

TCP/11/16(439)
Planning Application – 16/00530/FLL – Erection of a dwellinghouse on Land 40 Metres North West of Greengairs, Rattray

INDEX

- (a) Papers submitted by the Applicant (***Pages 87-124***)
- (b) Decision Notice (***Pages 97-98***)
 - Report of Handling (***Pages 99-107***)
 - Reference Documents (***Pages 117-124 and 127-135***)
- (c) Representations (***Pages 137-146***)

TCP/11/16(439)
Planning Application – 16/00530/FLL – Erection of a
dwellinghouse on Land 40 Metres North West of
Greengairs, Rattray

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100025042-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	LJR+H ARCHITECTS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Rogers	Building Number:	18
Telephone Number: *	01382 200 511	Address 1 (Street): *	SOUTH TAY STREET
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	DUNDEE
Fax Number:		Country: *	UK
		Postcode: *	DD1 1PD
Email Address: *	admin@ljrh.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Land 40m North West"/>
First Name: *	<input type="text" value="Karen"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Walsh"/>	Address 1 (Street): *	<input type="text" value="Greengairs Farm"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Ratray"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text" value=""/>	Postcode: *	<input type="text" value="PH10 7HE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="Land 40 Metres North West Of Greengairs"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Ratray"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="747817"/>	Easting	<input type="text" value="321357"/>
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Description of Proposal

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

Erection of Dwellinghouse

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

See separate supporting statement

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

☐ Yes ☒ No

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

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

1. Decision Notice 2. Report of Handling 3. Location Plan 4. Existing Site Plan 5. Location and Block Plan 6. Proposed Site Plan 7. Proposed Plan and Elevations 8. Proposed Site Plan and Section 9. Existing Photographs 10. Existing Floor Plans and Elevations 11. Planning Application Forms 12. Planning Application Summary 13. Planning Application Supporting Statement 14. Appeal Supporting Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/00530/FLL

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

25/03/2016

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

14/06/2016

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

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

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

We feel that only by visiting the appeal site and the other site referred to in the appeal statement, can a comparison be made.

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

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

☐ Yes ☒ No

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

☒ Yes ☐ No

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

Site is accessible, but is part of a working farm yard so suitable footwear may be required.

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mr Michael Rogers

Declaration Date: 13/09/2016

**Proposed Dwellinghouse, Land 40m North West Greengairs, Rattray, Perthshire
- Ref: 16/00530/FLL**

Appeal Supporting Statement

The main reasons for requesting this Review are the variation in interpretation of Planning Policy. In particular, Policies relating to “Building Groups” and “Rural Brownfield Land”.

In the Case Officer’s Report it states: “The Policy also suggests that the redevelopment for small scale housing of brownfield land which was formally occupied by buildings may be acceptable where it would remove dereliction or a result in a significant environmental improvement and where it can be demonstrated that there are no other pressing requirements for other uses such as business or tourism on the site.” The Case Officer further states “there is a dilapidated animal shelter on the site but it cannot be termed brownfield land as the Policy specifically requires rural brownfield land to be cleared of buildings.”

In some instances, Case Officers have taken the view that although buildings still exist on site, their interpretation of this is that the Applicant could have demolished the buildings to help their case, but this obviously just leaves dereliction. We made this point to the Case Officer during our submission and in particular, drew attention to Planning Application 15/01618/FLL, Dwelling House, 40m South West of Pitkindie House, Abernyste. We pointed out that in our opinion, this was a far less deserving cause for approval, as it covered a recently constructed stable block which was until recently, still in use. In this instance, the stable block was and still is, in far better condition than the building, subject of our Client’s Application. The Case Officer’s Report also mentioned “the site only had two defined boundaries to the north and east, with post and wire fencing following the established garden ground of Pitkindie House.” The Case Officer in his summary, stated that “the proposal for a single modest dwelling to replace the existing stable block loosely satisfies replacement building category in building group category of the Council’s Housing in the Countryside Guide 2014.” He also states “the principle of a modest residential dwelling at this site was considered on balance to broadly satisfy the associated Housing in the Countryside Policy criteria in this context.” We were aware of this Application and it was mentioned to the Case Officer prior to them preparing their Report.

We believe that forward Planning are currently re-considering this Policy as it effectively encourages demolition of existing farm buildings, before applying for use as housing sites.

Building Groups:

The house at Abernyste was not part of a building group as the site only comprised of the Applicant’s adjacent house, the existing stable block to be demolished and a further house “Ballairdie” on the opposite side of the main road.

Other points of note are:

We would also draw attention to the fact that it is relatively common for houses in the countryside to receive objections. However, no objections were received from adjacent proprietors, or indeed statutory consultation.

Style of house proposed:

The house proposed at Abernyste is of similar design to that proposed by ourselves. It is a popular type of style of house, which we have obtained Planning Permission for on a number of sites throughout Perthshire and these have subsequently been constructed. In once instance we were advised that the Planning Department were happy with this style of house, and the Case Officer stated “this is exactly the style of house we look to see in rural Perthshire.”

To summarise, we feel that our Client’s Application which was refused, complies far more with Policy than the Application to which we refer, which was subsequently approved. We would strongly recommend that the Local Review Body visit both sites to familiarise themselves with both Applications prior to deciding on this Application.

PERTH AND KINROSS COUNCIL

Ms Karen Walsh
c/o LJR+H ARCHITECTS
Michael Rogers
18 SOUTH TAY STREET
DUNDEE
UK
DD1 1PD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 14.06.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00530/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 April 2016 for permission for **Erection of a dwellinghouse Land 40 Metres North West Of Greengairs Rattray** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy RD3, Housing in the Countryside, of the adopted Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012. The proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, and (6) Rural Brownfield Land. In particular the site does not extend a building group into a definable site and does not constitute brownfield land.

Justification

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

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

Plan Reference

16/00530/1

16/00530/2

16/00530/3

16/00530/4

16/00530/5

16/00530/6

16/00530/7

16/00530/8

16/00530/9

16/00530/10

16/00530/11

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00530/FLL	
Ward No	N2- Strathmore	
Due Determination Date	12.06.2016	
Case Officer	Persephone Beer	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 40 Metres North West Of Greengairs Rattray

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: 6 May 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a dwellinghouse on land 40 metres north west of Greengairs, Rattray. The site is partly occupied by a dilapidated structure currently used as an animal shelter associated with an adjacent paddock.

The proposal is for a three bed detached property with accommodation over two levels.

SITE HISTORY

00/00264/FUL Alterations and extension to house at 27 March 2000
Application Permitted

00/01450/MOD Alterations and extension to house at 18 October 2000
Application Permitted

87/01400/FUL Erection of entrance porch at 29 October 1987 Application
Permitted

91/01405/FUL ST FINK BY ALYTH
REBUILDING OF EXISTING COTTAGE-IN PRINCIPLE-AT GREENGAIRS 9
October 1991 Application Refused

99/01515/PN Erection of agricultural building at 15 October 1999 Application
Permitted

04/01216/FUL Erection of a garage 16 July 2004 Application Permitted

07/00458/FUL Change of use of existing partially completed garage to
consulting room suite ancillary to dwellinghouse 29 March 2007 Application
Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: 15/00686/PREAPP

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

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

Policy RD3 - Housing in the Countryside

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

OTHER POLICIES

Housing in the countryside supplementary guidance
Developer contributions supplementary guidance

CONSULTATION RESPONSES

Community Waste Advisor - Environment Service
Applicant should provide new bin stance on public road.

Transport Planning
No objection.

Contributions Officer
Primary Education

There are no capacity issues at the catchment primary school.
No developer contributions are required.

Environmental Health
Private water - no objection subject to conditions.

Scottish Water
No response.

REPRESENTATIONS

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

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	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 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

The Council seeks to encourage sustainable development in rural areas which means guiding development to places where existing communities and services can be supported, and the need to travel minimised. It also means encouraging the sympathetic reuse of existing traditional buildings of character and beauty and to ensure that new buildings are located correctly and constructed to the highest standards of design and finish.

Development is assessed in terms of how it relates to the following categories.

- (a) Building Groups.
- (b) Infill sites.
- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

In this case the applicant has suggested that the proposal meets the terms of section a) building groups and f) development on rural brownfield land.

The policy states that consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

Note: An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of this policy.

Proposals which contribute towards ribbon development will not be supported.

The policy also suggests that the redevelopment for small scale housing of brownfield land which was formerly occupied by buildings may be acceptable

where it would remove dereliction or result in a significant environmental improvement and where it can be demonstrated that there are no other pressing requirements for other uses such as business or tourism on the site.

In this case the building group consists of one dwellinghouse and a range of stables and outbuildings. The proposed site is to the west of the group but separated from it by a stand of mature conifer trees. In my view the site does not fit with the policy criteria in terms of extending the group into a definable site nor does the proposal reflect the character, layout and building pattern of the group. There is a dilapidated animal shelter on the site but it cannot be termed brownfield land as the policy specifically requires rural brownfield land to be clear of buildings.

Design and Layout

The proposal is for a three/four bed detached dwellinghouse with accommodation over two levels. The house is of a cottage style with front dormer windows in the roof, a slate roof, wet dash rendered walls and timber windows and doors. It measures approximately 7 metres to the roof ridge with the main structure measuring 11.5 metres by 7.5 metres plus a porch and vestibule extension to the front and back.

The site is to the west of Greengairs which was previously a small farm but now, according to the supporting statement, functions as stables, paddocks and a sand school for horses. The site contains a run down animal shelter which will be demolished as part of the proposal. There is some existing definition of the plot to the north and east but nothing to the west and south. The plans show that a beech hedge will be planted on the west and south boundaries. A new track will access the house from an existing access track that leads to the public road.

Landscape

The site is set within rolling farmland with an area of large conifer trees to the east of the proposed house site. There are also some trees and vegetation to the north of the site. The site is part of a large paddock with no site definition to the west and south. I do not consider that the proposal extends the existing group into a definable site formed by existing topography and established landscape features as required by the policy.

Residential Amenity

The nearest residential property is Greengairs at a distance of around 15 metres. There is unlikely to be any adverse impact on residential amenity from the proposed development.

Visual Amenity

The proposed site is on sloping ground and as such the proposed dwellinghouse will be a relatively dominant feature. The only existing landscape screening of any substance is between the existing house and the proposed site, the other aspects are relatively open. The proposal is around twice the height of the existing built structure on the site and as such would have some visual impact.

Roads and Access

The site is accessed off a private track that runs from a minor public road around 500 metres away. The Transport Planner does not object although I would note that the proposal is likely to be poorly served by public transport and in terms of the Council's aim to encourage development that minimises the need to travel I do not consider that housing development should be encouraged in such a location.

Waste

The Waste Services Advisor originally objected to the proposal due to the difficulties faced by waste service operatives accessing this area and the lack of provision of a satisfactory communal bin storage area. Following discussion with the agent and application this issue has been resolved and subject to the provision of a bin stance on the side of the public road the Waste Services Advisor does not object.

Drainage and Flooding

The proposals include private sewage treatment and soakaway.

Private water

Environmental Health has commented that there are private water supplies believed to serve properties in the vicinity. To ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance Environmental Health require a condition and informative be added to any approval.

Developer Contributions

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

This proposal is within the catchment of Rattray Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time. No developer contributions are required.

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 considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

APPLICATION PROCESSING TIME

The recommendation for this application has been made one day after the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

1 The proposal is contrary to policy RD3, Housing in the Countryside, of the adopted Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012. The proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, and (6) Rural Brownfield Land. In particular the site does not extend a building group into a definable site and does not constitute brownfield land.

Justification

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

Informatives

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00530/1

16/00530/2

16/00530/3

16/00530/4

16/00530/5

16/00530/6

16/00530/7

16/00530/8

16/00530/9

16/00530/10

16/00530/11

Date of Report 13.06.2016



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100007615-001

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

Type of Application

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

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

Description of Proposal

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

New Dwelling at Greengairs Farm, Alyth, Perthshire, PH10 7HE

Is this a temporary permission? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	LJR+H ARCHITECTS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Rogers	Building Number:	18
Telephone Number: *	01382 200 511	Address 1 (Street): *	SOUTH TAY STREET
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	DUNDEE
Fax Number:		Country: *	UK
		Postcode: *	DD1 1PD
Email Address: *	admin@ljrh.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Greengairs Farm
First Name: *	Karen	Building Number:	
Last Name: *	Walsh	Address 1 (Street): *	Greengairs Farm
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Alyth
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PH10 7HE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Greengairs Farm, Alyth, Perthshire, PH10 7HE

Northing

747820

Easting

321355

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☒ Telephone ☐ Letter ☒ Email

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

We were advised that policy RD3-Housing in the countryside was particularly relevant

Title:

Ms

Other title:

First Name:

Persephone

Last Name:

Beer

Correspondence Reference
Number:

15/00686/PREAPP

Date (dd/mm/yyyy):

18/12/2015

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

Site Area

Please state the site area:

1670.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

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

Agricultural Shed

Access and Parking

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

☐

Yes

☒

No

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

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

☐

Yes

☒

No

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

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

0

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

3

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

Water Supply and Drainage Arrangements

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

☒

Yes

☐

No

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

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

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

What private arrangements are you proposing? *

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

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

Waste Management System discharging to Soak away.

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

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

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

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

☒ Yes

☐ No, using a private water supply

☐ No connection required

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

Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

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

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

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

☒ Yes ☐ No

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

Bin Storage area adjacent to Entrance.

Residential Units Including Conversion

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

☒ Yes ☐ No

How many units do you propose in total? *	<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto; line-height: 20px;">1</div>	Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.
---	---	--

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Michael Rogers

On behalf of: Ms Karen Walsh

Date: 25/03/2016

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☒ Other.

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

Supporting Statement

Provide copies of the following documents if applicable:

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

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

Declare – For Application to Planning Authority

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

Declaration Name: Mr Michael Rogers

Declaration Date: 25/03/2016

Payment Details

Cheque: Ms Karen Walsh, 002459

Created: 25/03/2016 16:26

Ref : 3962

Greengairs Farm – Supporting Statement

The site which is subject of this application is part of a group of buildings known as Greengairs, situated between Blairgowrie and Alyth. Greengairs used to be a small farm, but in recent years it has functioned as stables, paddocks and a sand school for horses. The site is currently occupied by an old cow byre, which in more recent years, has been used as an animal shelter. It has been in this location since Greengairs operated as a farm but in recent years has become dilapidated as can be seen from the photographs. The intention is to remove this building and replace this with a dwellinghouse for the applicant. A Pre Application Enquiry was made to Perth & Kinross Council Planning Department and we were advised that, policy RD3 – Housing in the Countryside, was particularly relevant.

As can be seen from the photographs and drawings, the building group currently consists of a number of buildings, four of which are of a size at least equivalent to a traditional cottage.

In the countryside policy, rural brownfield land is defined land which was formally occupied by buildings. This site is currently occupied by a building, but due to its derelict nature, its removal would be a significant environmental improvement.

We have examined the housing in the countryside guide (November 2012) in relation to the site and would make the following comments :

As stated earlier we consider the site to form part of an existing building group. As described under ‘Housing in the Countryside’. We feel that this also complies with “E” as this is a replacement of a redundant non domestic building and also “F” as this is development on rural brownfield land.

For all proposals “A” states that all new proposals should comply with the guiding principals contained in the Council’s current “Guidance On The Siting and Design of Housing in Rural Areas” and subsequent detailed design guidance. As can be seen from the drawings, the house is typical of houses built in rural Perthshire. Our practice has constructed this style of house on a number of occasions and we have previously been informed by the Planning Department, that this is exactly the style of house that they would like to see in Rural Perthshire. The house is of modest size, has a slated roof, chimneys and a vertical emphasis to windows. The roughcast proposed is intended to represent the red sandstone prevalent in this area. We also feel that the building proposed is sympathetic in terms of its scale and proportion to other buildings in the locality.

Siting Criteria

We feel that this complies with this policy as follows :

- a. It blends sympathetically with the land form.
- b. There is an existing backdrop of trees and slopes to ensure that the building will not feature prominently in the landscape.

- c. It uses an identifiable site and has established boundaries on the north and east sides. A hedge is proposed for the adjacent boundaries which in due course, will form an established setting.
- d. The proposed replacement of the dilapidated shed with a dwellinghouse would improve the appearance of the area and would not have a detrimental impact on the surrounding landscape.

We feel that a recent Planning Approval (Ref : 15/01618/FLL, Erection of Dwellinghouse on Land 40m South West of Pitkindie House, Abernyste) is of particular relevance to this application, as they are similar in nature. This application relates to a stable block, which was accompanied by an engineers report which describes a building similar to the applicants site, but in far better condition. In these Case Officers Report of Handling, the report states that the site only has two defined boundaries to the north and east, again similar to our site. In the instance of the Pitkindie application, a condition was placed on the approval to ensure that the specification of means of enclosure be agreed and completed immediately following the commencement of the development.

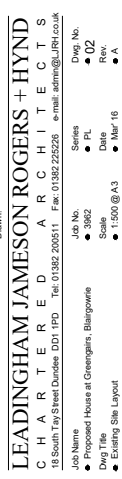
To summarise the comparison between the two applications, we feel that our clients proposal sits more comfortably in the landscape and the existing tree screening to the north provides a better backdrop. The building which our client intends to replace complies more with the Planning Policy in that it is an ex-agricultural building and is in a more dilapidated state, the site is better screened and is part of a more established building group. We would ask therefore, that this application can be considered favourably.

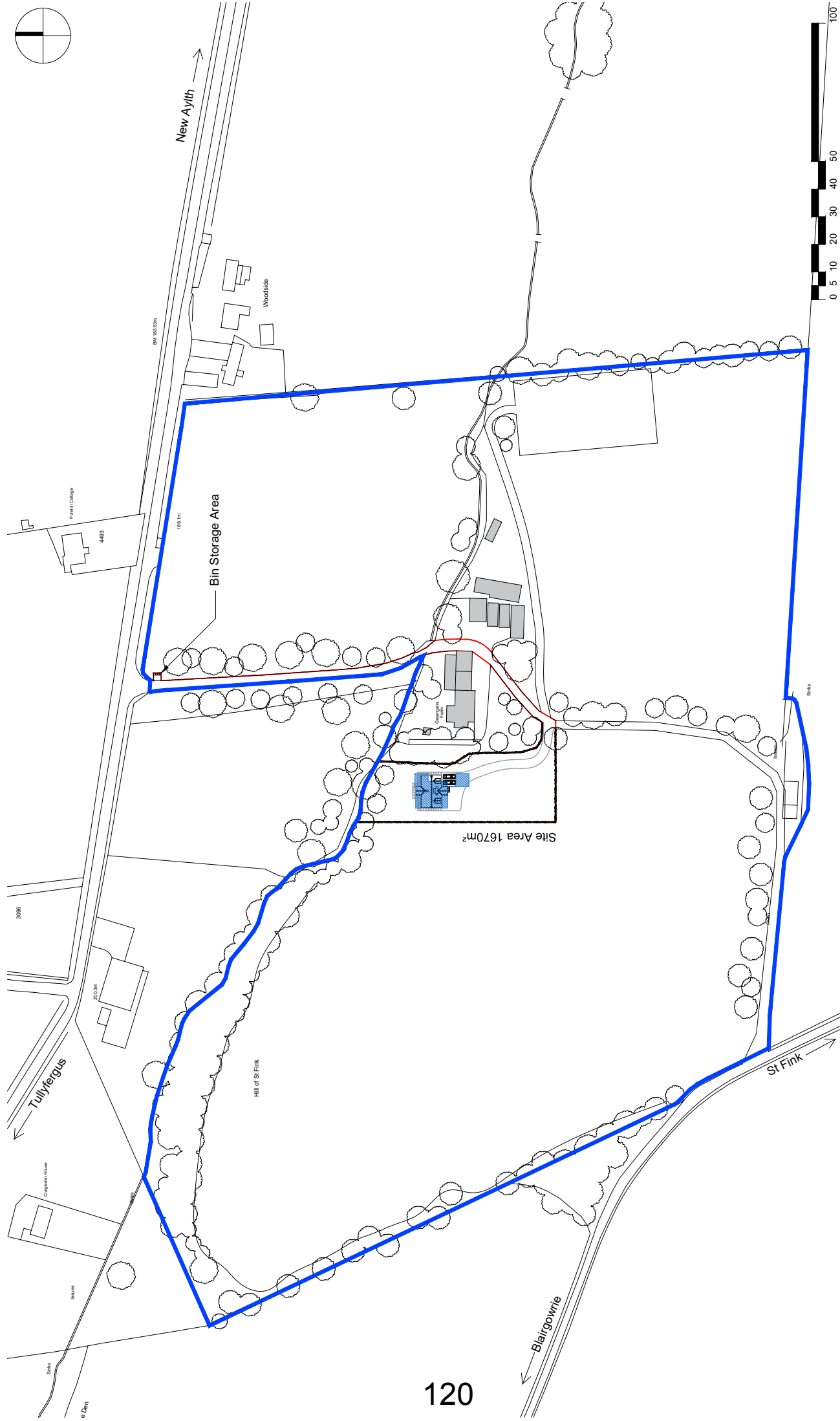
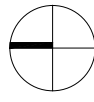


Shed viewed from East.



Shed viewed from South.





Proposed site
Land owned by applicant

Buildings to be retained
Shed to be Demolished

Proposed Location Plan

Scale in metres at 1:1250

LEADINGHAM JAMESON ROGERS & HYND
L R H J R D A R C H I T E C T S
 18 South Tey Street Dundee DD1 1PD Tel: 01382 225011 Fax: 01382 225226 e-mail: admin@lrhjc.co.uk



- Buildings to be retained
- Shed to be Demolished
- Proposed site

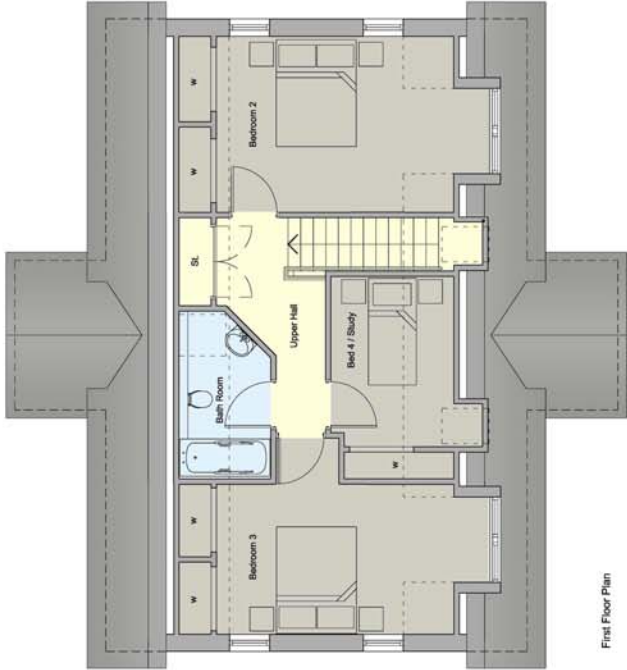


Scale in metres at 1:500

Rev. Drawn:
0 5 10 15 20 25 30 35

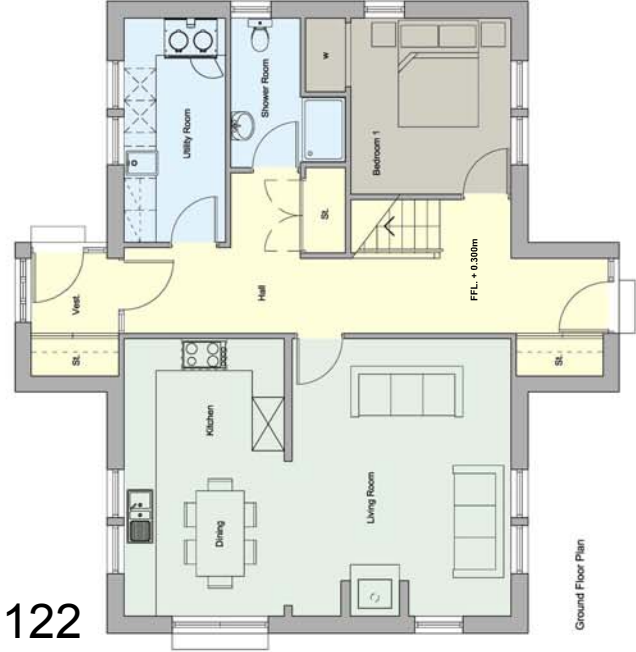
LEADINGHAM JAMESON ROGERS + HYND
C H A R T E R E D A R C H I T E C T S
18 South Tay Street Dundee DD1 1PD Tel: 01382 200511 Fax: 01382 225226 e-mail: admin@LJRH.co.uk

Job Name: Proposed House at Greengairs, Blairgowrie
Job No: 3962
Scale: 1:500 @ A3
Drawing Title: Proposed Site Plan
Drawing No: 04
Date: Mar '16
Rev: A

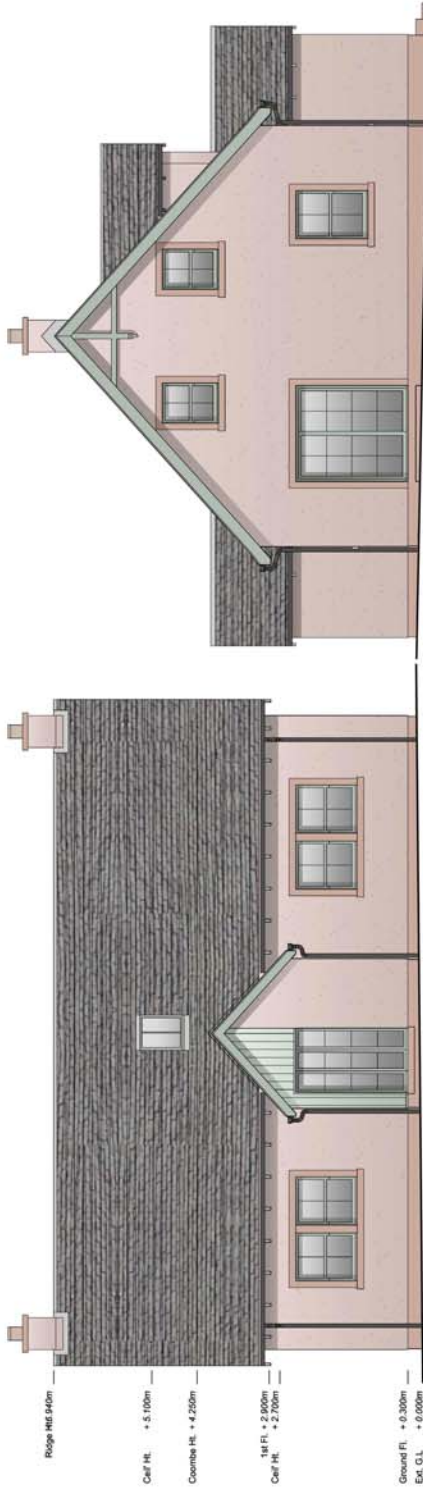


First Floor Plan

122

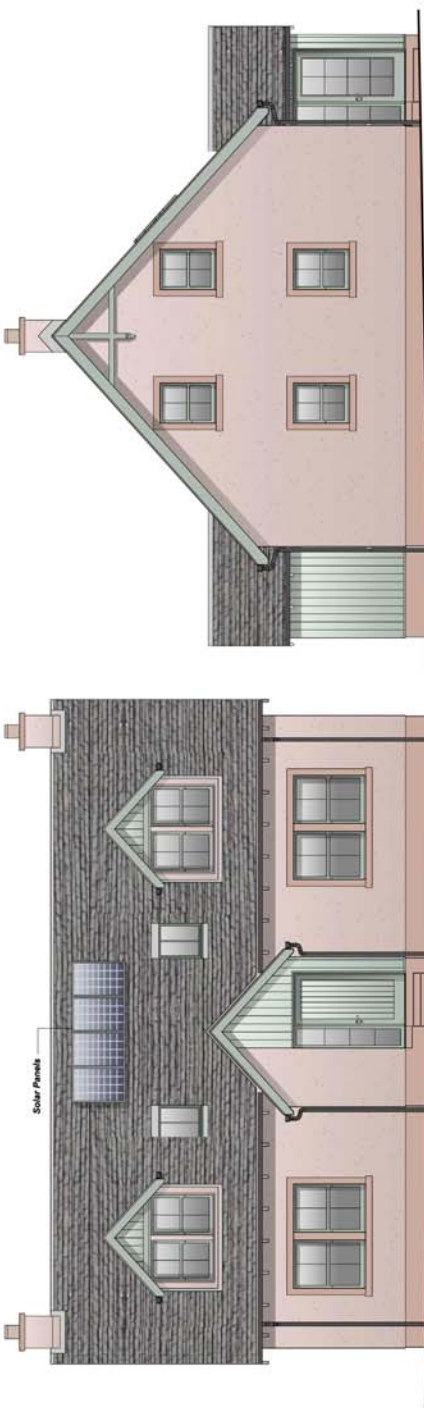


Ground Floor Plan



North Elevation

West Elevation



South Elevation

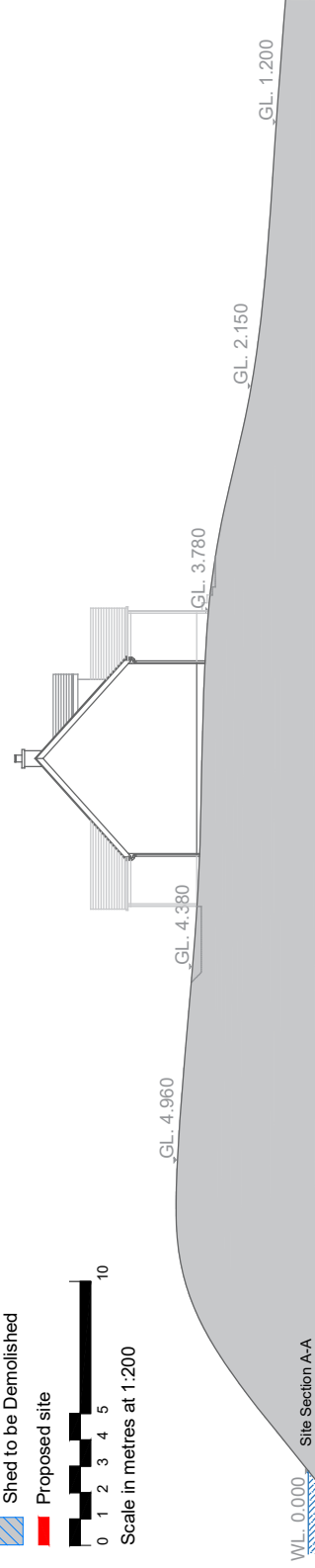
East Elevation

External Use of Materials:	
Roof:	Scottish Slate, Colour: Grey
Hardwater Goods:	Black UPVC by 'Marey'
Windows & Doors:	Timber double glazed units painted, Colour: Pearly Green (RAL 6019)
Rooflights:	'Velux' conservation rooflights complete with glazing
Walls:	Wet dash roughcast
Other Timbers:	Painted, Colour: Pearly Green (RAL 6019)

Areas:	
Living	5.20 x 4.10m
Kitchen / Dining	4.20 x 3.00m
Utility Room	3.50 x 1.90m
Bed Room 1	3.50 x 1.90m
Shower room	2.80 x 1.30m
Bed Room 2	3.30 x 4.40m
Bed Room 3	3.30 x 4.40m
Bed 4 / Study	3.10 x 2.30m
Bath Room	3.10 x 1.70m
Total	143.4 sqm

Figure 1 is a horizontal bar chart comparing the scale of the proposed site with the scale of buildings to be retained and shed to be demolished. The x-axis represents the scale in metres at a 1:200 ratio, ranging from 0 to 10. The y-axis lists three categories: 'Buildings to be retained' (grey bar), 'Shed to be Demolished' (blue hatched bar), and 'Proposed site' (red bar). The 'Proposed site' bar is the longest, extending to approximately 10.5 metres. The 'Buildings to be retained' bar is approximately 1.5 metres long. The 'Shed to be Demolished' bar is approximately 1.5 metres long.

Category	Scale in metres at 1:200
Buildings to be retained	~1.5
Shed to be Demolished	~1.5
Proposed site	~10.5

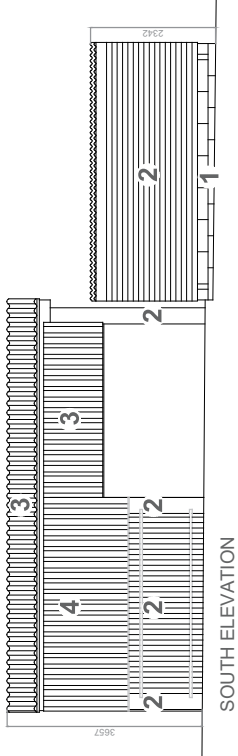
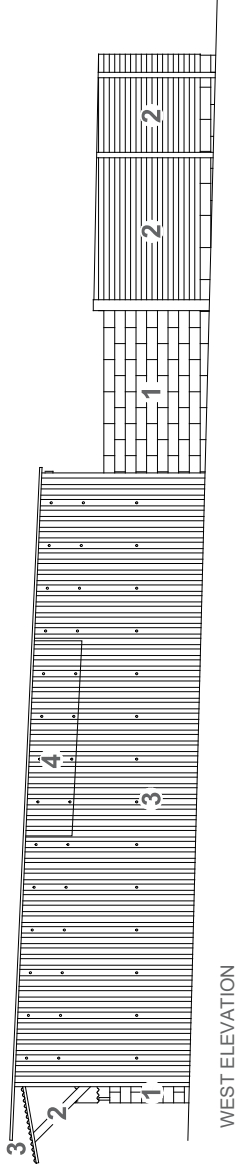
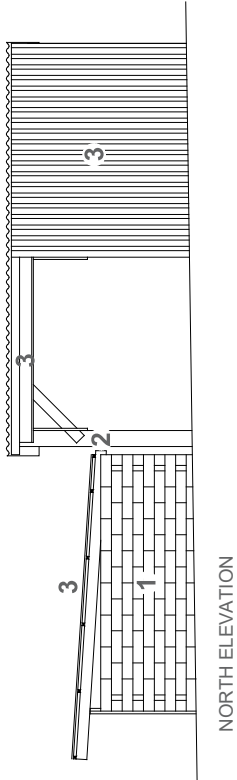
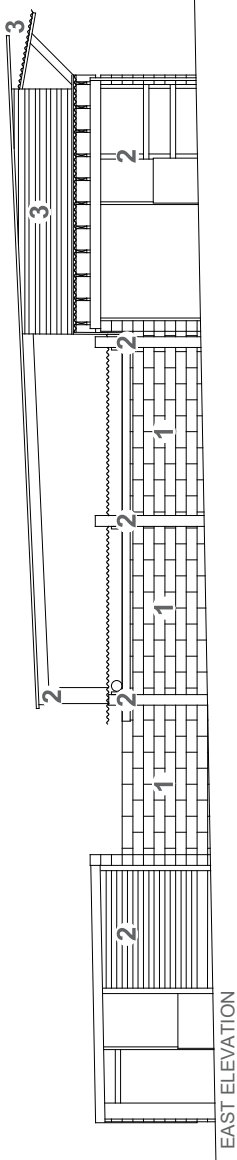


Site Section B-B

LEADINGHAM JAMESON ROGERS & HYND
C H A R T E R E D A R C H I T E C T S
 18 South Tey Street Dundee DD1 1PD Tel: 01382 200511 Fax: 01382 225226 e-mail: admin@ljrh.co.uk

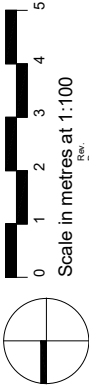
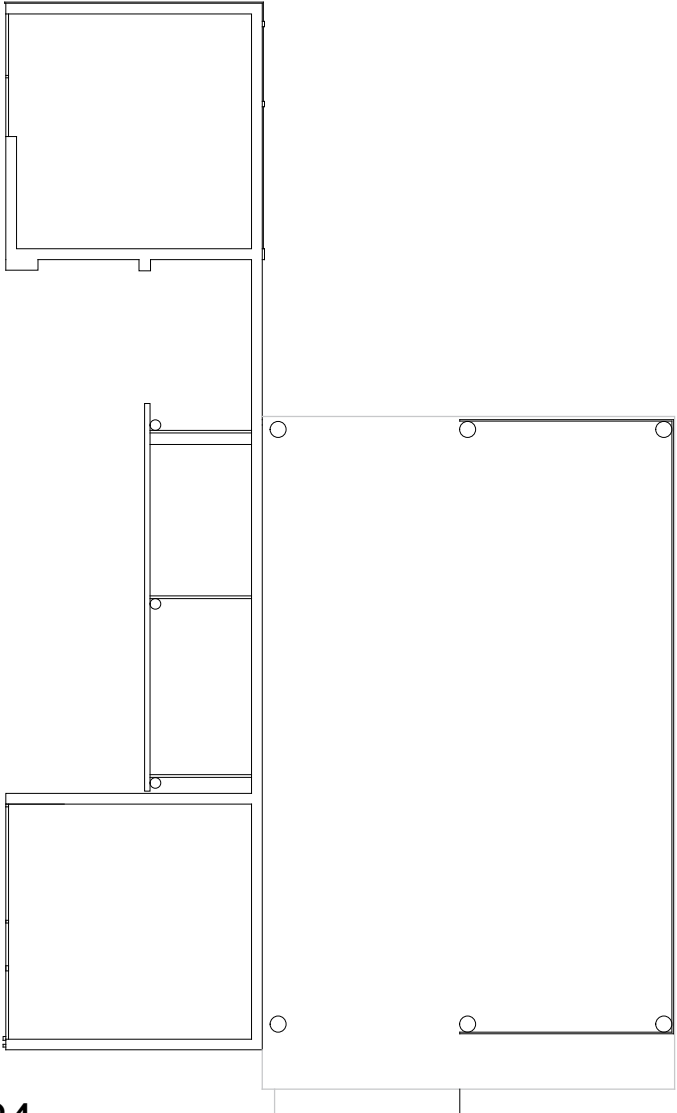
Job Name	Job No.	Series	Dwg. No.
18 South Tey Street at Greenwings, Blairgowrie	06	06	06
Drawing Title	Scale	Sheet	Rev.
Proposed Site Plan & Sections	1:200 @ A3	Mar '16	

Job Name	Job No.	Series	Dwg. No.
Proposed House at Greengairs, Blairgowrie	3962	PL	06
Dwg Title	Scale	Date	Rev.
Proposed Site Plan & Sections	1:200 @ A3	Mar '16	



MATERIAL KEY:

- 1. Concrete Block
- 2. Timber
- 3. Corrugated Metal Sheet
- 4. Corrugated Plastic Sheet



TCP/11/16(439)

Planning Application – 16/00530/FLL – Erection of a dwellinghouse on Land 40 Metres North West of Greengairs, Rattray

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 97-98)*

REPORT OF HANDLING *(included in applicant's submission, see pages 99-107)*

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 117-124)*



View A



View B



View C



View D



View E



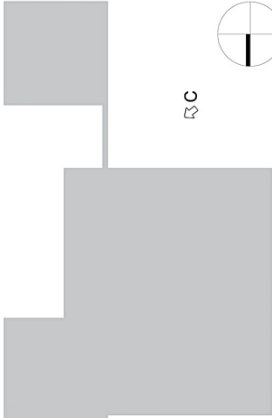
View F



View G



View H



Photographs of existing shed

Rev: Drawn:
LEADINGHAM JAMESON ROGERS + HYND
C H A R T E R E D A R C H I T E C T S
18 South Try Street Dundee DD1 1PD Tel: 01382 200911 Fax: 01382 232226 e-mail: leadingham@ljrh.co.uk
Job Name: Proposed House at Greengairs, Blairgowrie
Job No: 127
Scale: 1:50
Date: Mar '16
Series: 07
Drawn: JHR

[Home](#) » [Stoves](#) » [5kw Stoves and under](#) » [AGA Little Wenlock Classic SE Stove - Defra approved](#)



[Zoom](#)



AGA Little Wenlock Classic SE Stove - Defra approved

[Review this product](#)

The AGA Little Wenlock Classic SE is the Defra approved smoke exempt version of our best-selling Little Wenlock Classic.

Defra Approved AGA Stove

The Little Wenlock Classic SE stove is a wood-burning specialist that easily meets the stringent standards of the Clean Air Act. Its emissions are so low that it's fully approved to burn wood and smokeless solid fuel anywhere including smoke control zones in built-up city areas.

AGA Little Wenlock Classic SE features: nominal heat output of 4.7kw (no need for air vent in the room), conventional flue, AGA Active Air Wash System and Cast Iron finishes.

The AGA Active Air Wash System on all the Little Wenlock Stove ensure the stove runs efficiently by air carefully flowing below, above and around the firebox. This will not only ensure the stoves heat out put it will also reduce how often you need to clean the stove glass.

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£620.00 Inc. VAT

Availability: In stock

Qty: Buy Now

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[Technical Data](#) [Reviews](#) [Tags](#)


Style	Traditional
Fuel	Wood

Our Price £525.00 Inc. VAT
[Add to Wishlist](#)

Stove Fuel Options	Wood
Dimensions	400mm (w) x 535mm (h) x 415mm (d) 440mm (h to centre of rear flue outlet)
Kw Output	4.7
Smoke Control Approved	Yes
Boiler Option	None
Material	Cast Iron
Flue Diameter	125mm
Flue Outlet	Top or Rear
Canopy	N/A
Finish	Matt Black
Efficiency (%)	7.1
Max Log Length (mm)	250

You may also be interested in the following product(s)






Certainly Wood
Flamers

From: £3.49

To: £4.91


Caframo Ecofan
Airmax Model 812

£150.00



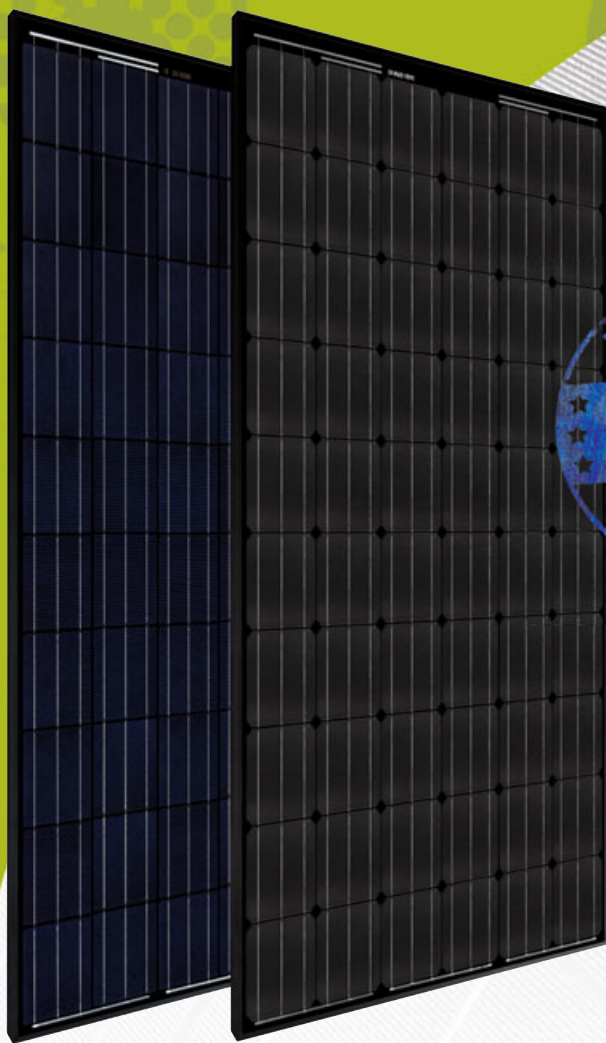
Certainly Wood
Starter Kit

£8.95



Certainly Wood
Kindling

£4.15



ITS Innotech Solar Module GmbH
Sales office | Sandstraße 26
80335 Munich | Germany
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Greener than Green

DesignBlack

The DesignBlack series meets the highest aesthetic standards. The module, with monocrystalline or alternatively dark polycrystalline cells, a black back sheet and black frame, turns any plant into an eye-catcher due to the homogeneous surface.

Durability

The high quality modules of ITS are manufactured exclusively in Sweden and pass through strict inspections during production. ITS's module factory has many years of manufacturing experience. Performance and long-term tests are conducted by independent institutes and excellent results are achieved.

Performance

Benefit from even more module power with our positive sorting in 10 Wp-steps, meaning you pay for the 250 Wp-class, but get modules that are flashed between 250 Wp und 259.9 Wp. Because of the special anti-reflection glass, ITS modules achieve an even higher yield.

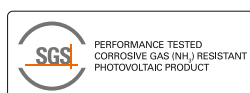
Sustainability

In each of our production steps we follow our "greener than green" philosophy! ITS factories are subject to strict environmental regulations and rely on renewable energy sources.

The location of the module factory in the center of the main European markets provides for short and environmentally-friendly transport routes.

Highlights

- European module production in Sweden
- PID test passed at Fraunhofer CSP
- Superb design
- Elegant black back sheet
- Higher yield because of anti-reflection glass
- Up to 10 Wp more module performance due to positive sorting
- A very homogenous cell image



DesignBlack – Mono

STC*

Pn	Wp	240	250	260
Vmpp	V	29.7	30.1	30.8
Impp	A	8.25	8.44	8.60
Voc	V	37.0	37.2	37.6
Isc	A	8.90	9.05	9.19
IR****	A	20	20	20
η	%	14.6 – 15.2	15.2 – 15.8	15.8 – 16.4

NOCT**

Pn	W	176	182	189
Vmpp	V	26.7	27.2	27.8
Voc	V	29.3	29.8	30.3
Isc	A	7.13	7.25	7.40

Temperature Coefficients

Pn	-0.43 %/K
Voc	-0.32 %/K
Isc	0.04 %/K

DesignBlack – Poly

STC*

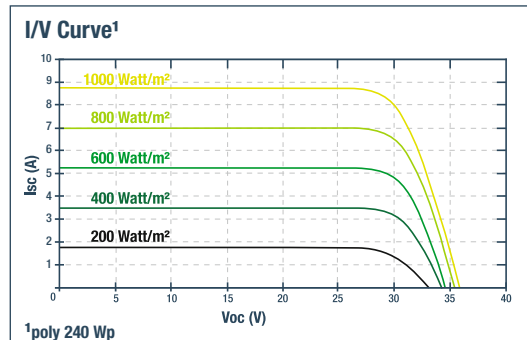
Pn	Wp	240	250	260
Vmpp	V	30.2	31.0	31.2
Impp	A	8.11	8.22	8.49
Voc	V	37.1	37.6	37.8
Isc	A	8.66	8.79	8.98
IR****	A	20	20	20
η	%	14.6 – 15.2	15.2 – 15.8	15.8 – 16.4

NOCT**

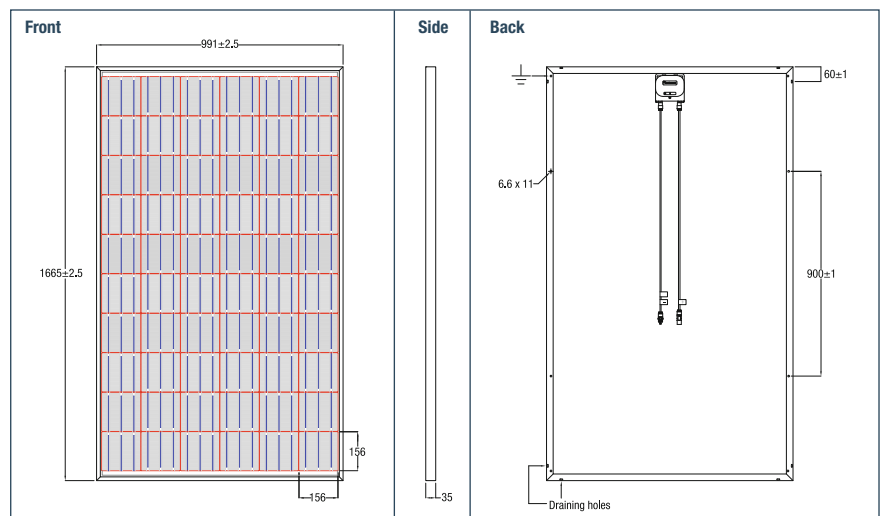
Pn	W	176	182	186
Vmpp	V	27.3	27.8	28.3
Voc	V	33.9	34.2	34.5
Isc	A	6.90	7.00	7.10

Temperature Coefficients

Pn	-0.38 %/K
Voc	-0.32 %/K
Isc	0.077 %/K



NOCT**	51.7°C
Module efficiency reduction at 200 W/m²***	-0.6 (± 0.3)% abs.
Max. System Voltage	1000 V
IP protection level	IP 65
Module Design	Glass-foil (black)
Frame	Al black
Glass	Solar glass with anti-reflection surface treatment, 3.2 mm
No. and Type of Solar Cells	60 crystalline solar cells, 156 x 156 mm, 180 μm ± 30 μm
Cables	Junction box with MC4 (pluggable) connectors, cable: 2 x 1 m / 4 mm²
Bypass-Diodes	3 pcs.
Dimensions (l x w x h)	1665 x 991 x 35 mm
Weight	19 kg
Operating Temperature Range	-40 ... +80°C
Ambient Temperature Range	-40 ... +45°C
Mechanical ratings	Suction pressure of 2400 Pa approved (Wind speed 130 km/h with safety factor 3), load of 8000 Pa approved
Certification	IEC 61215 : 2005 IEC 61730-1/-2 : 2004 IEC 61701 : 1995 (salt mist resistant) MCS DLG Focus Test (ammonia resistant) UL 1703 : 2002 R5.12 CEC/CSI listing EN 13501-1 Class E
Positive sorting	-0 Wp / +10 Wp
Packing dimensions	1720 x 1045 x 1665 mm, 40 modules per pallet, 760 kg
Product warranty	12 years
Performance warranty	25 years linear performance warranty according to the Warranty Conditions of Innotech Solar



* STC – Standard Test Conditions, measurement conditions: intensity irradiation 1000 W/m², spectral distribution AM 1.5, temperature 25 ± 2°C, according to standard EN 60904-3

** NOCT – Normal Operation Cell Temperature, measurement conditions: irradiation intensity 800 W/m², AM 1.5, temperature 20°C, wind speed 1 m/s.

*** Reduced efficiency with the decrease in the intensity of irradiation of 1000 W/m² and 200 W/m², temperature 25°C according EN 60904-1

**** Reverse current power rating: operation of the modules with an external power source is only permitted with a string fuse with a release current of < 2 x Isc @ STC*

Measuring tolerances of Pmax @ STC ± 3%, of reference module ± 2%, all other electric parameters ± 10%

This datasheet conforms to EN 50380. Innotech Solar reserves the right to change specifications without notice

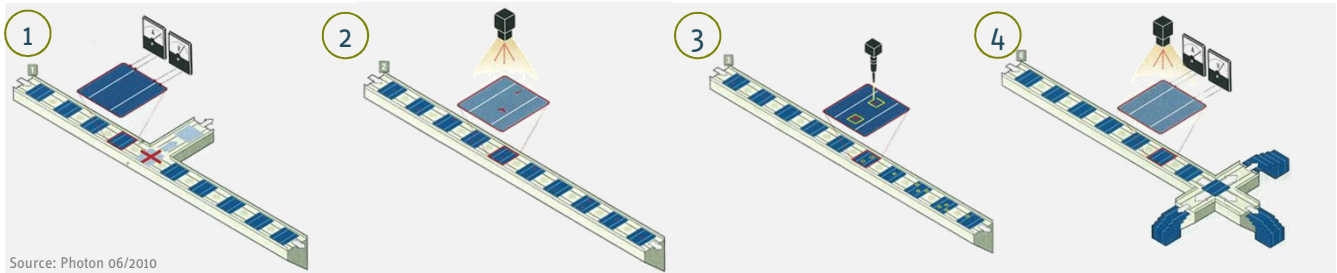
Innotech Solar



European module production • optimization of solar cells • guaranteed hot-spot-free

Innotech Solar offers high quality solar modules at an excellent price-performance ratio. To achieve this, we buy crystalline cells from premium manufacturers and then optimize their efficiency. Afterwards these powerful cells are embedded into ITS modules.

Cell optimization



Source: Photon 06/2010

→ two thermal images of each cell • hot-spot-free since start of production in 2009 • optimized efficiency

Durability

In the manufacturing process ITS attaches great importance to quality. Be certain that your PV-system will generate long-term profits.



- Most stringent test-criteria and outstanding PID-test results at Fraunhofer CSP
- Active hot-spot-prevention: Two thermal images of each cell
- Quality affirmation by: E.g. Photovoltaik-Institut, PV-Lab
- ISO-certification: ISO 9001, 14001 and OHSAS 18001
- Long-term experience at production: Module factory at Glava opened in 2003

Sustainability

ITS-modules are „green“! The philosophy „Greener than Green“ determines each step of our process. As a result, ITS-modules with optimized cells reduce energy used in manufacture by 90% compared to common crystalline processes.



- Best utilization of resources: Improvement of the energy output of every single cell
- Renewable energy-mix: cell optimization processes powered by PV and hydropower
- Short transport distances: Manufacturing-sites are close to Europe's main markets
- Lowest carbon footprint: CO₂ emission of 180 kg per kWp in the production process. For the consumer this means 5g per generated kWh*
- Shortest CO₂-pay-back period: 3 month**

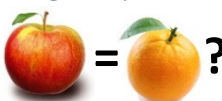
Price-performance ratio

With the PV-modules from Innotech Solar you accomplish a balancing act: highest yield at competitive prices.



- Competitive prices: cost savings in production are shared with customers
- Highest yield: ITS-modules with top-results in the Photon-Test 2012
- Best performance due to Sunarc-glass and mismatch-improvement in the module
- Positive sorting (-0 /+10 Wp): more output per module

Highest yields – also with low power classes***



ITS EcoPlus	Solarworld (Plus SW 225), Aleo Solar (S 18225)	Solarwatt (M220-60 GET AK), Bisol (BMU-215-2/233)	Kyocera (K0210GH-2PU)	Isofoton (I-110/242)	Sharp (NTR5E3)
250 Wp	≈ 255 Wp	≈ 260 Wp	≈ 265 Wp	≈ 275 Wp	≈ 295 Wp
	=	=	=	=	=

* Calculated is the module EcoFocus 250 Wp, installed in Germany, on a basis of the calculation of the Dutch research institute SmartGreenScans

** Installed in Germany

*** Sample calculation with the data of the photon-test 2012 (considering the power classes)

Innotech Solar



ITS | INNOTECH
SOLAR

Exemplary references



Green City Energy
Der alternative Energielieferanten

- Solarpark Ingolstadt (2009)
(supported by AUDI AG)
- Audiwerke, Ingolstadt, Germany
- 390 kWp



MBG
Solid Solutions

- Oil mill (2011)
- Venticano, Campania, Italy
- 100 kWp



mdp
Concepts based on solid solutions

- Free field installation (2012)
- Nauen, Germany
- 3,1 MWp



M+W GROUP

- Agricultural building (2009)
- Crailsheim, Germany
- 60 kWp

Certifications



TÜVRheinland®
CERT
ISO 9001
ISO 14001
BS OHSAS 18001



PERFORMANCE TESTED
SALT MIST RESISTANT
PHOTOVOLTAIC PRODUCT



PERFORMANCE TESTED
CORROSIVE GAS (NH₃) RESISTANT
PHOTOVOLTAIC PRODUCT



PVLABGERMANY
tested

PI tested



smart
GREEN SCANS
tested

Quotes



Dr. Dipl.-Phys. Paul Grunow, Senior Consultant and chairman of the board Photovoltaik-Institut Berlin:
„Innotech Solar tests the quality of its solar cells extensively. Concerning the so called hotspot risk, ITS is one of the very few module manufacturers we know, that is performing these tests on cell level at all.“

Green City Energy
Der alternative Energielieferanten

Thomas Prudlo, CEO of Green City Energy AG:

„A good and solid return is not the only important factor for our over 2,800 investors, they also want to make an active contribution to climate protection with their investment. For this reason the Innotech Solar modules fit well into our concept“

Solarsense
Renewable Energy Specialists

Kerry Burns MSc, General Manager of Solarsense:

„Solarsense has been running a parallel test with ITS-modules versus 3 other big brands on our own test-bed at Helios House. Of the 4x 12.5kWp arrays we have installed, ITS is so far out-performing the other brands by as much as 8%. It is good to see that the greenest module on the market also has amongst the highest yields.“

mdp
Concepts based on solid solutions

Hans-Helmut Kutzeer, General manager of mdp group:

„An independent consultant recommended to us Innotech Solar, because the company can offer European quality modules at competitive prices due to its special production processes.“

Contact us

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TCP/11/16(439)
Planning Application – 16/00530/FLL – Erection of a
dwellinghouse on Land 40 Metres North West of
Greengairs, Rattray

REPRESENTATIONS

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 16/00530/FLL

Our ref MA

Date 21 April 2016

Tel No 

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE: Alterations and erection of a dwellinghouse Land 40 Metres North West Of Greengairs Rattray for Ms Karen Walsh

I refer to your letter dated 15 April 2016 in connection with the above application and have the following comments to make.

Water (assessment date – 21/4/16)

Recommendation

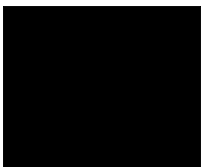
I have no objections to the application but recommend the undernoted informative be included in any given consent.

Comments

The development is for a dwelling house in a rural area with private water supplies believed to serve properties in the vicinity. To 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 informative. No public objections relating to the water supply were noted at the date above.

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.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00530/FLL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 40 Metres North West Of Greengairs Rattray		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	3 May 2016		

From: Lucy Garthwaite
Sent: 4 May 2016 09:55:52 +0100
To: Persephone Beer
Cc: Claire Leishman; Donald Black; Gareth Dimmock; Steven McArdle
Subject: Planning application - Greengairs, Rattray - 16/00530/FLL
Importance: High

Hi Seph

I think we may have a problem with the above planning application. The bins for all the houses off this track are collected on the St Fink road. We have managed to squeeze a couple of communal bins on a very inadequate verge but it is very unsatisfactory as they are perched on very uneven ground and also means we can't collect recycling here as there is no room for recycling bins (apart from the smaller ones which are impractical here due to the exposed location and narrow road).

I am deeply concerned that another dwelling here will further add to the issues; as I said the current collection service is a nightmare, I suspect there is insufficient capacity as it is but the additional burden of another dwelling will only make matters worse.

Not sure what we can do about this one?

Regards

Lucy

Lucy Garthwaite


Community Waste Adviser

Pullar House, 35 Kinnoull Street, Perth PH1 5GD



Tuesday to Friday 08:45-17:00

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00530/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin 
Description of Proposal	Alterations and erection of a dwellinghouse		
Address of site	Land 40 Metres North West Of Greengairs Rattray for Ms Karen Walsh		
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 Rattray 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	13 May 2016		

