

LRB-2022-33

**22/00532/FLL – Erection of a dwellinghouse, land 25
metres north east of No. 2 Laggan Road, Crieff**

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LRB-2022-33

**22/00532/FLL – Erection of a dwellinghouse, land 25
metres north east of No. 2 Laggan Road, Crieff**

**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 **OAKBANK CRIEFF LTD**
Address **c/o AGENT**
Postcode
Contact Telephone 1
Contact Telephone 2
Fax No
E-mail*

Agent (if any)

Name **MARK WILLIAMSON**
Address **34 HERMITAGE DRIVE
PERTH**
Postcode **PH1 2SY**
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

PERTH & KINROSS COUNCIL

Planning authority's application reference number

22/00532/FLL

Site address

OAKBANK, LAGGAN ROAD, CRIEFF

Description of proposed development

ERCTION OF A DWELLINGHOUSE.

Date of application

22 MARCH 2022

Date of decision (if any)

25 MAY 2022

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)
2. Application for planning permission in principle
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)
4. Application for approval of matters specified in conditions

Reasons for seeking review

1. Refusal of application by appointed officer
2. Failure by appointed officer to determine the application within the period allowed for determination of the application
3. Conditions imposed on consent by appointed officer

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
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

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:

1. Can the site be viewed entirely from public land?
2. 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:

* SHOULD CONTACT APPLICANT PRIOR TO SITE INSPECTION

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.

* SEE ATTACHED 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 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.

- DOC 1 DECISION NOTICE 22/00532/FUL
DOC 2 DESIGN STATEMENT
DOC 3 REPORT OF HANDLING
DOC 4 PROPOSED SITE PLAN 22/00532/FUL
DOC 5 TRANSPORT PLANNING CONSIDERATION RESPONSE 22/00532/FUL

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

A rectangular box containing a blacked-out area where a signature would normally be placed.

Date

25/06/22

Statement

Notice of Review

Erection of a dwellinghouse Land 25 Metres North East No 2 Oakbank, Laggan Road, Crieff.

22/00532/FLL

Introduction

This Notice of Review is submitted following the refusal of planning permission under delegated powers on the 25 May 2022 for the erection of a dwellinghouse on land 25m north east of 2 Laggan Road Crieff. (Doc 1)

The reasons for refusal are outlined below relating to impact on the character and quality of the area and car parking:-

1. The proposal has not demonstrated that the development of a dwelling can contribute positively to the quality of the surrounding built and natural environment taking account of design, density, siting, height, massing, materials, finishes and colours. The dwelling has the appearance of being squeezed into the garden ground of Oakbank, 2 Laggan Road and fails to respect the character and amenity of place accordingly the proposal is contrary to Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019).
2. The proposal is contrary to Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the area.
3. The proposal is contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth and Kinross Local Development Plan 2 (2019) as the site layout has not demonstrated that two car parking spaces can be provided within the site which would also enable cars to manoeuvre and turn within the site to enable them to enter and leave the site in a forward gear.

In this Review it will be demonstrated that:-

- A dwelling house can be accommodated on the site without having a detrimental impact on the character or amenity of the area
- There is adequate parking and turning facilities within the site in accordance with roads standards.

The submitted Design Statement is an important material consideration and provides support for the Review proposal countering the conclusions reached in the Delegated Report. (Doc 2)

Background

The Review proposal is for residential development within the garden ground of 'Oakbank' which is a relatively modern-styled late 1970s large dwellinghouse with extensive garden ground on the corner of Turretbank Road and Laggan Road.

Planning consent was granted for 2 dwellinghouses within the front garden ground of Oakbank on 19 Jan 2021 under application 20/01679/FLL. The footprint of these dwellinghouses is indicated on the Review proposal site plan (Doc 4)

It is agreed that the principle of development is acceptable here as the Review site is within the Crieff settlement boundary. In detail, the acceptability of any proposal will depend on whether the design and layout of the dwellinghouse will have an adverse impact on the character of the host dwelling or the neighbouring residential area.

Current Planning Policy Context

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

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 17: Residential Areas

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Housing in the Countryside Supplementary Guidance

Placemaking Supplementary Guidance

Developer Contributions Supplementary Guidance

Reason for Refusal and Grounds of the Review

The reasons for the review and matters to be taken into account in the determination of the review refer to the reasons for refusal, which state that the proposal is contrary to the Perth and Kinross Local Development Plan 2019 Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019) *where the dwelling has the appearance of being squeezed into the garden ground of Oakbank, contrary to Policy 17: Residential Areas which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the area.*

The proposal is contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals *as the site layout has not demonstrated that two car parking spaces can be provided within the site which would also enable cars to manoeuvre and turn within the site to enable them to enter and leave the site in a forward gear.*

The above issues will be considered below in the applicant's statement and argument against the reasons for refusal in support of the Review.

Impact on the Character and Amenity of the area

In the Delegated Report (Doc 3) it was stated that:-

The erection of a dwellinghouse in the northeast curtilage which sits in front of the Oakbank building line which faces Turretbank Road still has the impression of being squeezed into the side garden ground especially when viewed from the south.

The Review site area is 620 sq m, which is a reasonably sized house plot where a minimum plot size is around 400 sq m. As outlined in the Design Statement (Doc 4) the plot ratio of the Review proposal is 22% and this falls within the density pattern of the surrounding housing, which ranges in plot ratio from 16 – 24%. It is apparent therefore, that despite the Planning Officer's *impression* of the site geometry as being *squeezed in*, that in reality the Review site is a reasonably sized residential plot and the plot ratio allows for suitable private amenity space, privacy distances, no overlooking or overshadowing and adequate space for on-site parking and turning facilities, which is in accordance with accepted site planning guidance.

In terms of site planning, the Review proposal has been designed to address Turretbank Road, similar to the existing dwellings to the north. As stated in the Design Statement:-

The house has been positioned to address Turretbank Road and follow the line and layout of the houses further north on this street and has also been developed to minimise the impact on the existing house to the south east which has the main living accommodation facing west and south therefore not being impacted on by this proposed development.

In terms of the proposed house design the site context has been considered and the Design Statement explains that:-

There is no one definitive or unifying architectural style to the surrounding area. Instead, there is a mixture of sizes and styles which reflect the period in which the houses were built.

The design is single storey in scale and has been developed to create a new contemporary, open plan, family home, designed for modern living. The aesthetic of the house design is traditional in proportions and detailing with a pitched roof central feature and smaller wings to the east and west, also with pitched roofs. Proposed materials of render and timber style cladding to the walls and a slate effect roof tile which complements the houses under construction to the south of the proposed site. Overlooking and privacy has again been taken into consideration in the development of the floor plans with minimal windows proposed on the north and south elevations with these only serving bathrooms and a utility room.

Contrary to the first reason for refusal, the Review proposal has taken account of design, density, siting, height, massing, materials, finishes and colours in accordance with Placemaking Policy 1A and Policy 1B of the adopted local plan.

The proposed design will not be detrimental to the quality of the surrounding built environment and will improve the street scene on this part of Turretbank Road and complement sympathetically the existing housing, being *compatible with the amenity and character of the area in accordance with Policy 17: Residential Areas*.

The existing dwelling, Oakbank backs onto Turretbank Road and the back boundary onto this road is characterised by a long stretch of relatively high timber boarded fencing. The Review proposal will remove about 30m of this fencing and create frontage to Turretbank Road, which will arguably improve the visual appearance and character of this part of the street scene by providing frontage rather than the current aspect, which is backland in character and weaker aesthetically. This is generally in accordance with Policy 17 which seeks to improve the character and environment of the area.

There will be no adverse impact on the character or appearance of the existing dwellinghouse as a result of the proposal. The garden ground to the front and west has already been developed with 2 dwellings. Boundary treatment and planting will protect existing amenity and there will be no privacy or overlooking issues arising.

There will be a substantial amount of amenity ground remaining for Oakbank and the Review proposal along with the previous consents, will not have a significantly detrimental impact on the private amenity of the existing dwelling.

On site parking and turning facilities

With regard to the third reason for refusal this was surprising as there were no objections raised in the application's consultation response from Transport Planning subject to a standard condition (Doc 5). Furthermore, onsite parking and turning facilities were clearly indicated on the proposed site plan (Doc 4) with no issues in this regard.

It is concluded therefore that, contrary to the reason for refusal, it has been demonstrated that two car parking spaces can be provided within the site which would also enable cars to manoeuvre and turn within the site to enable them to enter and leave the site in a forward gear in accordance with Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals.

Conclusions

It is apparent that the crux of the refusal in this case is based on an *impression* from the Planning Officer that the Review proposal is being *squeezed* in to the corner of the garden ground of Oakbank. It may look like this in plan form, however in reality the Review site is an adequately-sized housing plot where the architect has endeavoured to relate the proposal to existing housing on Turretbank Road by addressing the street and not the host dwellinghouse which has an aspect to the west.

The Review proposal will improve the street scene by creating frontage and removing existing high boarded fencing which backs onto Turretbank Road.

The plot density is similar to the wider area and the proposed design is not at odds with existing housing character or appearance. There will be no adverse impact on the character or appearance of Oakbank for the reasons cited above and this house will still be left with a substantial amount of amenity ground around it.

The Review proposal has satisfactory on-site parking and turning facilities and there have been no objections from Transport Planning.

There have been no objections to the proposal from the main consultees.

For the reasons outlined above it is considered that the Review proposal for a single dwellinghouse is acceptable and in accordance with the Development Plan and it is respectfully requested that the Review is upheld.



Oakbank Crieff Ltd
c/o Denholm Partnership Architects
11 Dunira
Street
Comrie
PH6 2LJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **25th May 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00532/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 30th March 2022 for Planning Permission for **Erection of a dwellinghouse Land 25 Metres North East No 2 Oakbank Laggan Road Crieff**

**David Littlejohn
Head of Planning and Development**

Reasons for Refusal

1. The proposal has not demonstrated that the development of a dwelling can contribute positively to the quality of the surrounding built and natural environment taking account of design, density, siting, height, massing, materials, finishes and colours. The dwelling has the appearance of being squeezed into the garden ground of Oakbank, 2 Laggan Road and fails to respect the character and amenity of place accordingly the proposal is contrary to Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019).
2. The proposal is contrary to Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2109) which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the area.
3. The proposal is contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth and Kinross Local Development Plan 2 (2109) as the site layout has not demonstrated that two car parking spaces can be provided within the site which would also enable cars to manoeuvre and turn within the site to enable them to enter and leave the site in a forward gear.

Justification

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

Notes

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

Plan Reference

01

02

03

04

DESIGN STATEMENT

Proposed House

Plot 3, Oakbank

Crieff

DENHOLM
PARTNERSHIP
ARCHITECTS

CONTENTS

1.0 SITE

2.0 PLANNING HISTORY

3.0 DESIGN PRINCIPLES, SOLUTIONS &
PLANNING POLICY

1.0 SITE

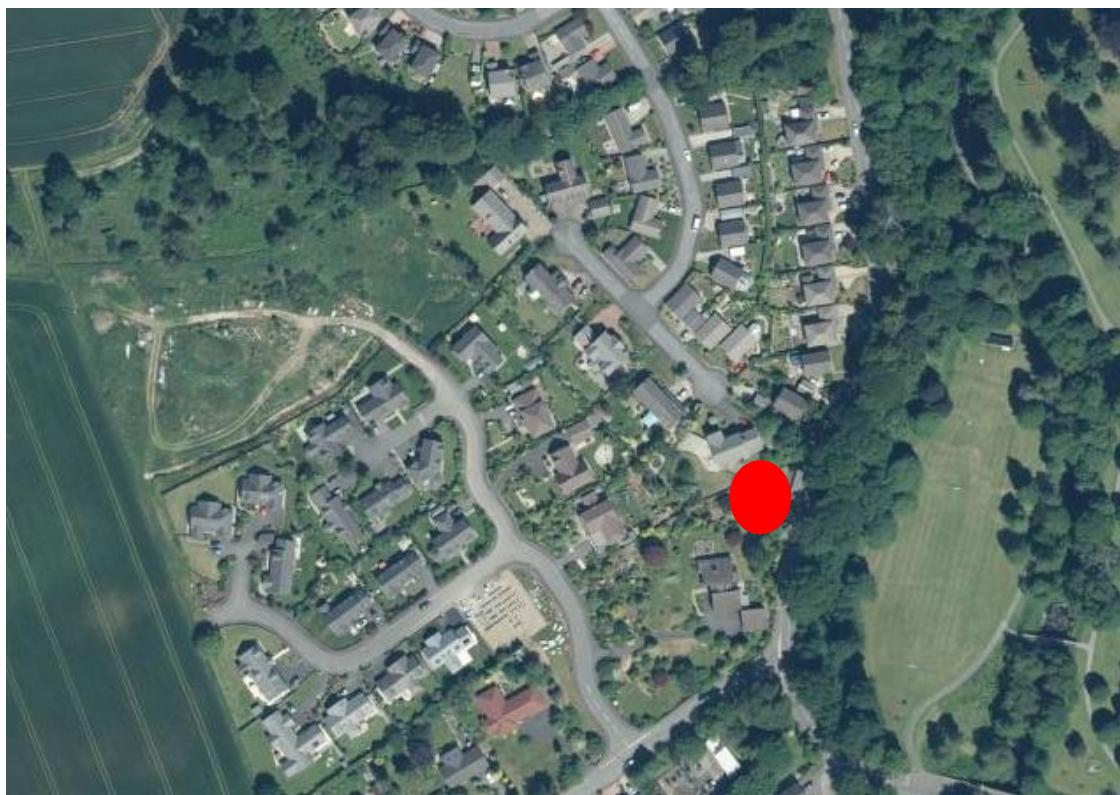
1.1 Location

The application site is located in Oakbank, West Crieff



Proposed Site

1.2 Site & Surroundings



Aerial map of proposed site



Aerial view/surrounding plot ratio & pattern of development

1.3 Surrounding Architectural Character

Given the pattern of development noted above there is no one definitive or unifying architectural style to the surrounding area. Instead, there is a mixture of sizes and styles which reflect the period in which the houses were built.



View looking into site from Turretbank Road



View of housing to the north of the site on Turretbank Road



View from Turretbank Road - existing house to South East of proposed house

As illustrated by the examples above there is a mix of traditional pitched and more contemporary mono pitch roofs. In terms of materials the predominant external finish is render with small elements of timber style cladding. The majority of the adjacent houses on Turretbank road are two storey and there are also some single storey houses, in particular the existing house to the south west.

1.4 Pattern of Development

Plot ratio of houses to the north in Turretbank Road are a good example of the existing pattern of development and the proposed new house site has been developed and designed to complement and fit in with this established pattern.

The approximate plot ratio of the houses is Turretbank Road varies from 16-24%. The proposed new house plot ration is 22% and is well within the range of the existing surrounding setting.



2.0 PLANNING HISTORY

2.1 Planning History

20/00709/FLL

Detailed planning permission was sought for 4 no. new dwellnghouses. During the process of the planning application and with feedback from the planning officer, it was decided to withdraw this application due to concerns over the scale of the proposed development.

20/01679/FLL

Following the withdrawal of the application noted above (4 no. houses), the proposals were re-considered and an application for 2 no. houses was developed, and a detailed planning permission was approved in January 2021. These houses are currently under construction.

2.2 Planning Feedback for Plot 3

Preliminary discussions were held with the planning officer to establish the likelihood of a successful planning consent for an additional house in the north east corner of the original site. Feedback was as follows –

- Wider context of the site to be considered to ensure not too “cramped”.
- Pattern of development to be looked at and proposals developed to suit this.
- Additional information would be required in support of a detailed planning application i.e. a design statement to analyse the site, surroundings and context of the proposals.
- Proposals for surface water (SUDS) would be required for a detailed application.

It was suggested that if any further feedback was required then a pre application enquiry be submitted for the proposals to allow this to be appropriately considered.

3.0 DESIGN PRINCIPLES, SOLUTIONS & PLANNING POLICY

3.1 Design Principles

The design is single storey in scale and has been developed to create a new contemporary, open plan, family home, designed for modern living. The aesthetic of the house design is traditional in proportions and detailing with a pitched roof central feature and smaller wings to the east and west, also with pitched roofs. Proposed materials of render and timber style cladding to the walls and a slate effect roof tile which complements the houses under construction to the south of the proposed site.

Overlooking and privacy has again been taken into consideration in the development of the floor plans with minimal windows proposed on the north and south elevations with these only serving bathrooms and a utility room.

The house has been positioned to address Turretbank Road and follow the line and layout of the houses further north on this street and has also been developed to minimise the impact on the existing house to the south east which has the main living accommodation facing west and south therefore not being impacted on by this proposed development. Refer to section 3.4 for further detail.

3.2 Boundaries, Landscaping & Access

The existing timber fence boundary to the north of the site is to remain as is. The new boundary to the west and south are proposed to have a fence and Viburnum hedge with surrounding planting. The boundary to the east will be planted with an opening formed for vehicle access.

Previous correspondence has been carried out with Niall Moran, Perth & Kinross Roads Department regarding the possibility of a new access being formed onto Turretbank Road. Extract of e mail response as follows –

"I had a quick look on good streetview and I can't see too many issues with either location – both are within residential streets with footways so I would imagine suitable visibility would be achievable."

Garden Planting

Existing on Plot
Large Conifer
Eucryphia Nymansensis
Camelia Donation
Cotinus

Approximate 1 metre high borders as indicated on plan. Consisting of a mix of evergreen and deciduous plants/shrubs suitable for a small garden. These will be planted to provide privacy, colour and interest all year round. Plants selected at the time of planting subject to availability and seasonal interest e.g.

Rhododendrons	small/medium size
Azaleas	Potentilla
Viburnum	Buddleia
Gamelia	Roses
Pieris	Peone
Hebe	Hydrangea
Photinia	Forsythia
Choicya	Prunus
Drymus	Philadelphus
Escallonia	Chaenomeles
Osmanthus	Clematis
Ceanothus	Pyracantha
Skimmia	Hel
Pernettya	Privet
Kalmia	Ribes
Abelia	Deutzia
Cistus	Fuchsia
Lavatera	Berberis
Exochorda	

Trees

Positioned to give height and sculpture to the garden, privacy and frame the house.
A selection of small trees suitable for a small garden e.g.

Sorbus/Rowan	Amelanchier
Cornus	Cytisus Battandieri
Ornamental Acer	Pyrus Salicifolia
Ornamental Betula/Birch	Weeping Cotoneaster
Magnolia	Holly
Ornamental Yew - Taxus Baccata	Dovastonii
Eucryphia	

Ground Cover - low growing for front of borders under 30cm high.
Available at time of planting along with mix of bulbs, Polyanthus, Pulmonaria, Scabious, Geum, border Geraniums, Heathers, Lavender etc.

3.3 Drainage

Detailed drainage proposals have been developed for both surface water and foul water drainage in tandem with the development of the two houses currently under construction. The proposed surface water drainage has been indicated on the drawings accompanying this planning application.

3.4 Relationship with neighbouring existing house

The accommodation in the existing neighbouring house to the south of the application site consists of kitchen/dining and living spaces. The window and door positions have been indicated on the plan. Reference is also to be made to the photograph of the relevant north elevation of the existing house.

The windows/openings of the main living and bedroom spaces are orientated to the east and west in order to prevent any intrusion on the neighbouring house. There is also a strong landscape and boundary treatment proposed on the boundary between the proposed and existing house.

We believe that this demonstrates that there is no negative impact on the existing house in terms of direct overlooking and privacy.



3.5 Planning Policy

The scale and design of the proposed dwellinghouse has been considered carefully and will respect the character and amenity of the surrounding housing around Turretbank Road. The design has traditional and more contemporary elements and good quality external materials which will contribute positively to the surrounding built environment, in accordance with Policy 1A Placemaking of the adopted Perth and Kinross Local Development Plan (PKLDP) 2019.

The plot density at 22% is in accordance with the surrounding dwellinghouses where plot ratios fall between 16% and 24% and the proposal fits in with the existing pattern of development, in accordance with Policy 1A of PKLDP 2019

The distances to neighbouring boundaries are in accordance with the accepted “rule of thumb” guidelines and there will be no overlooking or overshadowing of neighbouring properties. The residential amenity of both existing dwellinghouses and the proposed dwellinghouse will be protected. The existing building line has been respected and the vehicular access onto Turretbank Road is satisfactory in terms of road safety, in line with the Council’s Road Design Guidelines and in accordance with Policy 1B and Policy 60B of PKLDP 2019.

It is considered in summary that the proposed dwellinghouse is acceptable in terms of scale, design, siting and road safety and not have any detrimental impact on the character or appearance of the existing area, in accordance with the adopted local plan.

REPORT OF HANDLING**DELEGATED REPORT**

Ref No	22/00532/FLL	
Ward No	P6- Strathearn	
Due Determination Date	29th May 2022	
Draft Report Date	24th May 2022	
Report Issued by	JHR	Date 24.05.2022

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 25 Metres North East No 2 Oakbank Laggan Road Crieff

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.

SITE VISIT:

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

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

BACKGROUND AND DESCRIPTION OF PROPOSAL

This application is for the erection of one single storey dwelling house within the garden grounds of Oakbak, Laggan Road, Crieff.

An earlier application for four dwelling houses within the curtilage of Oakbak, was considered to constitute overdevelopment of the site and that application was withdrawn.

A further application 20/01679/FLL was submitted and approved. Plot 1 fronts Horseshoe Drive while Plot 2 fronts Laggan Road and the agent has confirmed in their drawings that these are now under construction.

SITE HISTORY

20/00709/FLL Erection of 4 dwellinghouses and a garage 6 October 2020
Application Withdrawn

20/01679/FLL Erection of 2 dwellinghouses 19 January 2021 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: Discussions following earlier withdrawal. Concerns raised with developing the corner site.

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 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 17: Residential Areas

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Placemaking Guide

Developer Contributions and Affordable Housing SPG

CONSULTATION RESPONSES

Scottish Water – No objection.

Transport Planning – No objection.

Development Contributions Officer – No objection subject to developer contributions being secured.

REPRESENTATIONS

The following points were raised in the 2 representation(s) received:

- Adverse affect on visual amenity
- Loss of open space
- Over intensive development
- Road safety concerns
- Loss of amenity and privacy
- Impact on water and waste capacity

The above issues are discussed in the appraisal section below. The following matters are best addressed at this point in time.

- Concerns that some of the information appears to be out of date photography – The anomaly is noted however the plans and drawings provide sufficient information to assess the application.
- Disruption nuisance associated with construction and construction deliveries - The concern regarding construction activity in the representations received are noted however this would be a short-term change to the status quo. If the construction activity noise is so significant this matter can be investigated under the Control of Pollution Act.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations AA 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 and the adopted LDP2.

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

This site is located within the settlement boundary of Crieff which complies with Policy 6 Settlement Boundaries.

Within the settlement boundary Policy 17 of the adopted Local Development Plan 2 also applies. This recognises that residential development within existing settlements can often make a useful contribution to the supply of housing land but acknowledges the potential conflicts new development can have within the existing built environment. Proposals will be encouraged where they satisfy the criteria set out in the policy in particular criteria a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs and c) proposals which will improve the character and environment of the area.

Policies P1A and P1B Placemaking are also of relevance. These policies require proposals to contribute positively to the surrounding built and natural environment and to respect the character and amenity of the place.

Policy 53 B and 53 C relates to foul and SUDS drainage.

Policy 60 B seeks safe access, egress and appropriate car parking.

The proposal does not relate to open space accordingly policy 14A is not applicable in the assessment of the application

Design, Layout and Landscape

The placemaking policies confirm that development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

During the assessment of 20/00709/FLL, the earlier application for four units concerns were raised regarding this proposed plot which had the appearance of being squeezed into the site as well as access and egress concerns.

Application 20/00709/FLL was ultimately withdrawn and a subsequent application for two houses granted on the western side of the Oakbank curtilage under application 20/01679/FLL.

This proposal seeks to revisit the erection of a dwelling within the northeast corner of the Oakbank curtilage. In support of the application the agent has submitted a design statement which explains the applications design ethos. This discusses the house and plot ratios associated to the north and concludes that the proposed house and footprint ratio is comparable to other plot ratios.

However, the proposed plot is seen in the context of the existing Oakbank House, a bespoke dwellinghouse of its era. The erection of a dwellinghouse in the northeast curtilage which sits in front of the Oakbank building line which faces Turretbank Road still has the impression of being squeezed into the side garden ground especially when viewed from the south.

Overall, from a placemaking and visual amenity perspective the development does not contribute positively to the quality of the surrounding built environment, fails to respect the character and amenity of the area and has an adverse impact on the visual amenity of the area due to an inappropriate siting, density and design. The proposal fails to comply with placemaking policies 1A and 1B as well as Policy 17 Residential Areas

Residential Amenity

The formation of residential development has the potential to result in overlooking and overshadowing to neighbouring dwellings and garden ground. There is a need to secure privacy for all the parties to the development those who would live in the new dwelling, those that live in the existing house. Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

Overlooking:-

Taking account of the internal layout as well as the proposed house being single storey in height and the retention and incorporation of new screening to the boundaries there is not considered to be a significant loss of amenity to neighbouring residential properties.

Overshadowing, loss of sunlight and daylight:-

The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight - a guide to good practice 1991' sets out guidelines on how to assess the potential impact. Taking cognisance of the BRE document a reasonable level of daylight and sunlight is maintained to neighboring properties and the extent of overshadowing of neighboring amenity ground is not significant and does not warrant refusal of the applications.

Private Amenity Space:-

The extent in which private amenity space is used relates specifically to the dwelling's occupants. It is therefore particularly difficult to forecast the extent of

garden ground required and ultimately overtime this will change with any new occupants. Nevertheless, it is important to seek an outside area that can perform the minimum to be expected of a garden i.e. clothes drying, dustbin storage and sitting out. The layout achieves an appropriate level of amenity space for the occupants' needs both present and future.

Roads and Access

The Council's Transport Planning Section has been consulted on the application who have highlighted they have no objection subject to conditional control which seeks the implementation of the vehicular access to a suitable construction specification.

However, from a review of the site layout the access and egress arrangements appear particularly tight. Especially as there is a requirement to accommodate two car parking spaces within the site to meet the requirements of the National Roads Development Guide. Given the sites relationship with the bend on the public road as well as the road topography access and egress vehicles would need to enter and leave in a forward gear to enable safe. As it stands it has not been adequately illustrated that this can be achieved and, on this basis, there is a conflict with Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals.

Drainage and Flooding

The site is not in an area subject to river flooding.

Foul drainage arrangements will be to the public system, and this complies with Policy 53B. A developer would need to secure a connection from Scottish Water and if there is a capacity problem this is a matter between the developer and network operator to resolve prior to development proceeding on the site.

Disposal of surface water should be via a sustainable urban drainage system to comply with policy 53C. An indicative SUDS arrangement has been illustrated on the plans and the delivery of SUDS could be controlled by condition.

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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.

This proposal is within the catchment of Crieff Primary School and a contribution is required.

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

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

Conditions and Reasons

- 1 The proposal has not demonstrated that the development of a dwelling can contribute positively to the quality of the surrounding built and natural environment taking account of design, density, siting, height, massing, materials, finishes and colours. The dwelling has the appearance of being squeezed into the garden ground of Oakbank, 2 Laggan Road and fails to respect the character and amenity of place accordingly the proposal is contrary to Placemaking Policy 1A and Policy 1B of the Perth and Kinross Local Development Plan 2 (2019).
- 2 The proposal is contrary to Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2 (2109) which seeks to ensure that development is compatible with the amenity and character of the area. It has not been demonstrated that a dwellinghouse can be accommodated on the site while respecting its environs or improve the character and environment of the area.
- 3 The proposal is contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth and Kinross Local Development Plan 2 (2109) as the site layout has not demonstrated that two car parking spaces can be provided within the site which would also enable cars to manoeuvre and turn within the site to enable them to enter and leave the site in a forward gear.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00532/FLL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 25 Metres North East No 2 Oakbank Laggan Road Crieff		
Comments on the proposal	Insofar as the Roads matters are concerned, I have no objection to this proposal on the following condition.		
Recommended planning condition(s)	Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue into the entrance for a distance of 5 metres from the boundary of the public road surface.		
Recommended informative(s) for applicant	<p>The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.</p> <p>The applicant is advised to contact the Streetlighting Partnership to discuss requirements and gain technical approval for lowering the existing underground street light cable to a depth of 450mm across the proposed new vehicle access.</p>		
Date comments returned	10 May 2022		

LRB-2022-33

**22/00532/FLL – Erection of a dwellinghouse, land 25
metres north east of No. 2 Laggan Road, Crieff**

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS (*included in applicant's
submission, pages 681-692 and 701*)



TURRETBANK ROAD



VIEW FROM NORTH LOOKING SOUTH ON TURRETBANK ROAD



PATTERN DEVELOPMENT PLAN
NTS



TURRETBANK ROAD



TURRETBANK ROAD



SINGLE & 2 STOREY
HOUSE WITH MONO PITCH
ROOFS - MODERN STYLE



AERIAL VIEW OF SITE AND SURROUNDING DEVELOPMENT PROJECTS



HEALTH AND SAFETY NOTES:	
SIGNIFICANT HAZARDOUS SUBSTANCES:	
None.	
EXPOSURE MEASURES:	
None.	
STORAGE REQUIREMENTS:	
None.	
DISPOSAL METHODS:	
None.	
REAGENTS/OTHER INFORMATION:	
None.	
NOTES:	
None.	
DISCLAIMER:	Information by an Author of Chemical Safety Data Sheets is not necessarily complete or accurate. It is the responsibility of the user to determine the suitability of the information for their own purposes and to take appropriate safety precautions. The user should also refer to the original document for further information.

540

DENHOLM PARTNERSHIP ARCHITECTS
Olkham Credit Ltd
Proposed House at Land at
Olkham
Criff
P.R.
Site Controlled
Existing semi-detached houses
Development plan gain
N/A
N/A
5174
EW
0303322
www.denholmpartnershiparchitects.co.uk 01757 678989

LRB-2022-33

**22/00532/FLL – Erection of a dwellinghouse, land 25
metres north east of No. 2 Laggan Road, Crieff**

REPRESENTATIONS

Tuesday, 12 April 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Follow Us

Dear Customer,

25 Metres North East No 2 Oakbank, Laggan Road, Crieff, PH7 4LQ
Planning Ref: 22/00532/FLL
Our Ref: DSCAS-0062431-7CJ
Proposal: Erection of a dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Turret Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ There is currently sufficient capacity for a foul only connection in the Crieff Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

- development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison
Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Development Management

From: [REDACTED]
Sent: 16 April 2022 16:06
To: Development Management
Subject: Planning Application, Reference : 22/00532/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Dear Sir/Madam,

these comments are sent on behalf of my mother, Mrs A Gilmour, [REDACTED]

Having reviewed the documents currently available, I am concerned that the photographs of the neighbouring properties provided by Denholm Partnership Architects in the Design Statement and the Site Context with Neighbouring Properties are many years out of date, perhaps 10 years or more. While this means that some of the garages and outbuildings have changed, it also means that the hedges and trees in the vicinity are not accurately shown in terms of their current size/shape etc. While this may not be crucial, it does cause me concern that other documents, plans, street layouts etc could also be out of date and inaccurate. I am not in a position to judge the accuracy of these other documents, only the photographs.

I do not believe it acceptable to make an application based on what could be construed as out of date information and would ask that the Planning and Development Department request an appropriate quality of supporting information from the applicant.

Please acknowledge receipt of this comment.

Yours faithfully,
Iain Gilmour

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00532/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 25 Metres North East No 2 Oakbank Laggan Road Crieff		
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 FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</u></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 at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Crieff Primary School.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: 1 x £5,164 <u>Total: £5,164</u></p> <p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p>		

	If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation.
Recommended informative(s) for applicant	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash or cheques be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p>Bank Transfers</p> <p>All Bank Transfers should use the following account details;</p> <p style="padding-left: 40px;">Sort Code: 834700 Account Number: 11571138</p> <p>Please quote the planning application reference.</p> <p>The Council operate an electronic direct debit system whereby payments may be made over the phone.</p> <p>To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly.

	<p>Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136</p> <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	22 April 2022

Mrs Christine Senior (Objects)

Comment submitted date: Sat 23 Apr 2022

My objection is in relation to and in addition to reasons for comment;
Loss of visual amenity,

The proximity of proposed property to existing boundary fence,

Site elevation,

Loss of privacy

Disruption and noise associated with development,

Impact on water and waste capacity.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00532/FLL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 25 Metres North East No 2 Oakbank Laggan Road Crieff		
Comments on the proposal	Insofar as the Roads matters are concerned, I have no objection to this proposal on the following condition.		
Recommended planning condition(s)	Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue into the entrance for a distance of 5 metres from the boundary of the public road surface.		
Recommended informative(s) for applicant	<p>The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.</p> <p>The applicant is advised to contact the Streetlighting Partnership to discuss requirements and gain technical approval for lowering the existing underground street light cable to a depth of 450mm across the proposed new vehicle access.</p>		
Date comments returned	10 May 2022		

CDS Planning Local Review Body

From: chris senior <[REDACTED]>
Sent: 27 July 2022 13:19
To: CDS Planning Local Review Body
Subject: Application Ref:22/00532/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

To whom it may concern,

I am grateful for the opportunity to comment on the Council's decision notice in relation to the above application. The reasons for refusal are in accordance with my objection submitted previously.

Therefore I am still objecting to this planning application.

Yours Sincerely,

Mrs Christine Senior.

