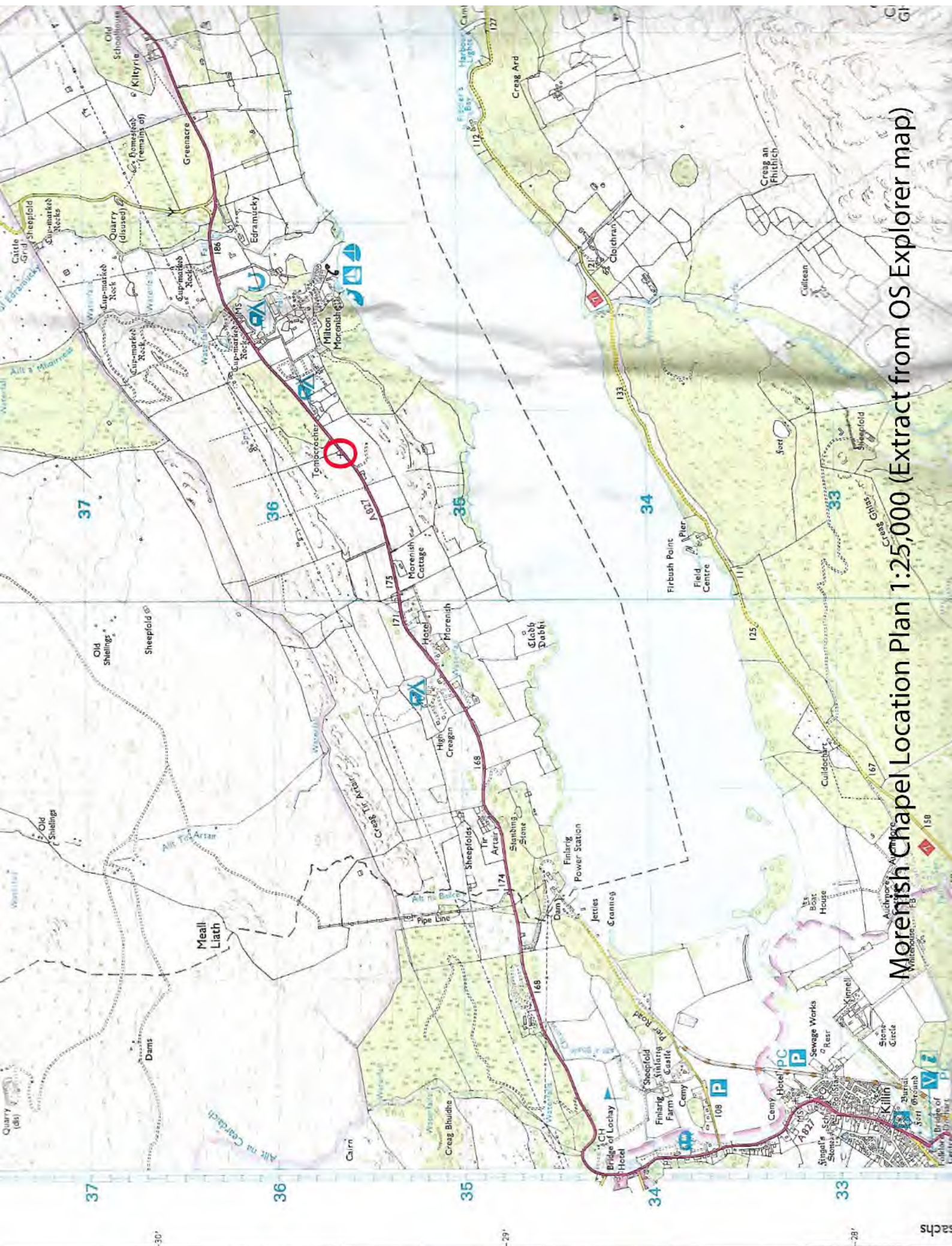
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Date of Report: 14.11.2018

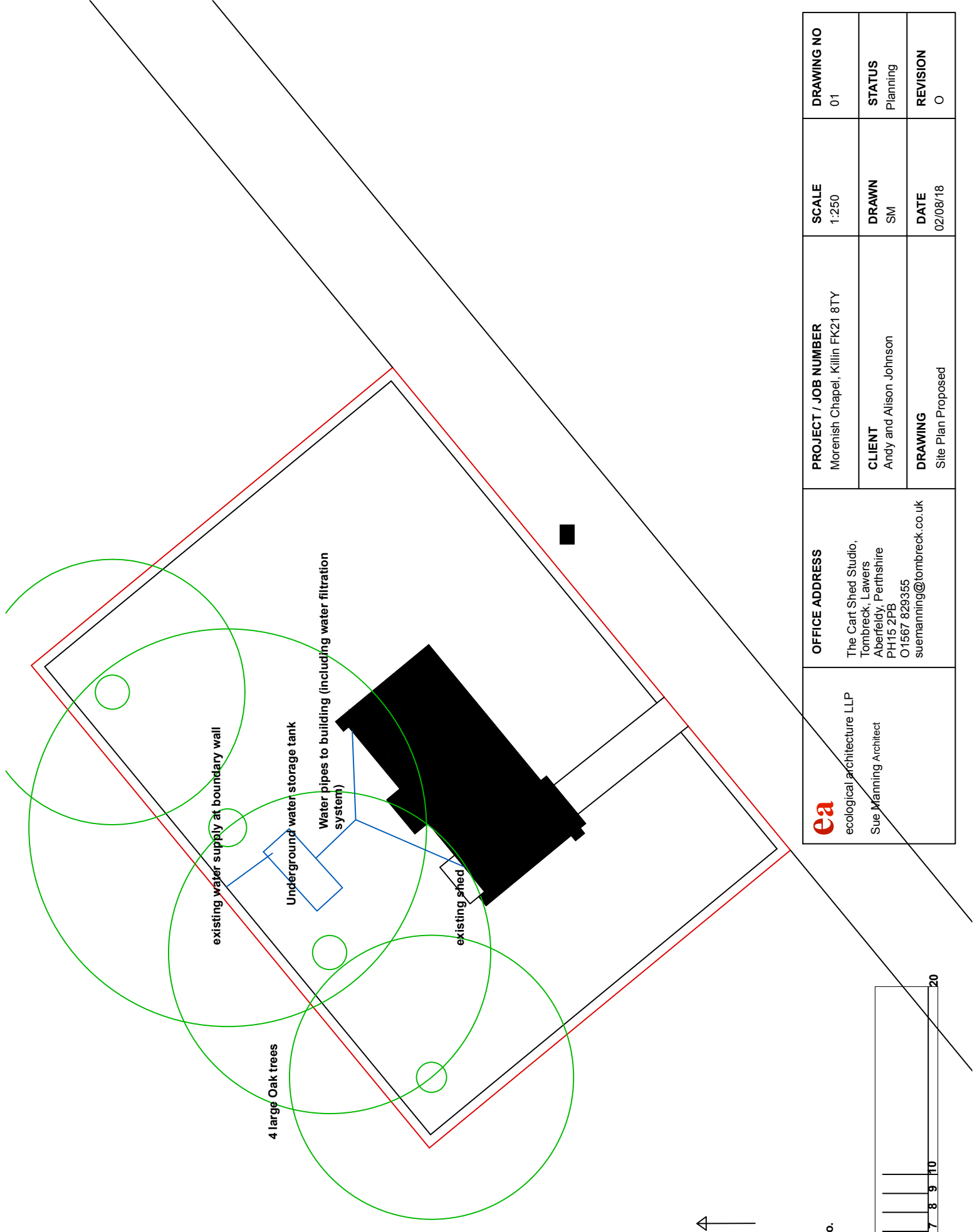
MORENISH MEMORIAL CHAPEL NEAR MORENISH FK21 8TY



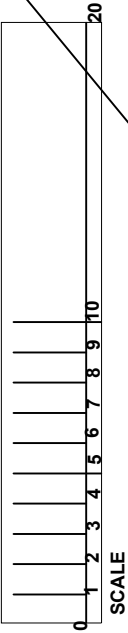
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Licence number 100023152. Plotted Scale - 1:1250




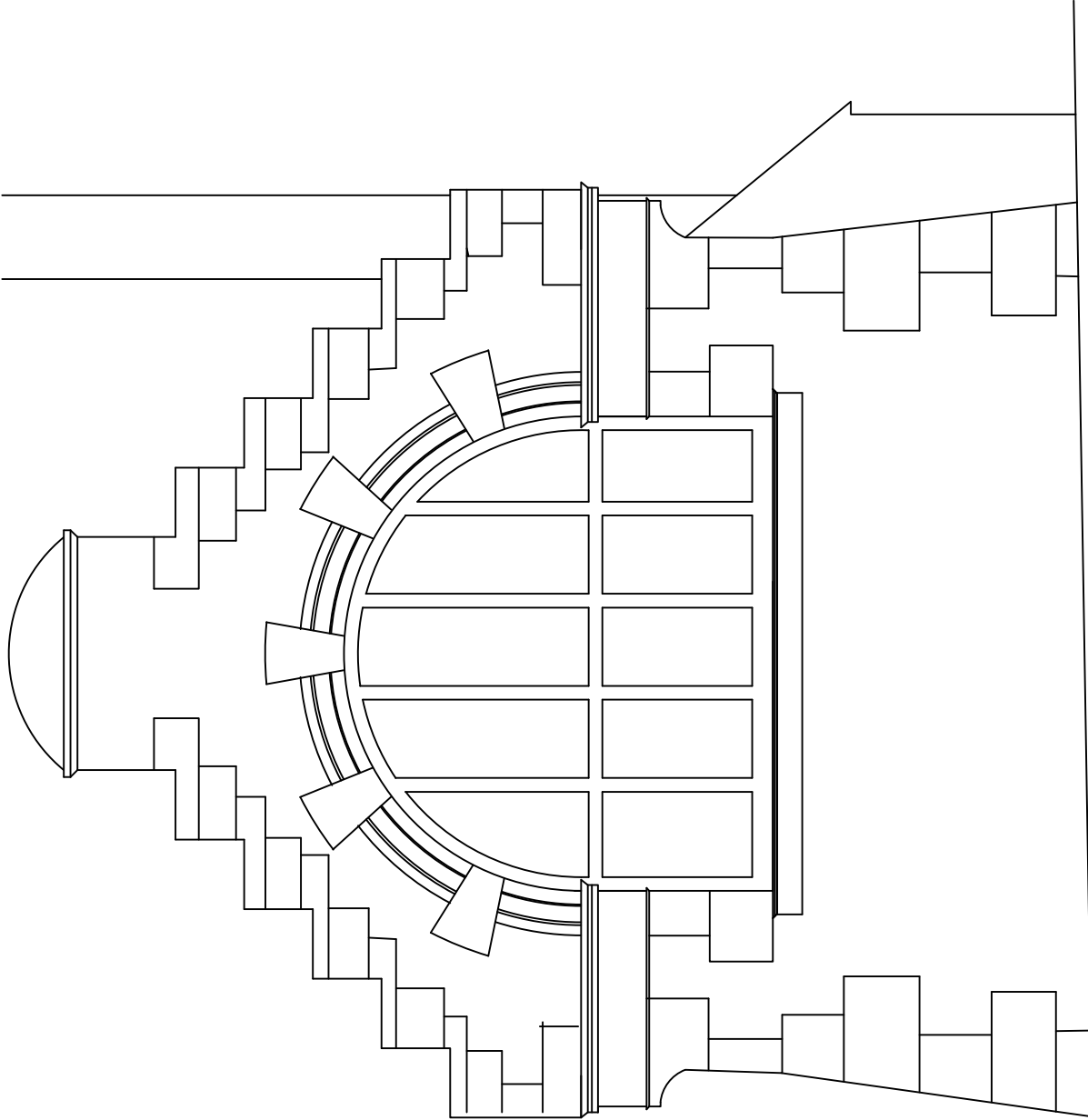
Morenish Chapel Location Plan 1:25,000 (Extract from OS Explorer map)



Planning Reference No.
18/01297/FLL



 ecological architecture LLP Sue Manning Architect	OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:250	DRAWING NO 01
	CLIENT Andy and Alison Johnson	DRAWN SM	STATUS Planning		
	DRAWING Site Plan Proposed	DATE 02/08/18	REVISION O		

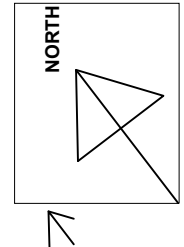
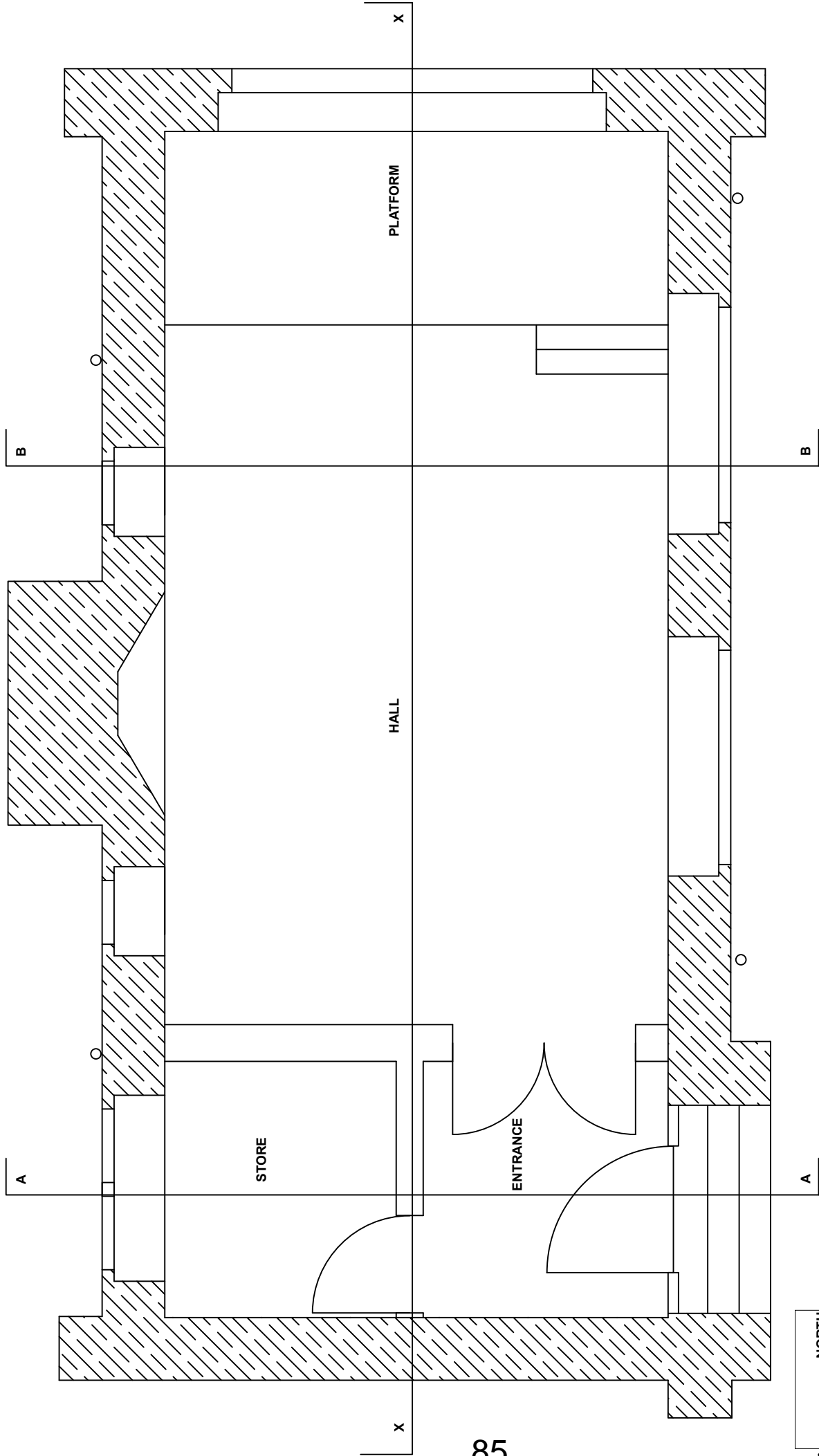


<div> <div>  <div> ecological architecture LLP Sue Manning Architect </div> </div> <div> The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk </div> </div>					<div> <div>PROJECT / JOB NUMBER</div> <div>Morenish Chapel, Killin FK21 8TY</div> </div>	<div> <div>SCALE</div> <div>1:50</div> </div>	<div> <div>DRAWING NO</div> <div>06</div> </div>
					<div> <div>CLIENT</div> <div>Andy and Alison Johnson</div> </div>	<div> <div>DRAWN</div> <div>SM</div> </div>	<div> <div>STATUS</div> <div>Planning</div> </div>
					<div> <div>DRAWING</div> <div>East Elevation Existing</div> </div>	<div> <div>DATE</div> <div>30/05/18</div> </div>	<div> <div>REVISION</div> <div>A</div> </div>

Planning Reference No.
 18/01000/LBC

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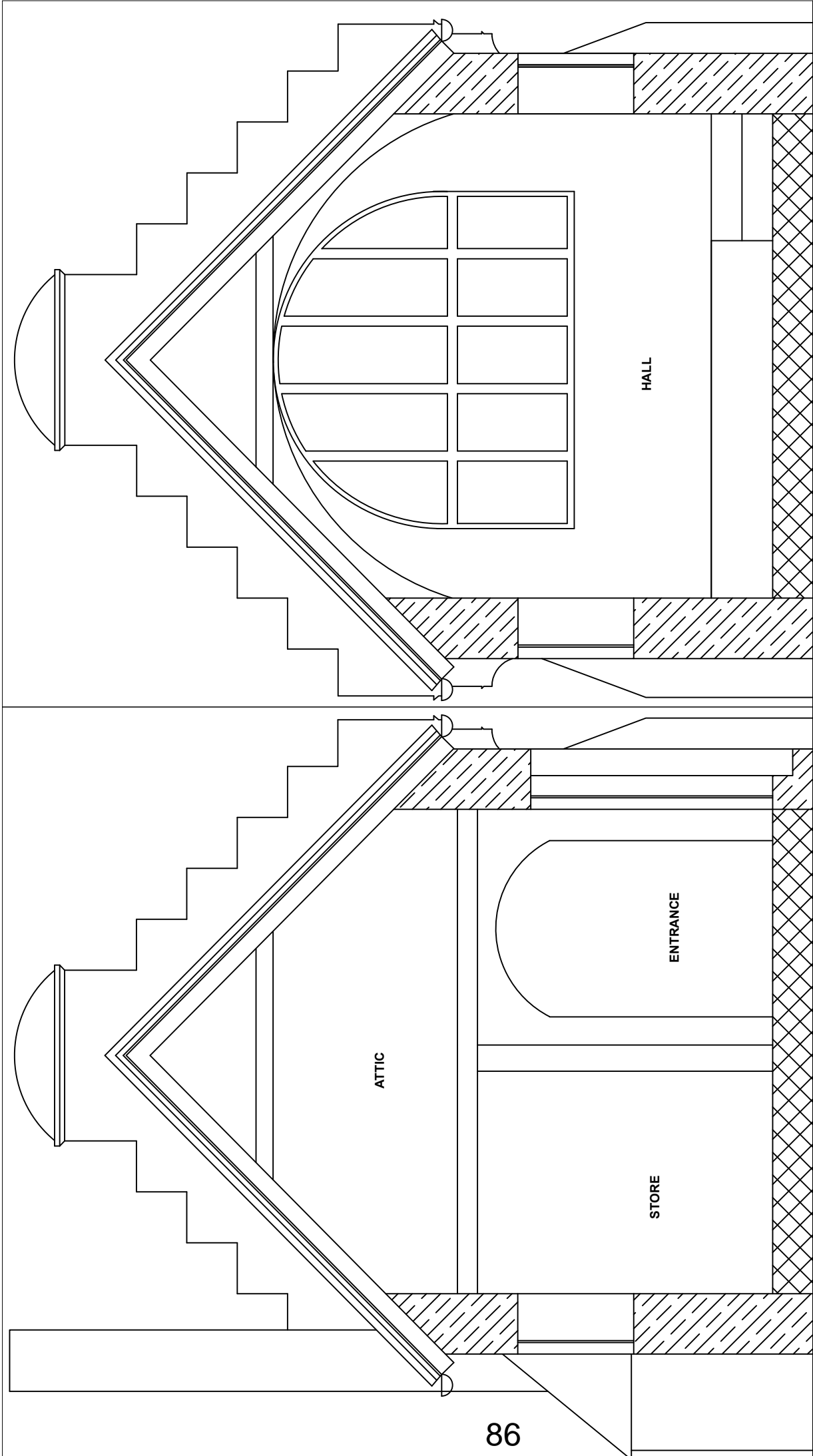


Planning Reference No.
18/01000/LBC

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SCALE

 ecological architecture LLP Sue Manning Architect	OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 suemanning@tombreck.co.uk	PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:50	DRAWING NO 02
		CLIENT Andy and Alison Johnson	DRAWN SM	STATUS Planning
		DRAWING Floor Plan Existing	DATE 30/05/18	REVISION A



86

SECTION AA

SECTION BB

Planning Reference No.
18/01000/LBC

ea
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Sue Manning Architect

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PH15 2PB
O1567 829355
sue.manning@tombreck.co.uk

PROJECT / JOB NUMBER
Morenish Chapel, Killin FK21 8TY

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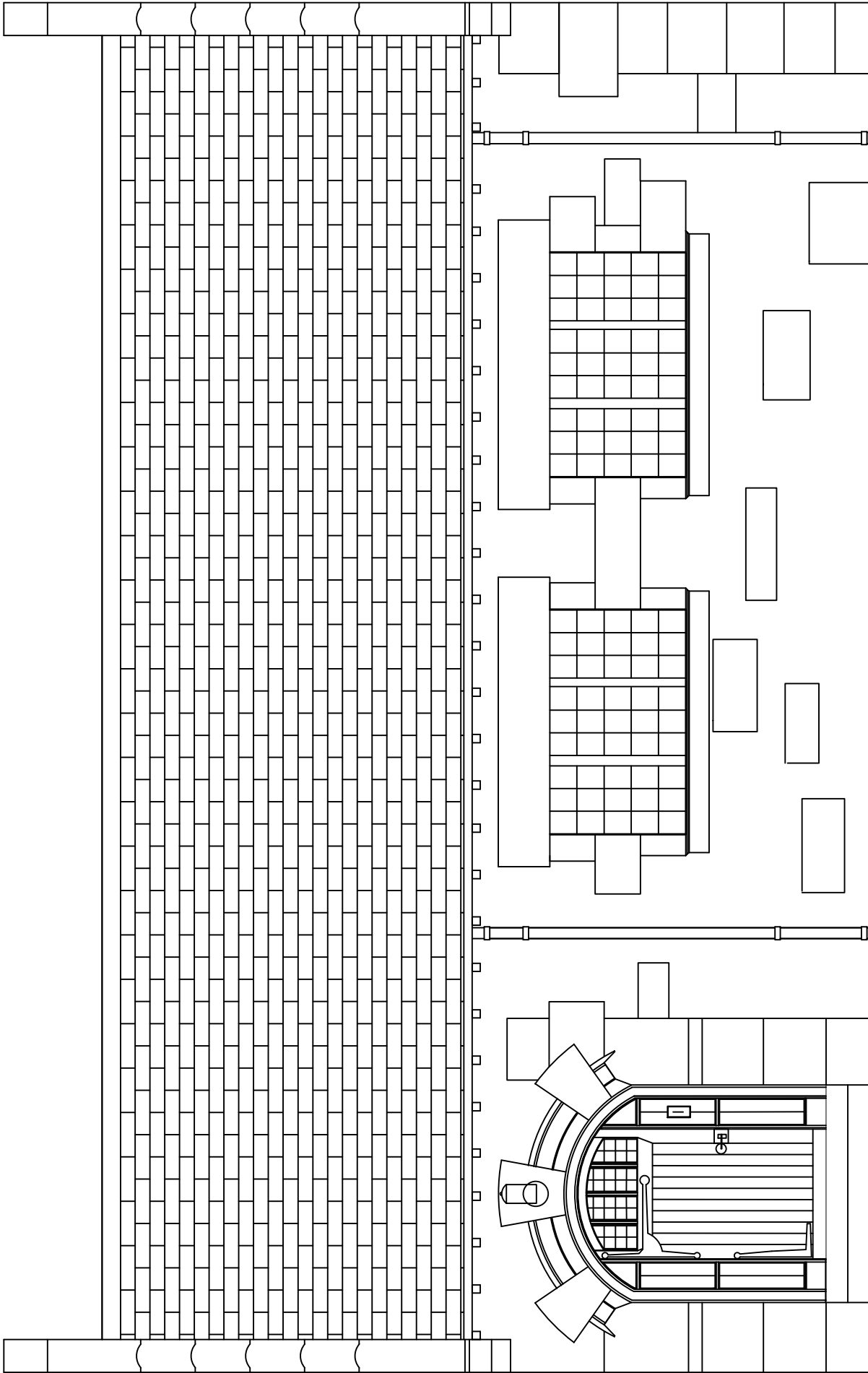
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07

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SM

STATUS
Planning

DATE
31/05/18

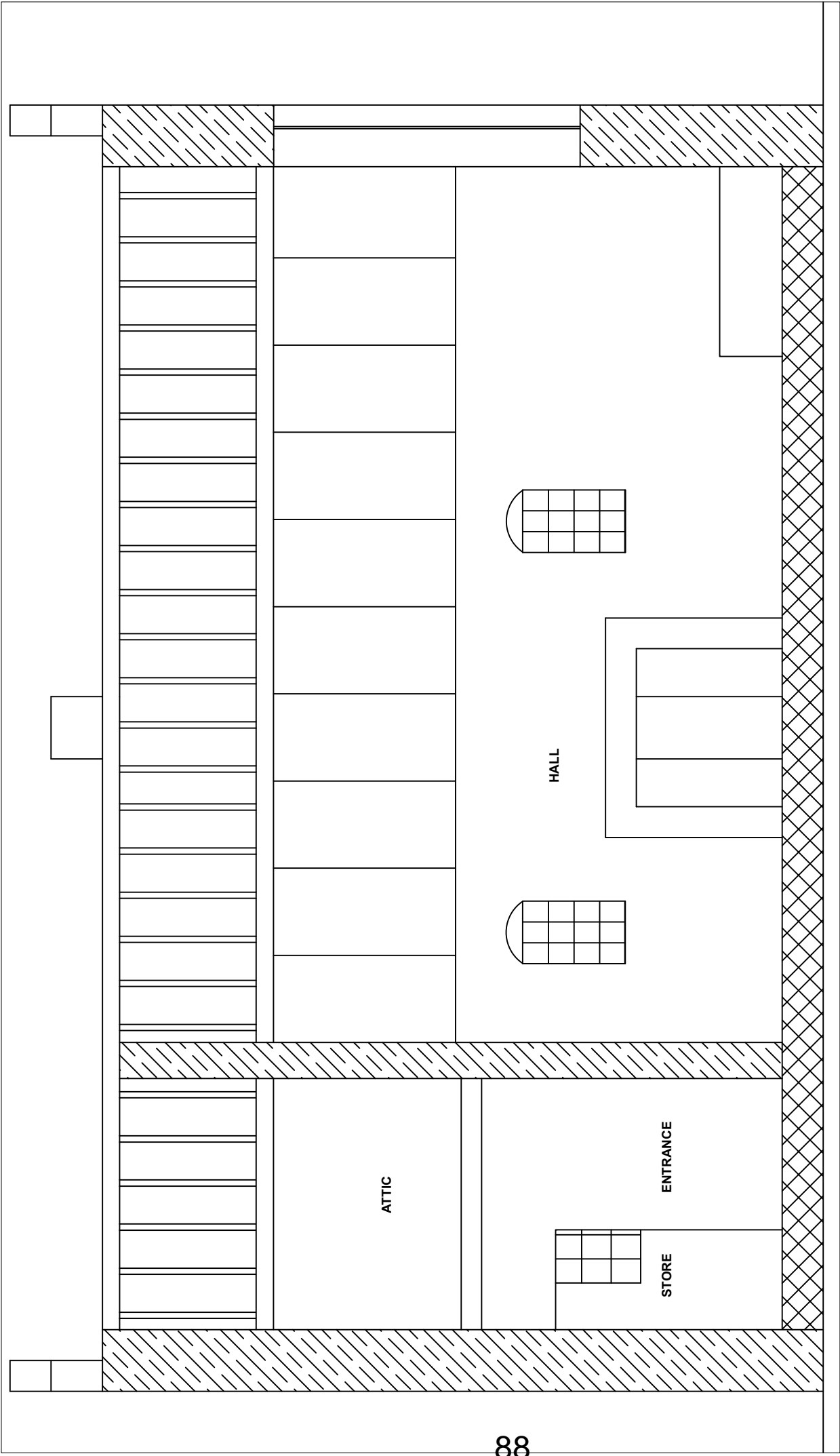
REVISION
A



<div><div><div><div>ea</div><div>ecological architecture LLP</div><div>Sue Manning Architect</div></div><div><div>The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB 01567 829355 sue.manning@tombreck.co.uk</div></div></div></div>	OFFICE ADDRESS					PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:50	DRAWING NO 03
						CLIENT Andy and Alison Johnson	DRAWN SM	STATUS Planning
						DRAWING South Elevation Existing	DATE 30/05/18	REVISION A

Planning Reference No.
18/01000/LBC

SCALE	1	2	3	4	5



SECTION XX

Planning Reference No.
18/01000/LBC

ea
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Sue Manning Architect

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O1567 829355
sue.manning@tombreck.co.uk

PROJECT / JOB NUMBER
Morenish Chapel, Killin FK21 8TY

CLIENT
Andy and Alison Johnson

DRAWING
Section XX

SCALE
1:50

DRAWN
SM

DATE
31/05/18

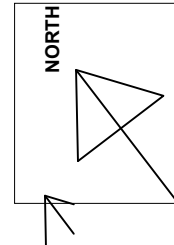
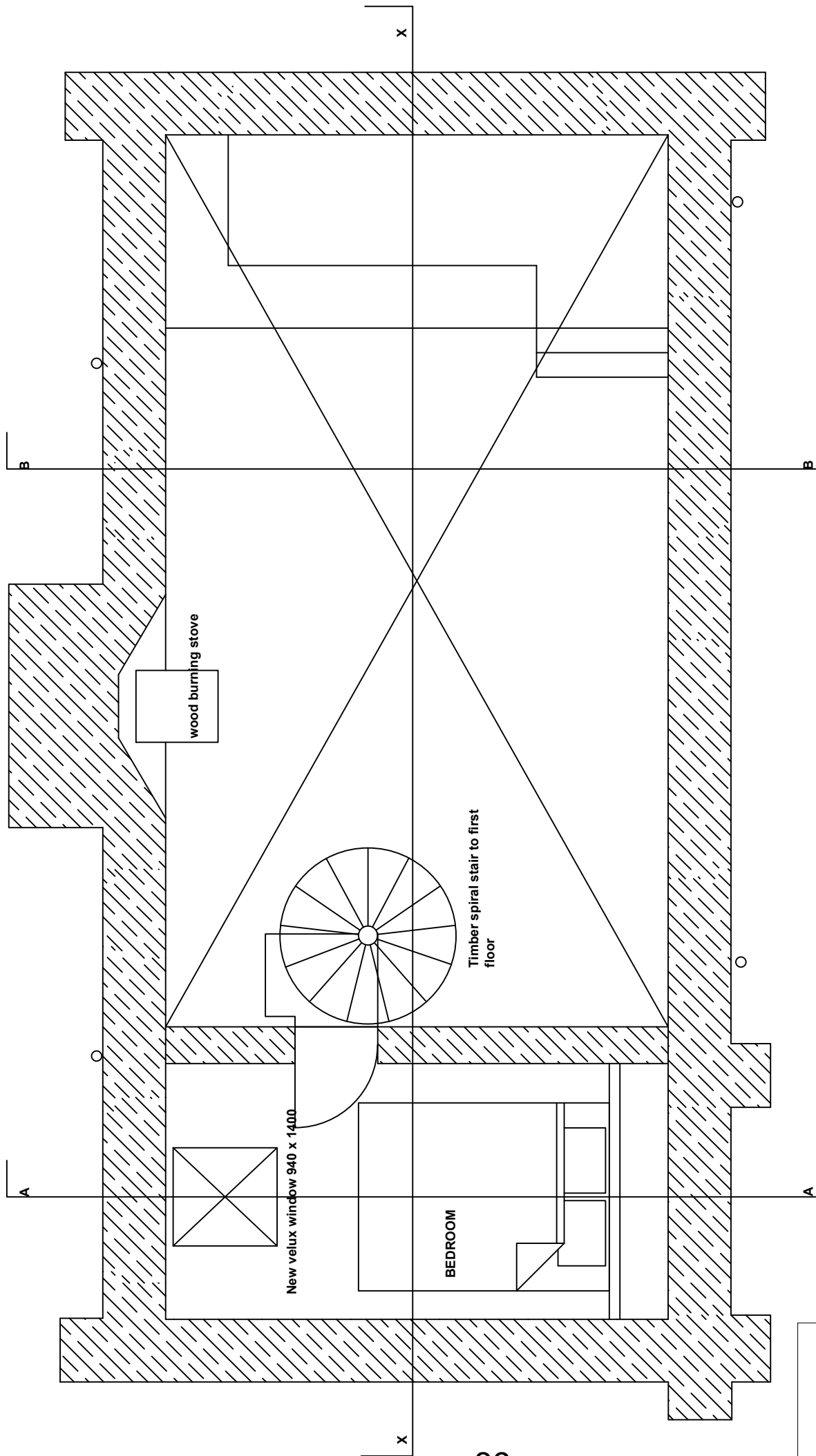
DRAWING NO
08

STATUS
Planning

REVISION
A

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SCALE

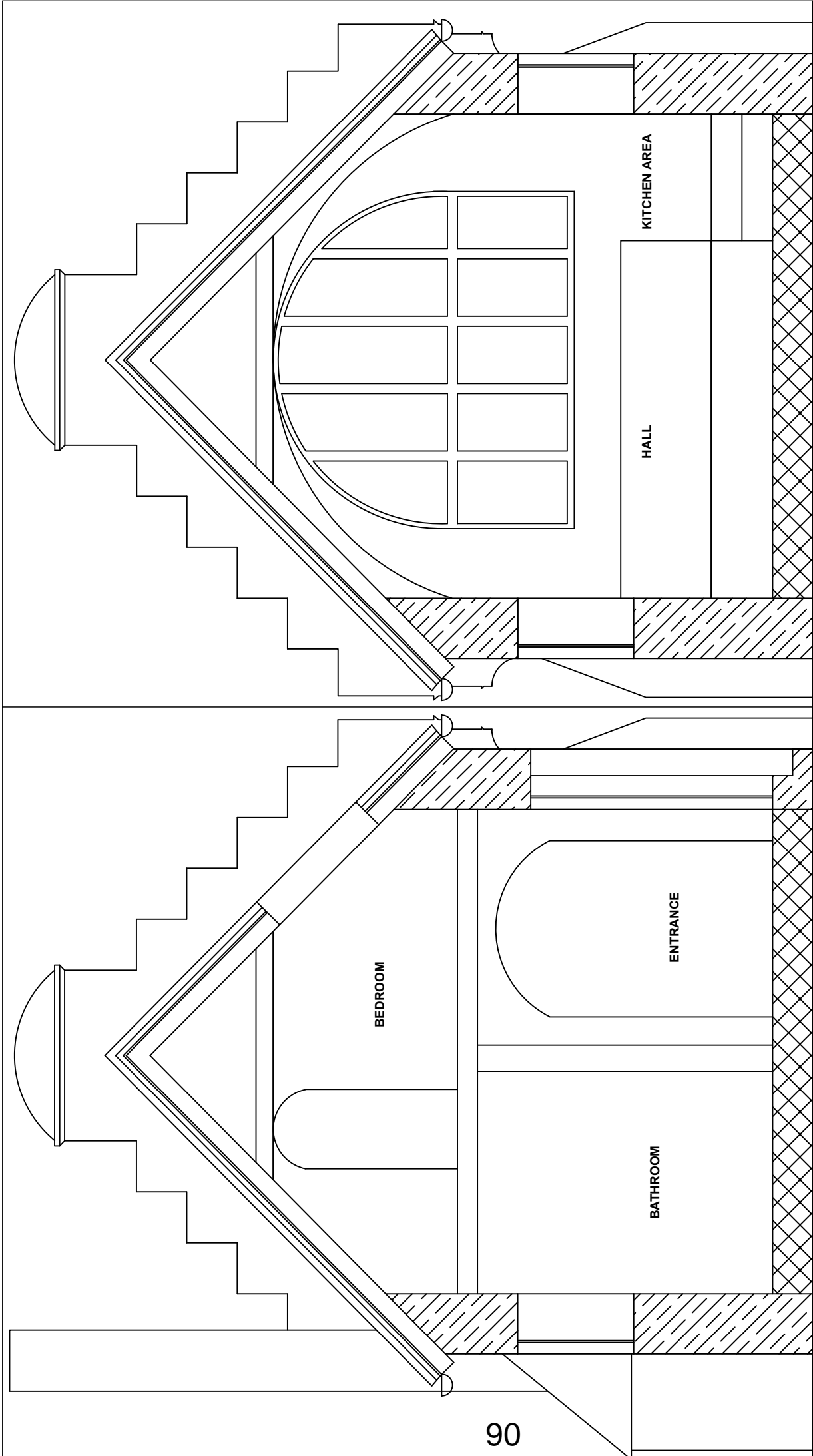


Planning Reference No.
18/01000/LBC

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SCALE

ea ecological architecture LLP Sue Manning Architect	OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB 01567 829355 suemanning@tombreck.co.uk		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:50	DRAWING NO 10
	CLIENT Andy and Alison Johnson	DRAWN SM	DATE 07/06/18	STATUS Planning	REVISION A
	DRAWING First Floor Plan Proposals				




SECTION AA

Planning Reference No.
18/01000/LBC



SCALE

SECTION BB



ecological architecture LLP
Sue Manning Architect

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Tombreck, Lawers
Aberfeldy, Perthshire
PH15 2PB
O1567 829355
sue.manning@tombreck.co.uk

PROJECT / JOB NUMBER
Morenish Chapel, Killin FK21 8TY

CLIENT
Andy and Alison Johnson

DRAWING
Section AA & BB Proposals

SCALE
1:50

DRAWN
SM

DATE
17/07/18

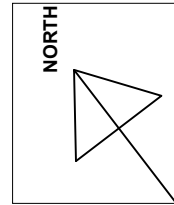
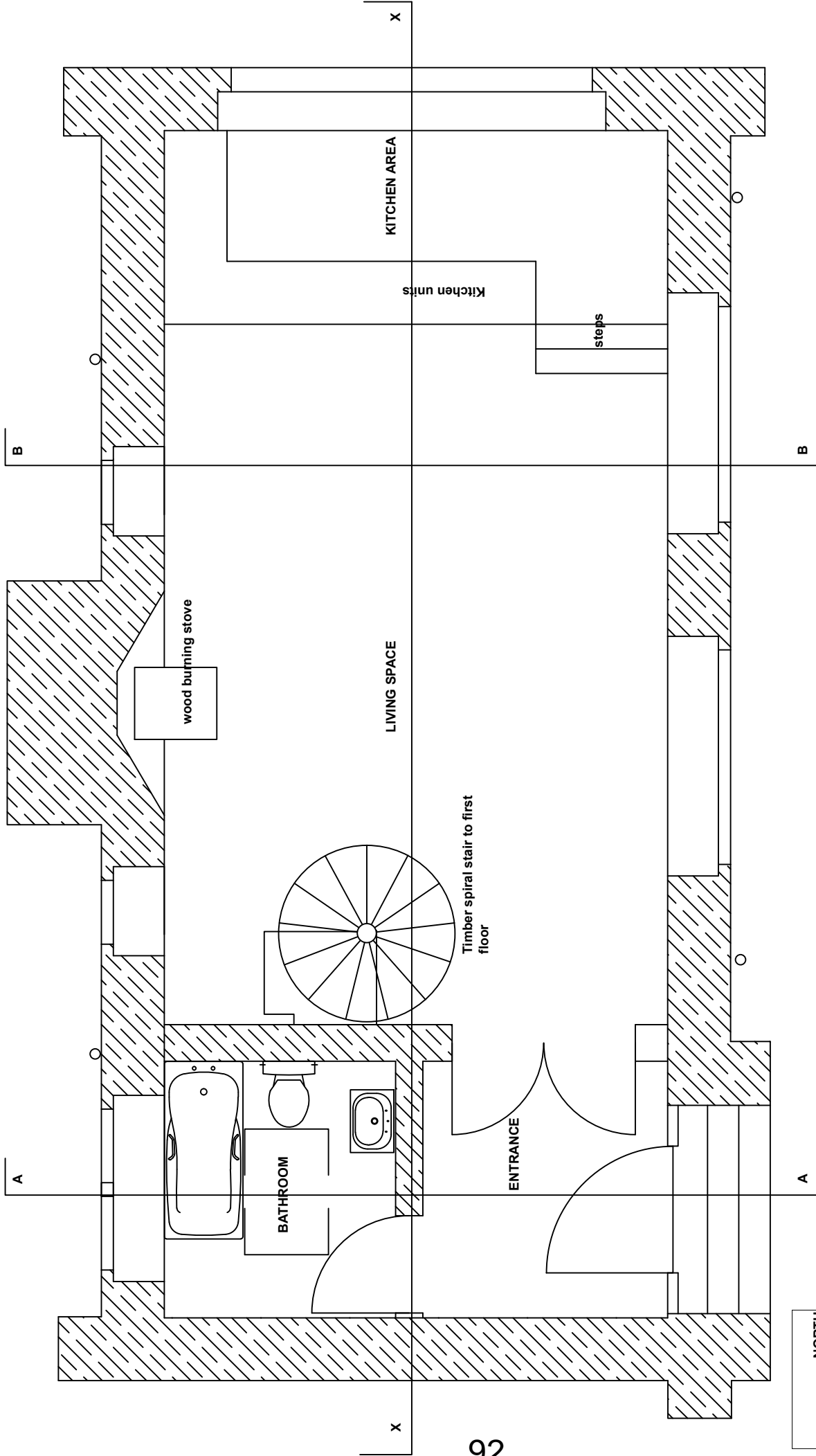
DRAWING NO
11

STATUS
Planning

REVISION
A


Made for: ONE TIME MANCHESTER
Sales Order: 4001242494 Stir well & check colour before use.
Flashpoint: 23 °C
Warning: Please read the material safety data sheets before use.
For professional use only. Label: C0123 Batch: TH7428XM

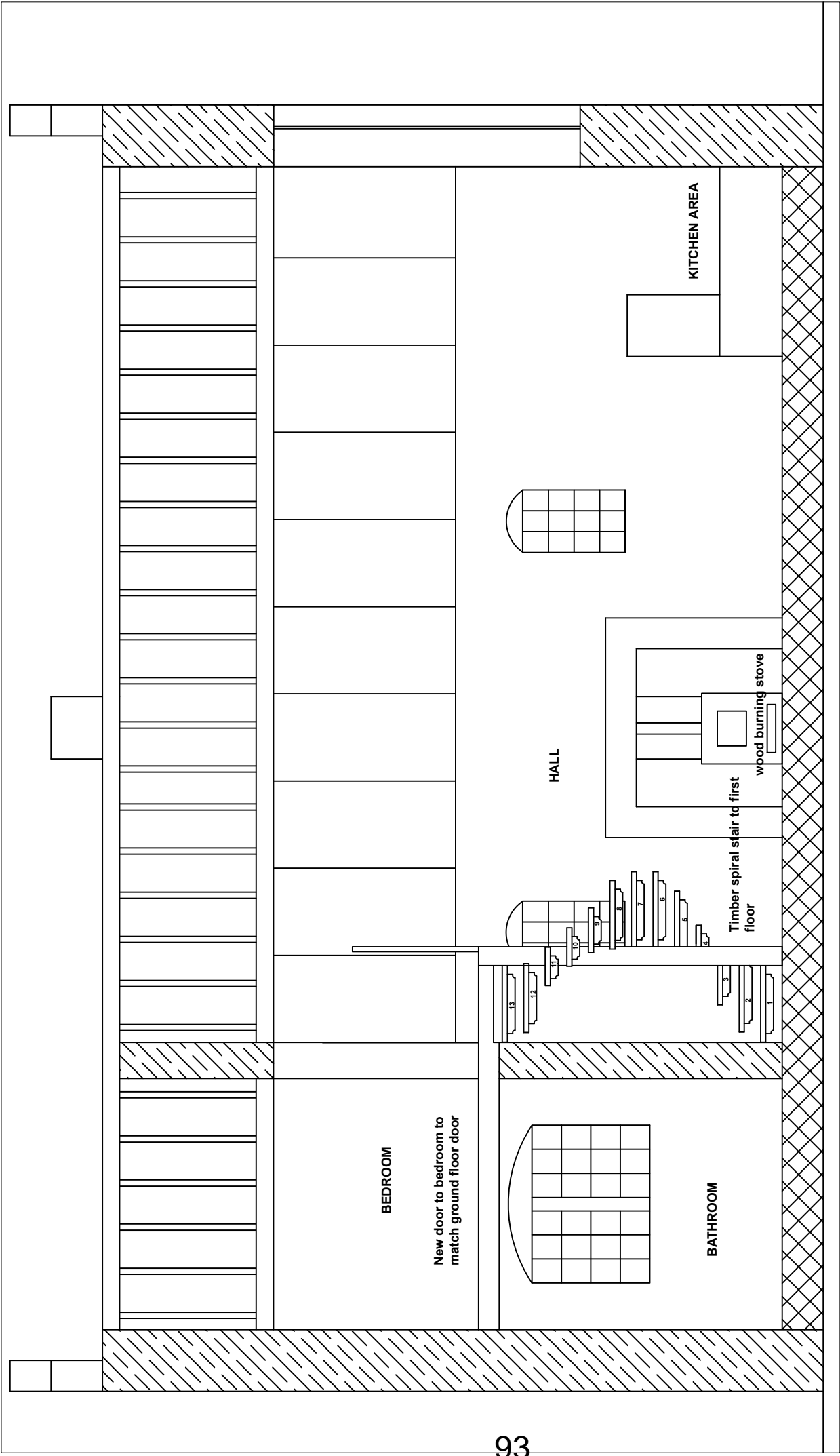




Planning Reference No.
18/01000/LBC



 ecological architecture LLP Sue Manning Architect The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk	OFFICE ADDRESS		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY		SCALE 1:50		DRAWING NO 09	
	CLIENT Andy and Alison Johnson		DRAWN SM		DATE 07/06/18		STATUS Planning	
	DRAWING Ground Floor Plan Proposals						REVISION A	



ea ecological architecture LLP Sue Manning Architect					OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY		SCALE 1:50		DRAWING NO 12	
							CLIENT Andy and Alison Johnson		DRAWN SM		STATUS Planning	
							DRAWING Section XX Proposed		DATE 08/06/18		REVISION A	

Planning Reference No.
18/01000/LBC

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Proposed Water Supply for Morenish Chapel Kilin FK21 8TY

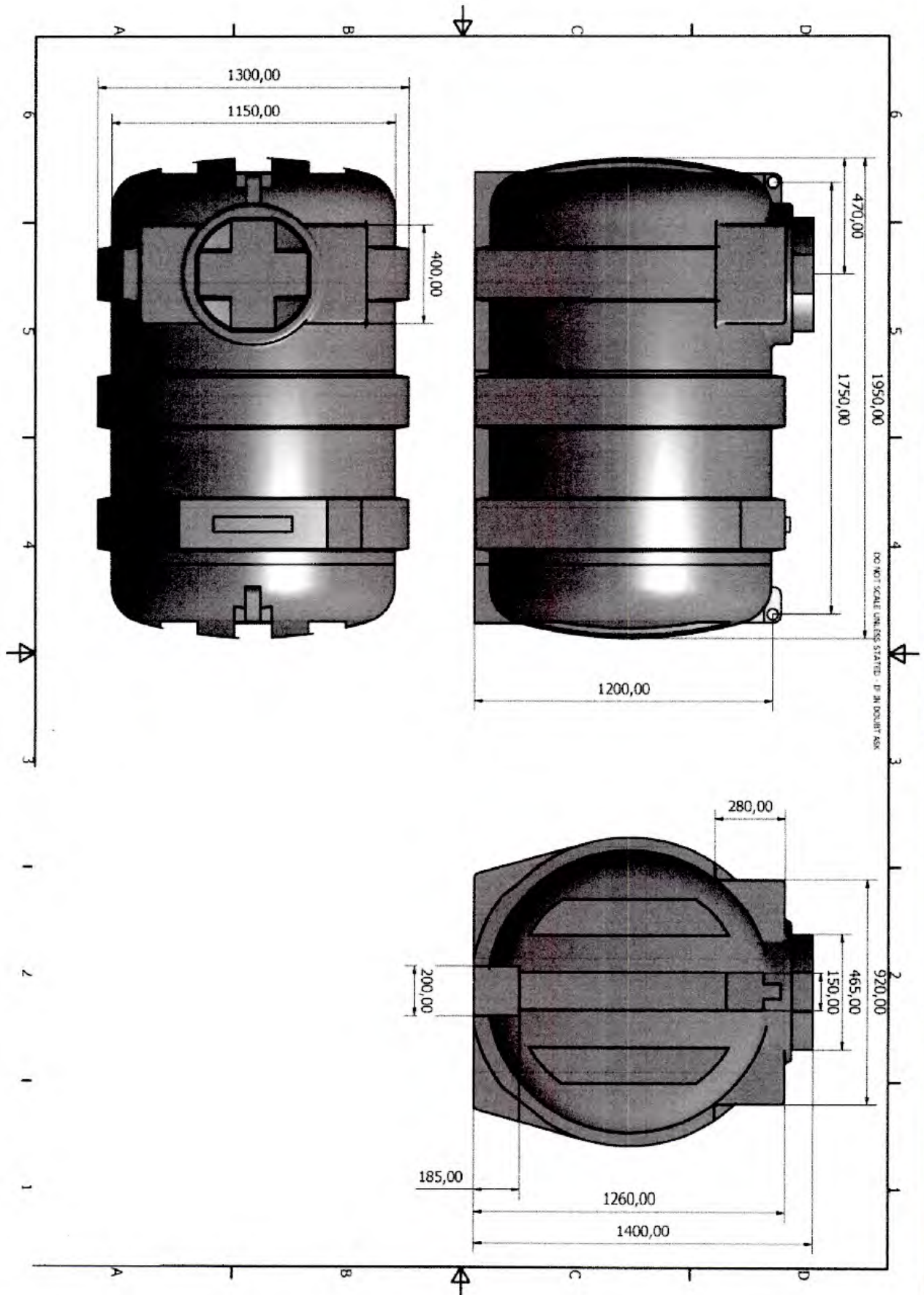
The water supply is to be taken from an existing private water supply close to the boundary wall. There will be an underground water collection tank and water filtration system.

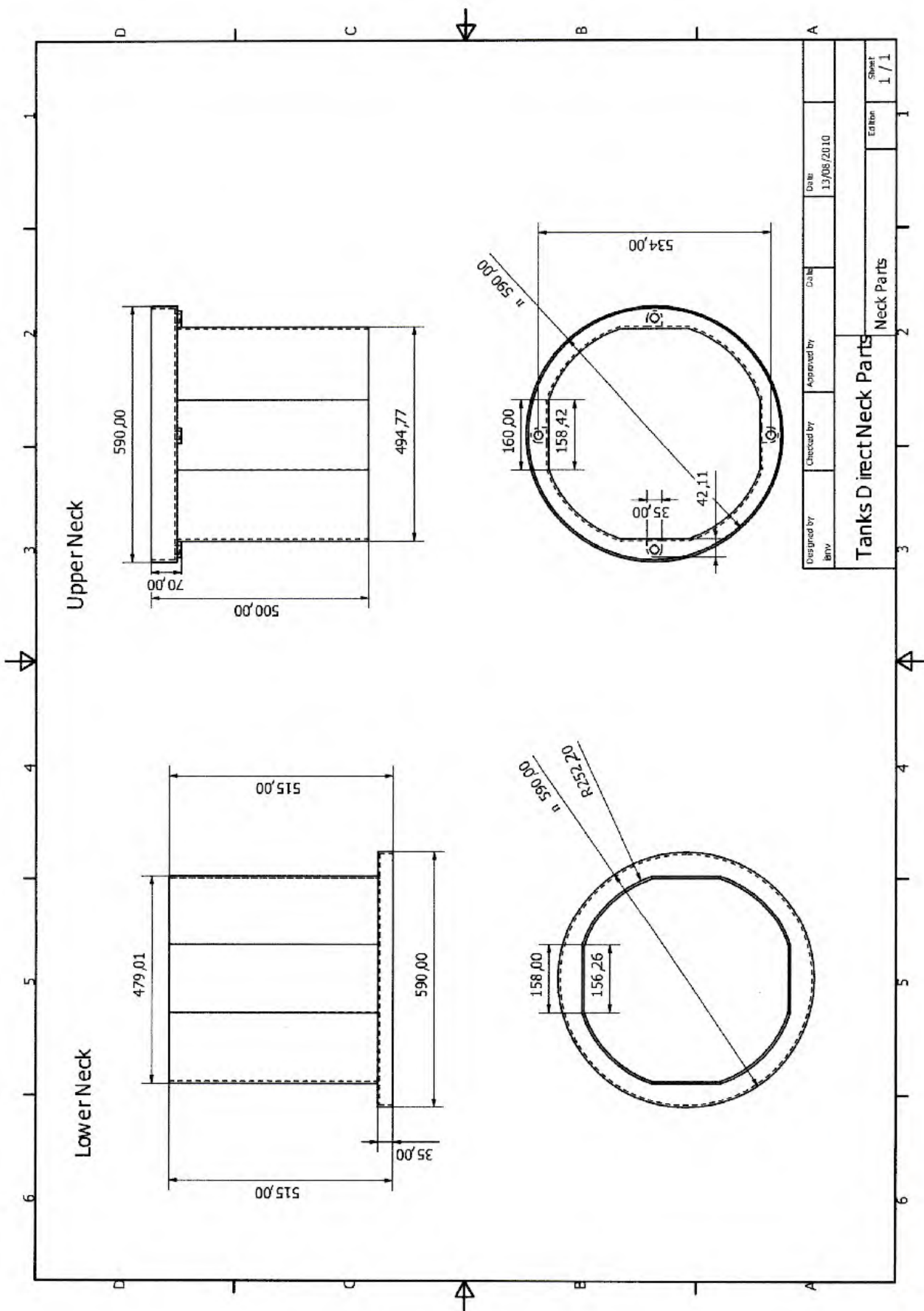
7/24/2018

2000 Litre Underground Water Tank | Tanks Direct Ltd

SPECIFICATION

Product Code:	TAN2000M
Height (mm):	1900
Length (mm):	1950
Diameter (mm):	1300
Capacity (Litres):	2000
Capacity (Gallons):	430
Weight (Kg):	112.00
Colour:	Black
Shape:	Horizontal
Material:	MDPE
Potable:	Non Potable
Tank Use:	Below Ground
Outlet Size:	Optional 1" BSP Female
Lid size (mm):	400
SKU:	TAN2000M





ULTRAVIOLET (UV) SYSTEMS

IS PROVIDING HEALTHY, QUALITY WATER TO YOUR FAMILY A PRIORITY?

A Pristine **Water Filters (PWF) UV filtration system** may be the solution.

If you have tank water at your property, this water is at risk of being contaminated. With our UV system in place your family will be healthier. This system dramatically reduces your exposure to parasites, bacteria and viruses that lead to health problems such as diarrhoea, cramping and more.

Simply passing water through our filtration and UV Sterilisation system can destroy the source of these illnesses, keeping your family safe from disease.

PWF UV SYSTEM INCLUDES:

FILTRATION:

- Stainless Steel Reactor Chamber
 - Ultraviolet Lamp
 - Quality Quartz Sleeve
 - Ballast (Power Supply)
-

Tank Water (Rural) Filtration

Stored tank water supplies contain many impurities ranging from accumulated sediments from organic matter such as leaves, flowers, dirt and other contaminants.

It may also contain insects, small rodents and reptiles as well as microorganisms including bacteria, viruses, algae, protozoa, parasites, mould spores, E.coli, Giardia, Cysts and Cryptosporidium.

If you have tank water at your property, this water is at risk of being contaminated. With a PWS filtration system your family will be healthier. We have a comprehensive range of quality domestic rural water filtration systems ranging from countertop, under sink units, whole of house filtration solutions as well as Ultraviolet (UV) Sterilisation Systems.



Change of use and Listed Building Consent for Morenish Chapel Kilin FK21 8TY

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
Perth and Kinross Council
Kenmore Parish

Statutory List:

Morenish Chapel, including Sarcophagi, Gatepiers and Boundary Wall

Listed Building Number: 52371

Category: B

Date of Listing: 23/12/2015

National Grid Reference: NN 60772 35634

Description:

A memorial chapel in the Arts and Crafts style built in 1902. The single storey 3 bay, rectangular plan stone chapel has two bronze sarcophagi to the east of the chapel and is in an isolated rural setting. It is constructed of dressed and coursed granite with buff sandstone dressings, with prominent crowstepped gables with keystoned arches. The exaggerated battered profile incorporates engaged buttresses to all angles and the entrance. There is a floral cross relief to the east gable inscribed 'In Memoriam MCMI' and flanked by fleur-de-lys.

The principal (south) elevation has a keystoned and deeply recessed arched doorway to the far left with a boarded and glazed timber door. There is a pair of stone-mullioned tripartite windows to the right with corniced cills. The north (rear) elevation has a stone projecting lean-to, with a tall slender and corniced stone chimneystack. There are leaded pane timber windows throughout with stone cills. The pitched roof is slated with timber purlins, a stone ridge course, metal gutters and downpipes.



Morenish Chapel from the South

Proposals

The proposals are to convert the chapel into a residential property. The owners will preserve the integrity and external features of the building by undertaking any fabric repairs with the same materials as existing. The only change to the exterior would be the addition of a small velux window in the north facing elevation – not seen from the road.

Internally it is proposed that the store becomes a WC and bathroom, and a small attic space is converted into a bedroom. The bedroom would be accessed via a timber spiral stair from the main living space, and a small velux window (940mm x 1400mm) inserted to allow natural light to enter the room. The door to the bedroom would be designed to match the door from the entrance to the main hall.

There is a raised area in the main hall where kitchen units, cooker and sink etc. facing into the main living space, would be fitted. It is proposed to install a freestanding wood-burning stove into the existing fireplace to heat the building.



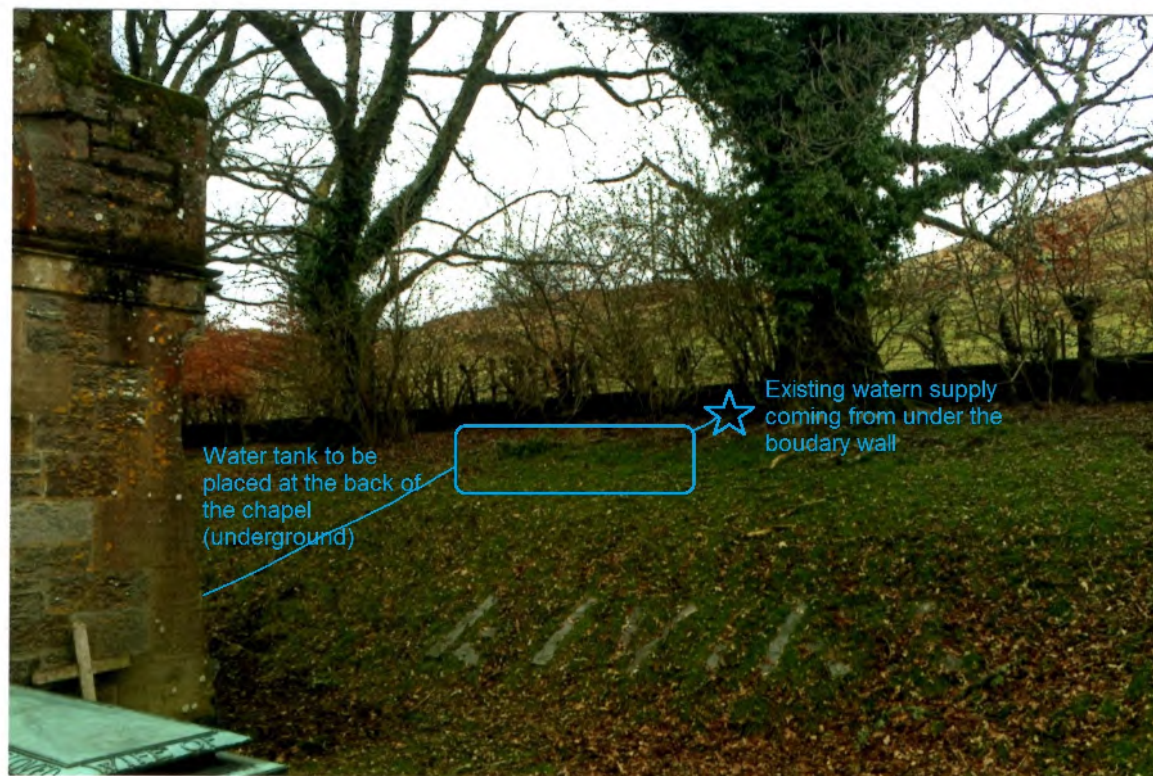
Morenish Chapel from the East



Morenish Chapel from the South - West









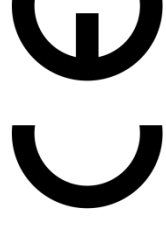


Declaration of Performance of Solid Fuel Heating Appliance.

For domestic solid fuel heating appliances manufactured by:

Dowling Stoves

Unit 3, Bladnoch Bridge Estate, Wigtown, Dumfries and Galloway, Scotland, DG8
9AB, Tel: 01988 402666



Product name	Intended use	Declared performance								Standard
		Nominal Heat output kW		Fuel	Efficiency (Net) %	Flue gas temp rise °C	Emissions at nominal output related to 13% O ₂		Min. safe distance to combustibles	
		Room	Water				CO%	Gas flow g/sec		
Sumo 25	Domestic heating	25	n/a	Logs	73.8	296	0.99	11.9	Stove sides: 600mm, (350mm if heat shield with 25mm air gap + 12mm insulating board is used) Stove back and rear corners: 300mm, (150mm with heat shield, as above)	EN 13240:2001+A2:2004
	..	23	n/a	Ancit	72.7	273	0.37	12.3	Stove sides: 600mm, (350mm if heat shield with 25mm air gap + 12mm insulating board is used) Stove back and rear corners: 300mm, (150mm with heat shield, as above)	EN 13240:2001+A2:2004
	Domestic heating			Logs						
	..			Ancit						
	Domestic heating			Logs						
	..			Ancit						

The appliance should only be installed on a non-combustible hearth. A heat resistant glove will be supplied for operation of all handles and levers. I declare that this information is true, the products listed above meet the requirements of Harmonised Standards and are fit for sale.

Signed:

Stephen Dowling, partner, Dowling Stoves

Date: June 2018

DS June 2018



Unit 3, Bladnoch Bridge Estate, Newton Stewart, DG8 9AB

Tel: 01988 402666

INSTALLATION INSTRUCTIONS: SUMO 25 MULTI FUEL STOVE

All local regulations, including those referring to national and European standards need to be complied with when installing the appliance.

Sumo 25 specifications							
Mass	Minimal flue draught for nominal output	Builders' opening, (if recessed).	Air to room (cm ²)	Internal flue diameter (mm)	Height (mm)	Width (mm)	Depth (mm)
180kg	12pa	1200mm square	140	183	800	900	610

* NB: extractor fans in the room (or adjacent rooms) may starve stove of air supply and should be avoided. If extractor fan or air recovery system in dwelling, we can adapt any model to receive air direct from outside.

If free standing in the room, the stove should sit on a constructional hearth of at least 1000mm wide by 900mm deep, distance to hearth edges: sides – 150mm, front-150mm, 70mm and 40mm minimum distances of combustible materials from stove to rear and sides respectively, measured in the closest positions (if heat shields are to be used, ensure at least 25mm air gap between shield and material to be protected).

Any air inlet grilles to be so positioned that they are not liable to blockage.

The appliance should not share a flue with any other appliance.

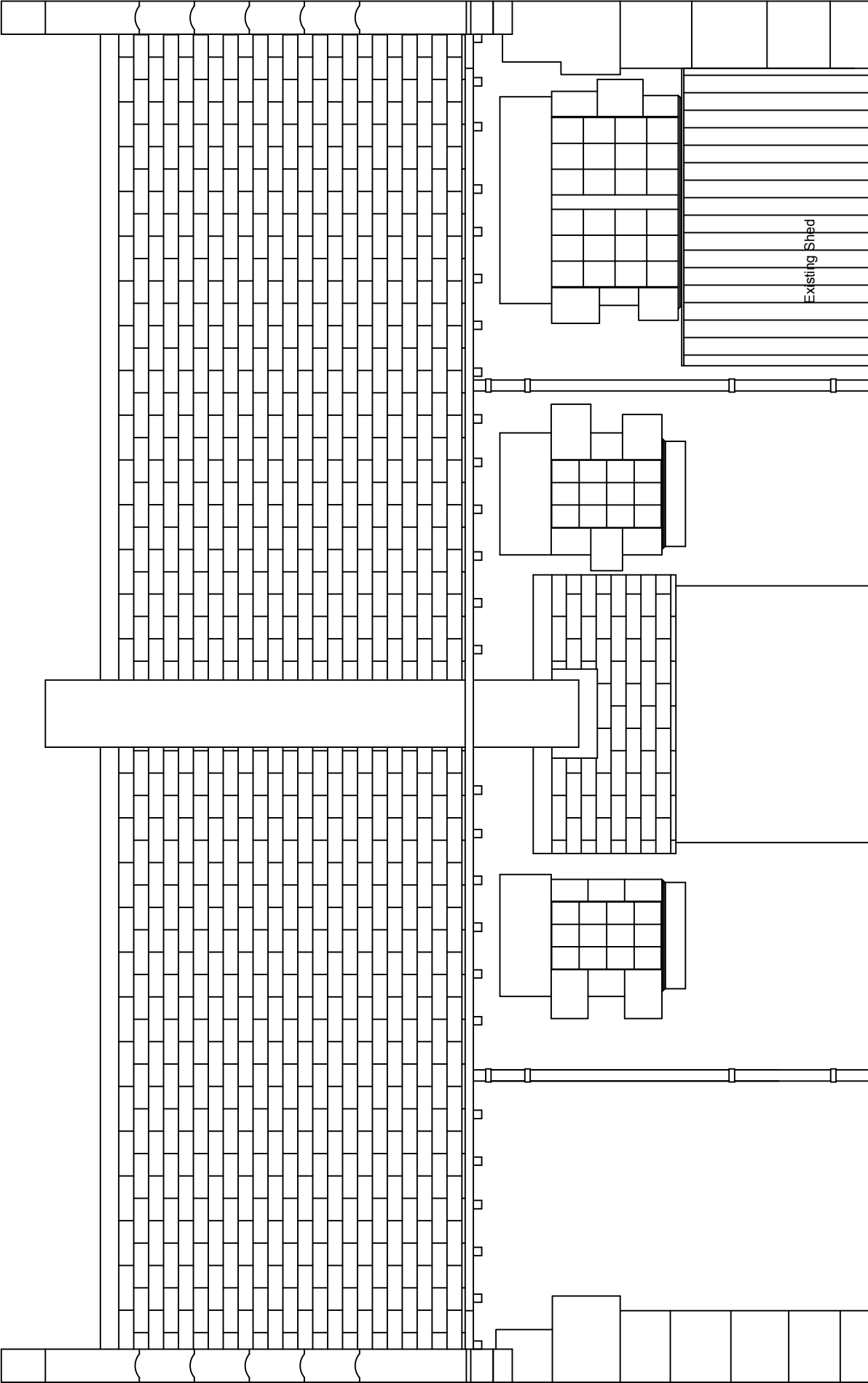
The floors: the appliance shall be installed on floors with an adequate load-bearing capacity. If not, a load bearing plate should be installed.


Distance to combustibles: eg stud walls, can be reduced by heat shields which we can make to suit.

The stove can be flued to suit, either from horizontally or vertically: this connector contains the damper, and possibly access for cleaning, depending on the installation. Other access for flue cleaning must be provided, if not accommodated in this connector.

If stainless steel liners are to be used, we recommend 904/316 grade.

A CO meter, conforming to EN 50291, should be installed appropriately.

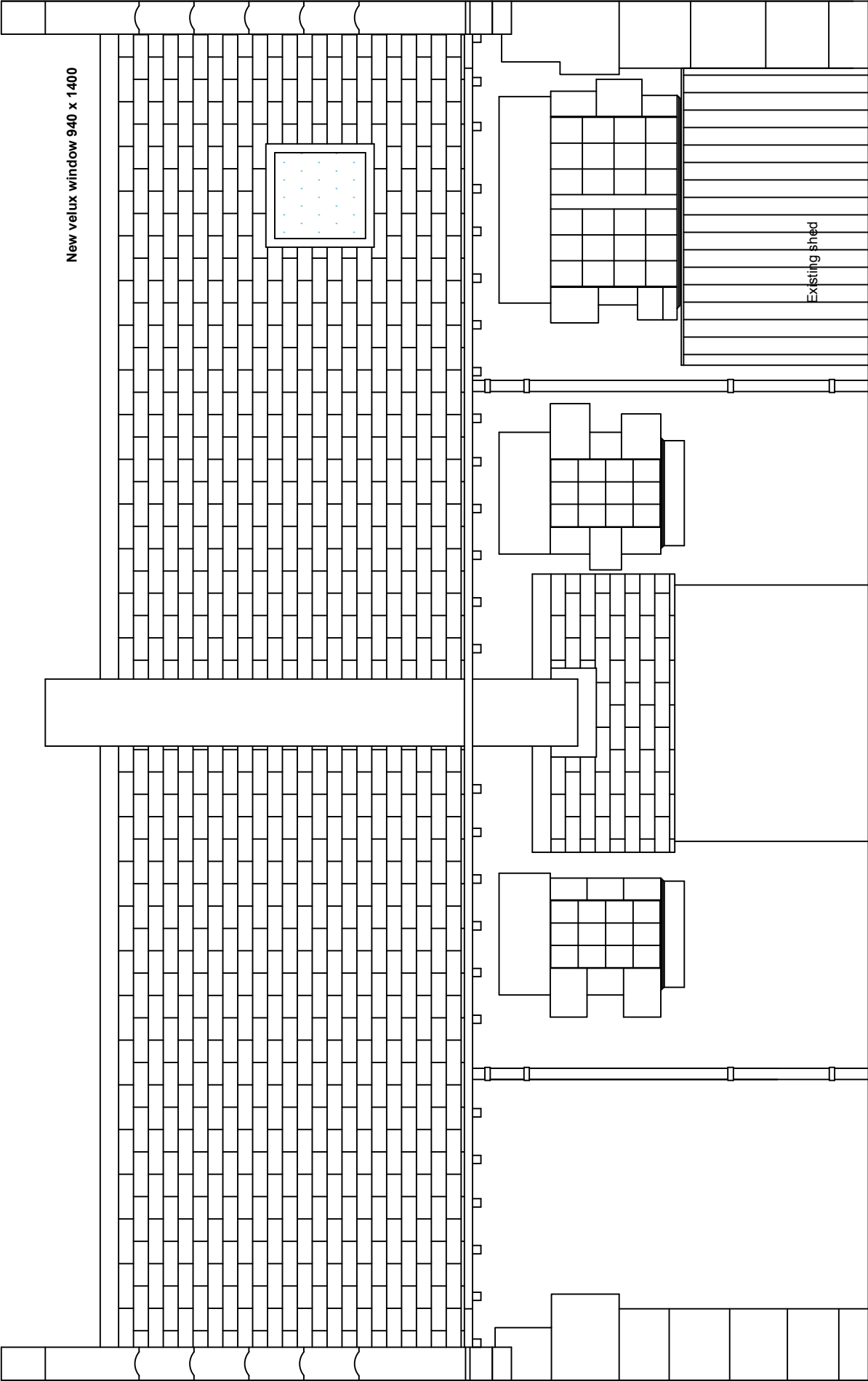


 ecological architecture LLP Sue Manning Architect	OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB 01567 829355 sue.manning@tombreck.co.uk	PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:50	DRAWING NO 04
		CLIENT Andy and Alison Johnson	DRAWN SM	STATUS Planning
		DRAWING North Elevation Existing	DATE 30/05/18 11/10/18	REVISION B

Planning Reference No.
18/01000/LBC

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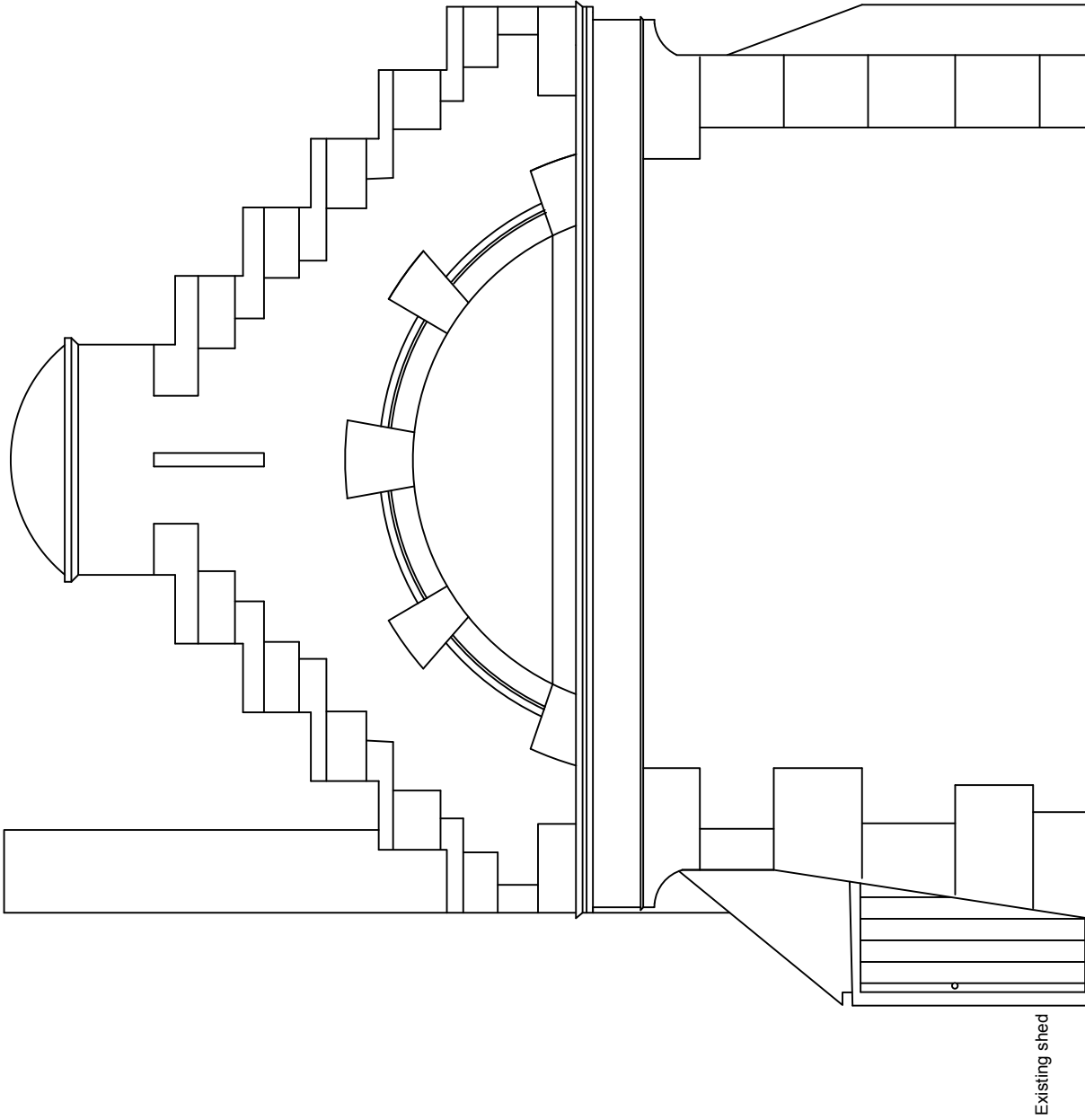
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Planning Reference No. 18/01000/LBC					OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY	SCALE 1:50	DRAWING NO 14
					CLIENT Andy and Alison Johnson		DRAWN SM	DATE 08/06/18	STATUS Planning
					DRAWING North Elevation Proposed			11/10/18	REVISION A

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SCALE



Existing shed

Planning Reference No. 18/01000/LBC		ea ecological architecture LLP Sue Manning Architect					OFFICE ADDRESS The Cart Shed Studio, Tombreck, Lawers Aberfeldy, Perthshire PH15 2PB O1567 829355 sue.manning@tombreck.co.uk		PROJECT / JOB NUMBER Morenish Chapel, Killin FK21 8TY		SCALE 1:50	DRAWING NO 05
1		2		3		4		5		CLIENT Andy and Alison Johnson	DRAWN SM	STATUS Planning
SCALE		DRAWING		DATE		REVISION		DRAWING		West Elevation Existing	30/05/18 11/10/18	B

TCP/11/16(587) – 18/01297/FLL – Change of use from church (class 10) to dwellinghouse (class 9), Morenish Church, Killin

REPRESENTATIONS

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 18/01297/FLL

Our ref MA

Date 23 August 2018

Tel No

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE: Change of use from church to form a dwellinghouse and erection of a shed Morenish Church Killin for Mr Andy Johnson

I refer to your letter dated 16 August 2018 in connection with the above application and have the following comments to make.

Water (assessment date – 23/8/18)

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 conversion of a church to a dwelling house in a rural area with various private water supplies known to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following condition and informatives. No public objections relating to the water supply were noted at the date above.

WS00 Condition

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

WAYL - Informative 1

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

PWS - Informative 2

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

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 18/01297/FLL

Our ref LRE

Date 27 August 2018

Tel No

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK18/01297/FLL RE: Change of use from church to form a dwellinghouse and erection of a shed Morenish Church Killin for Mr Andy Johnson

I refer to your letter dated 16 August 2018 in connection with the above application and have the following comments to make.

Environmental Health (assessment date –27/08/18)

Recommendation

I have no objection in principle to application but recommend the undernoted condition be included on any given consent

Comments

This application is for the change of use from memorial chapel into a dwellinghouse. The plans indicates the applicant proposes to install a free standing wood burning stove within the existng fire place within the living area of the dwelling. The flue for the stove is to be exhausted through the original chimneystack of the building.

The closest residential property to the application site is Tay Cottage which is approximately 150 metres away.

Air Quality

The Environmet Act 1995 places a duty on local authorities to review and assess air quality within their area. Technical Guidance LAQM.TG (16) which accompanies this act advises that biomass boilers within the range of 50kW to 20MW should be assessed in terms of nitrogen dioxide and particulate matter. The pollution emissions of concern from biomass are particulate matter (PM₁₀/PM_{2.5}) and nitrogen oxides (NO_x).

The proposed stove to be installed will be a small domestic stove which will be well below the range that needs to be assessed; therefore I have no adverse comments to make with regards to air quality.

Nuisance

This Service has seen an increase in nuisance complaints with regards to smoke and smoke odour due to the installation of biomass appliances. Nuisance conditions can come about due to poor installation and maintenance of the appliance and also inadequate dispersion of emissions due to the inappropriate location and height of flue with regards to surrounding buildings.

The flue for the stove is to be exhausted through the original chimney stack and therefore emissions should disperse adequately. Emissions could be minimised further by the applicant using fuel recommended by manufacturer, therefore I recommend that the under noted condition be included on any given consent.

Condition

EH50 The stove shall be installed operated and maintained in full accordance with the manufacturer's instructions and shall not be used to burn fuel other than that approved for use by the manufacturer of the appliance as detailed in the information supporting this permission.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/01297/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin
Description of Proposal	Change of use from church (class 10) to dwellinghouse (class 9) and erection of a shed		
Address of site	Morenish Church, Killin		
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 Kenmore 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	03 September 2018		



To:	Diane Barbary, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	[REDACTED]
Email:	[REDACTED]
Date:	10 th September 2018

18/01297/FLL | Change of use from church (class 10) to dwellinghouse (class 9) and erection of a shed | Morenish Church Killin

18/01000/LBC | Alterations to building | Morenish Church Killin

Thank you for consulting PKHT on the above applications. The proposed development site lies within an area that is considered to be archaeologically sensitive.

Morenish Chapel is a B listed memorial chapel designed in the Arts and Crafts style, built in 1902. As outlined in its listing description as a single storey, 3-bay, rectangular-plan stone chapel has two bronze sarcophagi to the east of the chapel and is situated in an isolated rural setting. The chapel was built by a couple in memory of their daughter.

We appreciate that the proposals include the sympathetic restoration of this chapel and look to preserve as much of the character of the building as possible. However, due to the building's interesting architectural style and in order for a basic record to be made prior to its conversion into a dwelling it is recommended that a negative suspensive condition for standing building recording be attached to consent to ensure a permanent record is made of this historic building complex prior to works.

Recommendation:

In line with Scottish Planning Policy historic environment section (paragraphs 135-137 and 150), it is recommended that the following condition for historic building survey be attached to consent, if granted:

HE26 *Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be set by Perth and Kinross Heritage Trust on behalf of the Council as Planning Authority. The name of archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon completion of the survey.*

Notes:

1. **Should consent be given, it is important that the developer, or his agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**
2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/01297/FLL	Comments provided by	Mike Lee Transport Planning Officer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Change of use from church (class 10) to dwellinghouse (class 9)		
Address of site	Morenish Church Killin		
Comments on the proposal	<p>Insofar as the Roads matters are concerned I object to this proposal on the grounds that at present there is no existing provision for parking at the property, and no proposal to introduce parking provision as part of the development.</p> <p>The existing property is situated adjacent to an A Class road (A827), approximately 6.5m wide with a national speed limit of 60mph. There are narrow grass verges present either side of the road unable to support parked vehicles. Therefore due to risk of poor road safety conditions I recommend this application be refused.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	14/11/18		

