

**LRB-2021-37 - 21/01075/FLL - Erection of dwellinghouse and garage, installation of an air source heat pump and associated works, land 160 metres north west of Craighton House, Cleish**

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**LRB-2021-37 - 21/01075/FLL - Erection of dwellinghouse and garage, installation of an air source heat pump and associated works, land 160 metres north west of Craigton House, Cleish**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto: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 100251302-012

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:	Keltec Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	SarahJane	Building Name:	Tearloch House
Last Name: *	Kelso	Building Number:	
Telephone Number: *	07837732779	Address 1 (Street): *	Blairadam
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kinross
Fax Number:		Country: *	Perth & Kinross
		Postcode: *	KY4 0HX
Email Address: *	Keltecdesign@live.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="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Craigton Farm"/>
First Name: *	<input type="text" value="Andrew"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Smith"/>	Address 1 (Street): * <input type="text" value="Cleish"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Kinross"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Perth &amp; Kinross"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="KY13 0LQ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="Keltecdesign@live.co.uk"/>	

## 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"/>
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"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="699460"/>	Easting	<input type="text" value="308982"/>
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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 and garage, installation of an air source heat pump and associated works at Land 160 Metres North West Of Craigton House Cleish

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

Please refer to covering letter included with the supporting documents section.

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)

Supporting statement, Planning Justification Report, Email - Confirming additional telephone conversations 030920, Email to Planning chasing siting query 210921

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/01075/FLL

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

16/06/2021

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

28/09/2021

## 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

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)

This is an active farm, with large machinery and livestock. This would be considered a health & safety concern for people to be in this area without the owners being present.

## 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: Mrs SarahJane Kelso

Declaration Date: 10/10/2021



# ***Keltec Design***

**Architectural Design Service**

The Secretary  
Local Review Body  
Perth and Kinross Council  
Committee Services  
Council Building  
2 High Street  
Perth  
PH1 5PH

Dear Sir/Madam,

**Application No: 20/00771/IPL & 21/01075/FLL**

**Proposal: Erection of Dwellinghouse, Garage and Associated Works**

**Address: Land 160 Metres North West Of Craigton House, Cleish**

In support of our Notice of Review, for refusal of the above noted application, please find below a summary of dates to allow an understanding of the process.

The first in principal application was validated, on the 9<sup>th</sup> July 2020 with a determination date of 24<sup>th</sup> August 2020.

The detailed application was validated, 28<sup>th</sup> July 2021 with a determination date of 28<sup>th</sup> September 2021.

To put both applications into context it's worth reviewing the different reason's for refusal.

## **Outline application**

Reason for refusal – In particular the applicant has not submitted a satisfactory business case demonstrating essential operational need and has not demonstrated that there is no scope for renovating, converting or redeveloping an existing domestic or non-domestic building as an alternative to new build.

## **Detailed Application**

Reason for refusal - In particular in terms of category 3) it has not been satisfactorily demonstrated that:

- o there is no scope for renovating, converting or developing an existing domestic or non-domestic building as an alternative to new build;
- o that the proposed site is the best possible option in terms of landscape fit;
- o that the proposed design is of a high quality and appropriate to the location; and
- o that sufficient mitigation measures have been identified to minimise adverse impact.

3. The proposal is contrary to Policy 46A and 46B, Loch Leven Catchment Area, of the Perth and Kinross Local Development Plan 2 (2019) The site lies within the Loch Leven Catchment Area where phosphorus mitigation is required to protect the Loch Leven SPA and Ramsar Site. No details of phosphorus mitigation have been submitted.

As you have read the reason's for refusal are different in between the applications, which causes some concern over the level of consistency, applied between the applications.

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**Tearloch House, Blairadam, Kinross-shire, KY4 0HX**  
**[KeltecDesign@live.co.uk](mailto:KeltecDesign@live.co.uk)**  
**Contact No. 07837732779**

# ***Keltec Design***

## **Architectural Design Service**

Further background information relating to the applications - After the refusal of the outline application a detailed discussion was entered into with the planning officer, whereby the site location was never asked about or discussed, and the only requirement for a detailed application to be lodged was for an agricultural justification to be submitted in relation to the farm works. As part of the agricultural justification there was a section within this that confirmed that there were no further houses, or vacant buildings that could be used.

### **Alternative Accommodation**

There are no vacant dwelling houses within the farming unit nor are there any buildings suitable for conversion that could be utilised for accommodation for Andrew Jnr.

A detailed justification was submitted as part of the application, which was the rebuttal to the outline application being refused. This answered the queries that were discussed with the planning officer and on this basis we agreed to go forward with a detailed application.

During the detailed application process, telephone correspondence was entered into with the planning officer, whereby the siting of the proposed new dwelling house was discussed for the first time. This conversation ended with the planning officer going away to review and speak to their colleagues around the siting query. I chased this up via email a few days later, but to-date have not had a response to the queries raised. We were very surprised to then receive a refusal notice issued, despite my understanding that we were still in the middle of the application process.

This application is for a new dwelling house (farmhouse) to serve a working farm. The siting of the new dwelling house is on a private track road that is approx 750m away from an unclassified class road. With it also being 400m away from the nearest 'B' class road (as the crow flies).

A supporting statement was also submitted with the detailed application which answers the queries for which it was refused, which is confusing as these queries were asked by the planning officer in our pre-application discussions and consultations.

We feel that we have entered into discussions with the planning officer and answered all the queries raised, yet the application was refused for the same reasons.

One further reason for refusal was no phosphate mitigation proposals were submitted, however this was never asked for as part of the registration process, or at any time during the application, if this had been requested this would have been submitted, or in the case of previous application that we have dealt with, it could have been dealt with via condition.

### **Conclusion**

We entered into discussions with the planning officer, we felt that we had addressed all the salient points raised and submitted our application on this basis. During the application process, further

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# ***Keltec Design***

## **Architectural Design Service**

discussion was entered into, and to-date we have not had a response. There is a clear need and justification to have a presence on site due to the nature of the operations being carried out within the farm. My client owns the active working farm with a number of large cattle sheds and storage area's and on this basis a new Farmhouse is required to help support the ongoing farm commitments which is critical to the operation of the farm, welfare of the livestock and actively deter theft.

We trust that this will allow the application to be reviewed to allow a positive outcome and as such we also submit the following information in support of the application:-

- Supporting statement,
- Planning Justification Report,
- Email - Confirming additional telephone conversations 030920
- Email to Planning chasing siting query 210921

Regards

SarahJane Kelso  
**KELTEC DESIGN**

**Keltec Design**  
**Tearloch House, Blairadam, Kinross-shire, KY4 0HX**  
**[KeltecDesign@live.co.uk](mailto:KeltecDesign@live.co.uk)**  
**Contact No. 07837732779**



# **Supporting Statement**

**Client** - Mr Andrew Smith

**Site Address** – Craigton Farm, Cleish, Kinross, KY13 0LQ

**Proposal** – Erection of New Farmhouse and associated Landscaping

## **Background**

My client owns the active working farm with a number of large cattle sheds and storage area's and on this basis a new Farmhouse is required to help support the ongoing farm commitments which is critical to the operation of the farm, welfare of the livestock and actively deter theft.

Prior to my clients buying the farm I used to comprise of the Farm, sheds and storages areas, along with Craigton House, however this was split prior to my client buying the farm. Craigton House was sold as a separate asset to the farm. The farm has been worked remotely for a number of years, however due to the ongoing nature and type of farming that is carried out now it is beneficial to have an on site presence.

The access to the proposed new dwelling will be from the B9097, onto an unclassified road, then on a private access (owned by my client).

There is to be new landscaping, comprising of hedging and tree's to be planted to help screen the new dwelling from the prevailing westerly winds.

We envisage that the house will be embracing of new sustainable technologies and we envisage that the use of less carbon intensive materials will add to the proposition, along with consideration for the full lifecycle of the property.

Existing view from the B9097:-





Existing View – Facing South @ Proposed Farmhouse



Existing View – Facing West @ Proposed Farmhouse



@



Existing View – Facing North @ Proposed Farmhouse



Existing View – Facing East @ Proposed Farmhouse



@

We trust the above and enclosed information will allow a positive determination to the planning application.

## Planning Justification Report

### A & L Smith & Sons

**Prepared for:** Andrew Smith Jnr

**Prepared by:** SAC Consulting

**Contact:** Mhairi Dalglish  
Sandpiper House  
Ruthvenfield Road  
Inveralmond Industrial Estate  
Perth  
PH1 3EE

**Date:** November 2020



**Prepared for:**

Andrew Smith Jnr  
A & L Smith & Sons  
Middle Coldrain  
Kinross  
KY13 7QW

Farm Code: 81/487/0019

Prepared by:

SAC Consulting

Contact:

Mhairi Dalglish  
Sandpiper House  
Ruthvenfield Road  
Inveralmond Industrial Estate  
Perth  
PH1 3EE

Tel: 01738 636611  
Mob: 07765 707671  
Email: mhairi.dalglish@sac.co.uk  
Fax: 01738 627860

Reviewed by:

Gillian Inman

*This report has been prepared exclusively for the use of the above client, on the basis of information supplied, and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk. No responsibility or liability is accepted for any interpretation made by any party that may be made of the contents of this report.*



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## INTRODUCTION

This report has been prepared at the request of Andrew Smith Jnr, of A & L Smith & Sons, to supplement a planning application for the construction of a new dwelling house at Craigton Farm.

Information about the farm business policy and factors that would support the proposed dwelling house was gathered by Mhairi Dalgliesh, SAC Consulting (Perth) in discussion with Andrew.

The need for the justification for the additional dwelling house is based around the existing agricultural business, which is operated from Middle Coldrain Farm, Kinross. The applicant, Andrew Smith Jnr is a partner in the existing farming business, A & L Smith & Sons, with land owned at other locations in the near vicinity to the main holding.

This report has been produced in November 2020 from the information provided.

A & L Smith & Sons is a farming business which declared just over 526ha of land on the SAF (Single Application Form) in 2020. The area on the SAF includes 64.23ha of land in Ayrshire. The business has barley at the Ayrshire location and as such the arable area has been included in the labour calculations as it resulted in a substantial amount of work at the main farming unit for Andrew Jnr while other partners were sowing in Ayrshire. The three main farming enterprises are 195ha of combinable crops in a rotation with grass, 109 breeding ewes and 178 suckler cows.

The other partners in the business are as follows:

Andrew Smith Snr

Linda Smith

Joseph Smith

Data for enterprise labour requirements is based on the standard labour figures published by Defra in a UK Farm Classification Document (October 2014).

## **SUMMARY AND CONCLUSION**

Craigton Farm is a sub-unit of the Middle Coldrain farming business. The total area farmed by the business in Kinross is 420.65ha with 29.33ha of grain in Ayrshire. The enterprises on the farm include combinable crops, cattle and sheep.

A & L Smith & Sons currently own one house, at Middle Coldrain farm, where Andrew's parents and brother Joseph live. Andrew Jnr and his family currently live in Kinross with travel having to be made to the farming unit at all hours of the day.

There is a need for a dwelling house on the land at Craigton Farm to allow Andrew to reside on the farming unit at all times, thereby reducing the significant amount of travel he is currently undertaking and also increasing the security of the steading.

It is proposed that a suitable dwelling house is built at Craigton Farm rather than at Middle Coldrain to increase the security of the additional steading which is away from the main farming block.

**This report shows that there is justification for an additional dwelling house on the land owned by the business at Craigton Farm.**

## **BACKGROUND INFORMATION**

The main area of farmed land for the business of A & L Smith & Sons is split up over several different sites across the Coldrain and Cleish area.

Middle Coldrain is the main holding however in 1988, the business expanded and purchased the land at Craigton Farm. This was followed by the purchase of East Coldrain in the early 1990's and half of the farmland at Easter Cockairney. No dwelling houses were available to purchase with these acquisitions.

There is a farmhouse at Craigton but it was not offered for sale with the land.

The business also owns land at Boreland Farm but there is no steading or house with that land area. Across all these sites in Kinross, the total area farmed is 420.65 hectares (1039 acres). The business also has 29.33ha of spring barley in Ayrshire.

The farming business is a mix of arable crops with grassland for fodder production and livestock grazing.

The business is run by the Smith family with the partners detailed earlier in the report. Currently, three of the partners live in the house at Middle Coldrain with Andrew Jnr (34), his wife and young son living in the village of Kinross in a small house that they are quickly outgrowing.

It is necessary for Andrew Jnr to live within closer proximity to the farmland and stock than he presently does. Currently, there is a significant amount of travel required at all hours of the day to check stock at crucial times such as calving. By having Andrew Jnr living on site at Craigton it would not only greatly assist with the monitoring of the stock in the sheds but also increase the overall security of the unit.

Siting the house at Craigton is the better option for the business rather than another house at Middle Coldrain as it secures the second farming unit and increases the ability to monitor farmland in that area. Additionally, it avoids creating a hub of houses at Middle Coldrain which would have a visual impact on the rural area.

The site preferred for the dwelling house is located on permanent grassland just to the side of the steading. Additionally, the preferred site is at the side of the only road into and out of the farm therefore for anybody to gain access to the steading they would first have to pass the house. Therefore, the preferred site is in an ideal location to deter any visitors with ill intent.

Currently this is a small paddock that is fenced as it is not suitable for arable crops or making fodder due to its size and shape. There would be no negative impact on the

agricultural business if this area was taken out of agricultural use. The proposed house site is not prime agricultural land. It is categorised as 3.2 (land capable of average production), according to the Macaulay Land Capability for Agriculture (LCA) classification. As much as land in Class 3 can in theory support arable or fodder production, the shape and size of this parcel means it is not accessible by machinery and as such cannot support agricultural production.

The land at the proposed site has no environmental significance (e.g. SSSI) and there are no listed buildings or scheduled monuments nearby. Therefore, there would be no loss of any environmental or historic features. Trees would be planted along the front of the house which, once established, would mean the house was not visible from the roadside.

## LABOUR REQUIREMENTS AT A & L SMITH & SONS

Using Standard Labour Data for Agricultural and Horticultural Activities, sourced from Defra UK Farm Classification Document (October 2014), and information on existing land areas and livestock numbers farmed by the business, the labour profile for the farming enterprises was calculated.

The calculation shows that the current farming system at A & L Smith & Sons has the justification for at least 7 full-time labour units.

This is a modest assessment of the labour needed as it does not account for the ever-increasing administrative tasks required by farming businesses for regulation or accountancy purposes.

The Standard Work Capacity is taken as 1,900 hours/person/year. This is calculated on the assumption that one person would work 39 hours per week and takes illness and public holidays etc. into account.

<b>Land</b>	<b>Area (ha)</b>	<b>Hours/Annum/Ha</b>	<b>Total</b>
Arable Crops	195.66	18.0	3,521.88
Fallow	17.41	2.9	50.5
Grassland	135.05	3.1	418.7
Silage	89	12.0	1,068.0
Rough Grazing	12.86	1.5	19.3
<i>Sub total</i>			<i>5,078.39</i>
<b>Livestock</b>	<b>Number</b>	<b>Hours/Annum/Number</b>	<b>Total</b>
Beef Cattle	178	26	4,628.0
Other Cattle	282	12	3,384.0
Ewes and breeding stock	109	5.2	566.8
Other	18	2.9	52.2
<i>Sub total</i>			<i>8631.0</i>
<b>TOTAL</b>			<b>13,709.38</b>
<i>Standard Labour Unit</i>			<i>1,900.00</i>
<b>LABOUR REQUIREMENT (LU)</b>			<b>7.2</b>

**Table 1: Labour Requirements at A & L Smith & Sons**

## **THE NEED FOR ON-SITE ACCOMMODATION**

### **Business Control**

The business is well established and has been in the same family ownership for a number of years. The third generation now play a crucial role within the business, aided and guided by their father.

The business has expanded significantly from the land area that it started with and the family look to continue the business for future generations.

It is vital that Andrew, as a partner in the business, can live within the farming block to be easily accessible for the assistance with the day to day running and decision-making processes involved in running an agricultural business.

### **Animal Health and Welfare**

70 suckler cows are housed and calved at Craigton Farm therefore it is vital for the purposes of animal health and welfare that there is somebody present on site to be able to closely monitor the stock. With regard to the survival of newborn calves, by having somebody permanently on site would result in a much quicker response should there be any issues or any situations where veterinary assistance is required.

### **Efficiency**

Having somebody on site on a permanent basis is essential to conduct aspects of running the farm business e.g. taking delivery of supplies. All the fertiliser is delivered to Craigton Farm and by having somebody on site would help manage the checking and unloading of inputs. If Andrew Jnr was residing at Craigton on a permanent basis, this would help to ensure the efficiency of working practices.

Farming involves working long and often unsociable hours. It is imperative that Andrew can live on site to sustain the working regime and also save time and money on travel.

With livestock, often a commute to the farm steading can be the difference between life and death.

## **Security**

Security is an important consideration. Opportunist theft and vandalism (deliberate and accidental) are ever increasing incidents in the rural area and farms are most often subject to such activity. These incidents result in much aggravation and add to the daily operations on the farm but are also a severe financial burden.

Currently, with nobody living at Craigton on a permanent basis, the site is at an even greater risk of being subjected to theft or vandalism.

The farm steading can be seen from the roadside of the busy road that links the motorway with the Crook of Devon. As such people will be aware that the farm is there and may choose to take advantage of its exposed, unmonitored setting to use it as a target for theft and vandalism.

There is a large number of expensive pieces of machinery kept at Craigton Farm along with all of the dried malting barley which is of huge value to the business meaning it is all the more important that there is somebody residing on site to safeguard these items.

Although there is the old farmhouse, Craigton House, it is screened off by a high wall and number of trees and shrubs meaning that the residents of the house cannot see the steading or any vehicles travelling in the farm road and as such, would not notify the business of A & L Smith & Sons if they noticed any suspicious activity.

## **Health and Safety**

Visitors to farms sometimes arrive unannounced and it is essential someone is on hand at all times to supervise them within operational areas if invited or divert them away if not.

## **Alternative Accommodation**

There are no vacant dwelling houses within the farming unit nor are there any buildings suitable for conversion that could be utilised for accommodation for Andrew Jnr.



**RE: Decision Notice for Application Reference 20/00771/IPL**

Persephone Beer [REDACTED]

Thu 03/09/2020 17:06

To: 'Sarahjane Kelso' <[keltecdesign@live.co.uk](mailto:keltecdesign@live.co.uk)>

I'll give you a call now.

---

**From:** Sarahjane Kelso <[keltecdesign@live.co.uk](mailto:keltecdesign@live.co.uk)>

**Sent:** 03 September 2020 17:05

**To:** Persephone Beer [REDACTED]

**Subject:** Re: Decision Notice for Application Reference 20/00771/IPL

Persephone,

Apologises, i was on calls both times you rang today and i just missed your last call.

i am now currently free if you are?

Thanks

Stephen Kelso

07837732779

---

**From:** Sarahjane Kelso <[keltecdesign@live.co.uk](mailto:keltecdesign@live.co.uk)>

**Sent:** 03 September 2020 00:20

**To:** Persephone Beer [REDACTED]

**Subject:** Re: Decision Notice for Application Reference 20/00771/IPL

Good Evening Persephone,

It would be appreciated if we could arrange a suitable time to have a call to discuss the application?

We look forward to your reply.

Regards

Sarahjane Kelso

KELTEC DESIGN

07837732779

---

**From:** Development Management - Generic Email Account <[DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)>

**Sent:** 25 August 2020 15:47

**To:** Sarahjane Kelso <[keltecdesign@live.co.uk](mailto:keltecdesign@live.co.uk)>

**Cc:** Persephone Beer [REDACTED]

**Subject:** RE: Decision Notice for Application Reference 20/00771/IPL

Good Afternoon

I acknowledge receipt of your email and advise that it has been passed to the case officer, Persephone Beer. Please note that Persephone is unavailable until 2 September 2020.

Regards

Tracy McManamon  
Senior Support Assistant  
Development Management  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD



---

**From:** Sarahjane Kelso <[keltecdesign@live.co.uk](mailto:keltecdesign@live.co.uk)>  
**Sent:** 25 August 2020 00:42  
**To:** Development Management - Generic Email Account <[DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)>  
**Cc:** Ruth McRae [REDACTED]  
**Subject:** Re: Decision Notice for Application Reference 20/00771/IPL

Good Evening,

I would be much obliged if the case officer would have the courtesy of contacting us to discuss the refusal notice. As this was a planning in principal application there has been no discussion about the proposal or indeed any request for further information.

It appears that a very quick decision has been made on this proposal and as such no attempt has been made by Perth & Kinross Planning Authority to view the application as an 'in principal' application. Had further discussion's been entered into we could have supplemented the application with further information about the sustainable and reduced carbon impact of the proposal, which falls under the supplementary guidance, or indeed conditions could have been attached to help the justification, when a detailed application would have been lodged.

We deemed the reasons for refusal to be more akin to a detailed application refusal, but without any correspondence or contact from the case officer we were not afford the opportunity to resolve any concerns.

We are happy to take this to the review board, but i would first like to speak with the case officer, as we would prefer to work with the council to help the local farmer provide a safe place for his family and his business.

Please do not hesitate to contact us on 07837732779.

Regards

Sarahjane Kelso

**From:** [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk) <[developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)>

**Sent:** 24 August 2020 16:59

**To:** [Keltecdesign@live.co.uk](mailto:Keltecdesign@live.co.uk) <[Keltecdesign@live.co.uk](mailto:Keltecdesign@live.co.uk)>

**Cc:** [REDACTED]

**Subject:** Decision Notice for Application Reference 20/00771/IPL

Please see attached

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General enquiries to Perth & Kinross Council should be made to [enquiries@pkc.gov.uk](mailto:enquiries@pkc.gov.uk) or 01738 475000.

21/01075/FLL Land 160 Metres North West Of Craigton House

Sarahjane Kelso <keltecdesign@live.co.uk>

Tue 21/09/2021 23:09

To: Persephone Beer [REDACTED]

Good Evening Persephone,

Further to our recent conversation, i wondered if you had had any feedback in terms of the query around the location of the proposal?

I'm conscious of the timescale, and keen to ensure that we receive a positive outcome to the application.

If you can please let me know by contacting myself on 07837732779.

Regards

Stephen Kelso  
KELTEC DESIGN  
07837732779

**LRB-2021-37 - 21/01075/FLL - Erection of dwellinghouse and garage, installation of an air source heat pump and associated works, land 160 metres north west of Craigton House, Cleish**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Mr Andrew Smith  
c/o Keltec Design  
Sarah Jane Kelso  
Tearloch House  
Blairadam  
Kinross  
KY4 0HX

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **27th September 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/01075/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 28th July 2021 for Planning Permission for **Erection of dwellinghouse and garage, installation of an air source heat pump and associated works Land 160 Metres North West Of Craigton House Cleish**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 1A, Placemaking, of the Perth and Kinross Local Development Plan 2 (2019) as due to its scale, siting and design the development would not contribute positively to the quality of the surrounding built and natural environment.
2. The proposal is contrary to Policy 19 of the Perth and Kinross Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance (March 2020) as it does not meet any of the criteria within 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) Development on rural brownfield land.

In particular in terms of category 3) it has not been satisfactorily demonstrated that:

- o there is no scope for renovating, converting or developing an existing domestic or non-domestic building as an alternative to new build;
- o that the proposed site is the best possible option in terms of landscape fit;
- o that the proposed design is of a high quality and appropriate to the location; and

- o that sufficient mitigation measures have been identified to minimise adverse impact.
- 3. The proposal is contrary to Policy 46A and 46B, Loch Leven Catchment Area, of the Perth and Kinross Local Development Plan 2 (2019) The site lies within the Loch Leven Catchment Area where phosphorus mitigation is required to protect the Loch Leven SPA and Ramsar Site.

No details of phosphorus mitigation have been submitted.

### **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 and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

### **Plan Reference**

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## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	21/01075/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	27th September 2021	
Draft Report Date	24th September 2021	
Report Issued by	PB	Date 27 <sup>th</sup> September 2021

**PROPOSAL:** Erection of dwellinghouse and garage, installation of an air source heat pump and associated works

**LOCATION:** Land 160 Metres North West Of Craigton House Cleish

#### 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:** 13 August 2020

#### SITE PHOTOGRAPHS



## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

Planning permission is sought for the erection of a dwellinghouse on land 160 metres north west of Craigton House, Cleish. The application follows refusal of an in principle application (20/00771/IPL).

The site is located at the edge of a large arable field. A linear strip has been fenced off from the cultivated part of the field with post and wire fencing. Part of this area is identified as the proposed house site. The northern part of the site bounds the access track which also serves the farm buildings. There are extensive views to the Cleish Hills to southwest of the site with the land rising up to gently to the north east. The site is very open with no existing landscape framework. It is accessed along a private track to a minor road which leads to the B9097. Part of the track is a Core Path.

The in principle application was refused as it did not meet any of the categories set out in the housing in the countryside policy and specifically the applicant did not submit a satisfactory business case demonstrating essential operational need. It was also not demonstrated that there was no scope for renovating, converting or redeveloping any existing domestic or non-domestic building as an alternative to new build.

This is now a detailed proposal for a detached four bed property with accommodation over two levels to be finished in white wet dash render with grey concrete roof tiles.

A supporting statement and business justification for the development have been submitted.

## **SITE HISTORY**

20/00771/IPL Erection of a dwellinghouse (in principle) 24 August 2020 Application Refused

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: None.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 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 2: Design Statements  
Policy 5: Infrastructure Contributions  
Policy 15: Public Access  
Policy 19: Housing in the Countryside  
Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development  
Policy 39: Landscape  
Policy 41: Biodiversity  
Policy 46A: Loch Leven Catchment Area  
Policy 46B: Loch Leven Catchment Area  
Policy 50: Prime Agricultural Land  
Policy 53B: Water Environment and Drainage: Foul Drainage  
Policy 58A: Contaminated and Unstable Land: Contaminated Land  
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **OTHER POLICIES**

Housing in the Countryside Supplementary Guidance March 2020  
Developer Contributions and Affordable Housing Supplementary Guidance 2020  
Placemaking Supplementary Guidance 2020  
Loch Leven Special Protection Area and Ramsar Site Guidance 2020

## **CONSULTATION RESPONSES**

Development Contributions Officer  
No developer contributions required.

Transport Planning  
No objection subject to condition.

Scottish Water  
No objection. No Scottish Water Waste Water infrastructure in the area.

Environmental Health (Noise Odour)  
No objection subject to noise condition.

Environmental Health (Contaminated Land)  
No adverse comment. A search of the historic records did not raise any concerns regarding ground contamination.

## REPRESENTATIONS

The following points were raised in the 1 representation received:

- Contrary to Housing in the Countryside Guide, policy 19 (housing in the countryside) and policy 1 (placemaking);
- lack of landscape framework;
- inappropriate suburban/urban house design.

The above points are addressed in the report.

## ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Supporting statement and justification submitted

## APPRAISAL

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

Policy 19, Housing in the Countryside, of the Perth and Kinross Local Development Plan 2019 supports proposals for the erection, or creation through conversion, of single houses and groups of houses subject to them falling into at least one of 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.

The Housing in the Countryside Supplementary Guidance defines a building group as “3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of the guidance”

In this case the proposed site is close to a group of farm buildings which contains one residential dwelling. The site is detached from this grouping and would not be an extension of the group as required by the policy. This has to be into a readily definable adjacent site formed by existing topography, roads or well-established existing landscape features that would provide a suitable setting.

This aspect of the proposal has not changed since the refusal of the in principle permission as the site has remained the same. The only section that the proposal can be assessed under is Category 3 of the guidance “New Houses in the Open Countryside”. In all cases under this category proposals should:

- Blend sympathetically with landform
- Use existing trees, buildings, slopes or other natural features to provide a backdrop
- Use an identifiable site with long establish boundaries which separates the site naturally from the surrounding ground. In particular the sub-division of a field or other land, for example by post and wire fence or newly planted hedge or tree belt specifically in order to create the site, will not be acceptable.
- Make a positive contribution to the surrounding landscape.

In this case there are no natural features to provide a back drop, the site is bounded by post and wire fencing and the development would not make a positive contribution to the surrounding landscape.

The previous proposal lacked a satisfactory economic justification as required by Para. 3.3 Economic Activity. This requires evidence that a new house is essential to the continued operation of the farm for animal welfare reasons. This must be supplied in the form of a business appraisal to demonstrate essential operational need and in particular that the farm is financially sound and economically viable. A business justification has this time been submitted that demonstrates the requirement for a worker to live on the holding. However the holding extends to some 420 hectares and the justification report submitted does not include sufficient information to demonstrate that this is the most appropriate location for the new house. As occupancy restrictions on houses associated with an economic activity are now largely removed additional emphasis is now placed on siting and design. This aspect has not been fully assessed in the supporting information and no evidence has been presented to demonstrate that alternative locations have been

considered and that the one proposed is the best available (or justification provided if the option proposed is not the best available). For example the house could potentially be located closer to the existing sheds and former farmhouse however this option has not been considered.

Whilst it is acknowledged that another house is justified on the farm holding the proposal is contrary to Policy 19 of the LDP and its associated supplementary guidance for the following reasons:

It has not been satisfactorily demonstrated that:

- there is no scope for renovating, converting or developing an existing domestic or non-domestic building as an alternative to new build;
- that the proposed site is the best possible option in terms of landscape fit;
- that the proposed design is of a high quality and appropriate to the location; and
- that sufficient mitigation measures have been identified to minimise adverse impact.

### **Design and Layout**

The house design is for a large detached property finished in white render with grey concrete roof tiles and uPVC window frames. The supplementary guidance requires the scale of house to reflect the need and that generally a second house on a holding would be of a lesser scale than the main house. Whilst it is appreciated that the future occupant has a young family a sizeable 4/5 bedroom house in this location would not meet the design requirements as set out in the housing in the countryside policy or in placemaking policies which require developments to contribute positively to the built and natural environment. The scale and design would not contribute positively to the built and natural environment.

### **Landscape**

The site is at the edge of a field in an area that is not currently cultivated. There are no hedges or trees on the site which is open and exposed particularly when viewed from the public road to the south. The construction of a two storey property on the site would have an adverse impact on the landscape character of the area.

### **Residential Amenity**

The closest residential property is Craigton House which is approximately 160 metres to the south east of the proposed dwellinghouse. An air source heat pump is proposed. Environmental Health has requested that a noise condition be applied should the application be approved.

In terms of overlooking or overshadowing the residential amenity of neighbouring properties would not be adversely affected given the distance and

position of the new and existing house. Sufficient private amenity space is provided with the new house.

### **Visual Amenity**

The development would have an adverse impact on visual amenity. The proposed development would be sited in a visually exposed site, detached from the existing group of farm buildings to the south east. There is no existing landscape framework to set the development within and no established site boundaries of any substance.

### **Roads and Access**

The property is served by an existing farm track that links to the B9097 along a minor public road. Part of the track is also a Core Path. This application is being recommended for refusal however if approved a condition to protect the Core Path would be attached.

### **Drainage and Flooding**

The site lies within the Loch Leven Catchment Area and phosphorus mitigation is required in accordance with Policy 46A and 46B of the adopted Perth & Kinross Local Development Plan 2019 and the Loch Leven SPA and Ramsar Site Supplementary Guidance 2020 (which stipulates 125% phosphorus removal is required).

No details of phosphorus mitigation have been submitted. The proposal is therefore contrary to LDP policies 46A and 46B.

### **Conservation Considerations**

The site is not close to any listed buildings and not within a conservation area. There is unlikely to be any impact on built heritage interests from this development.

### **Natural Heritage and Biodiversity**

The site is currently a grass paddock and of limited natural heritage and biodiversity value. The proposal includes some landscaping using native species which would improve the biodiversity of the site.

### **Developer Contributions**

#### **Primary Education**

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating 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 Cleish Primary School.

Contribution may be required should a detailed application be submitted dependent on the capacity of the catchment school at that time.

### **Transport Infrastructure**

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.

The application does not fall within the identified Transport Infrastructure Supplementary Guidance boundary.

### **Zero carbon technologies**

Policy 32 of the Local Development Plan requires all proposals to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. Information to satisfy the requirement of policy 32 will be required if the application is approved.

### **Economic Impact**

The house would be used in association with an existing business. However 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 is contrary to Policy 1A, Placemaking, of the Perth and Kinross Local Development Plan 2 (2019) as due to its scale, siting and design the development would not contribute positively to the quality of the surrounding built and natural environment.
- 2 The proposal is contrary to Policy 19 of the Perth and Kinross Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance (March 2020) as it does not meet any of the criteria within 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) Development on rural brownfield land.

In particular in terms of category 3) it has not been satisfactorily demonstrated that:

- there is no scope for renovating, converting or developing an existing domestic or non-domestic building as an alternative to new build;
  - that the proposed site is the best possible option in terms of landscape fit;
  - that the proposed design is of a high quality and appropriate to the location; and
  - that sufficient mitigation measures have been identified to minimise adverse impact.
- 3 The proposal is contrary to Policy 46A and 46B, Loch Leven Catchment Area, of the Perth and Kinross Local Development Plan 2 (2019) The site lies within the Loch Leven Catchment Area where phosphorus mitigation is required to protect the Loch Leven SPA and Ramsar Site.

No details of phosphorus mitigation have been submitted.

### **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

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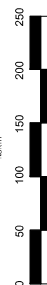
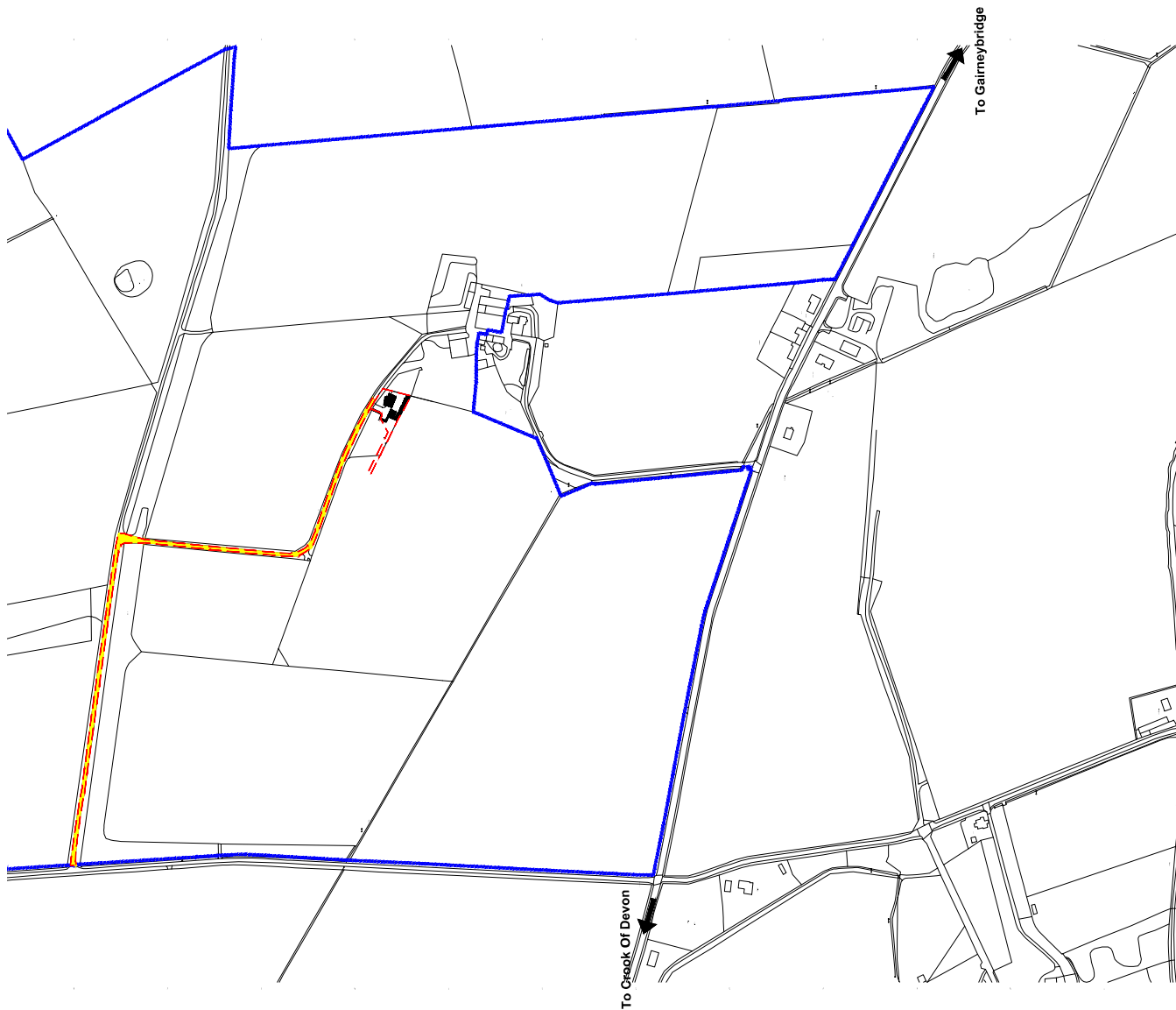
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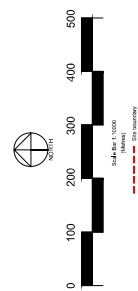
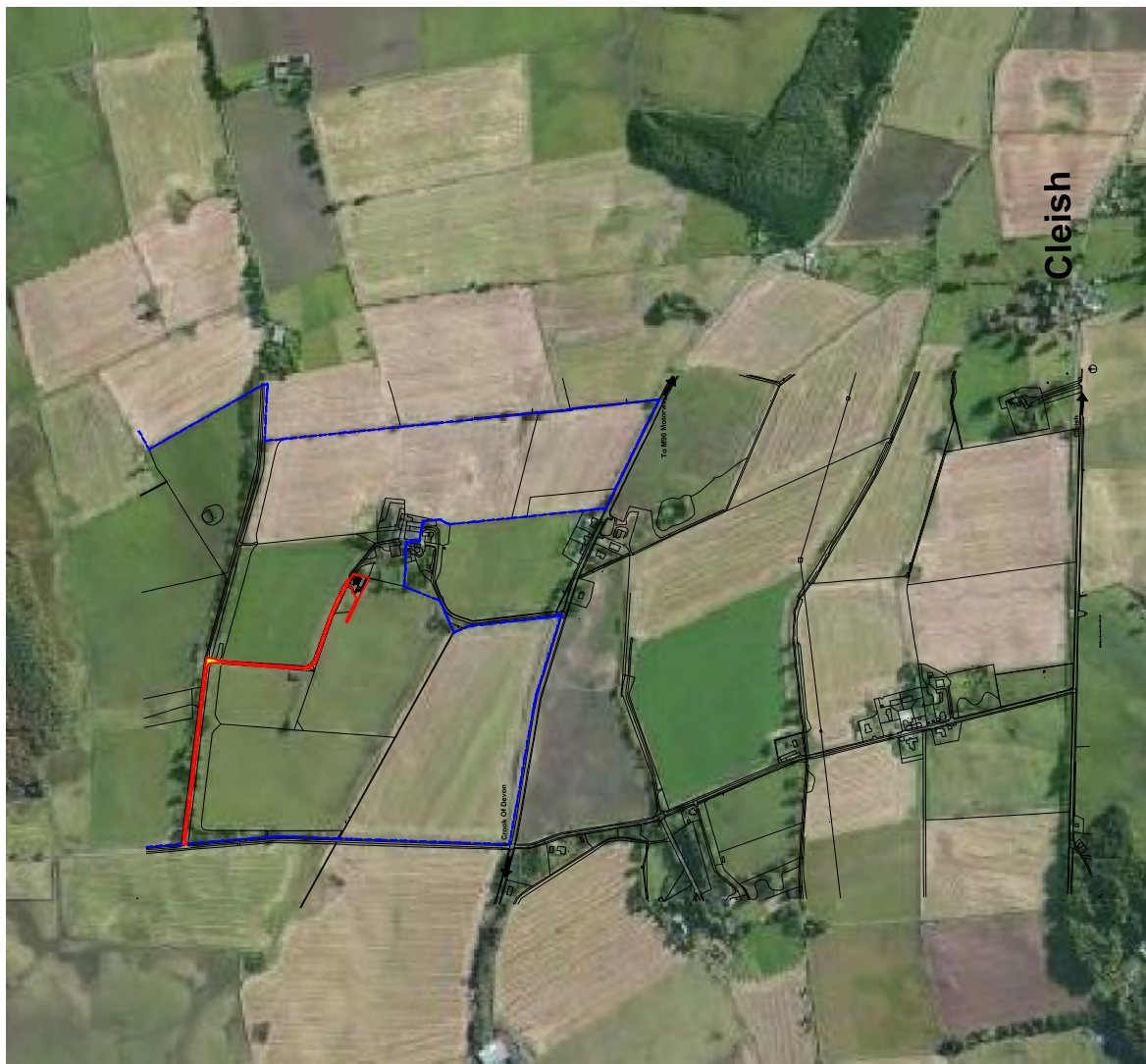
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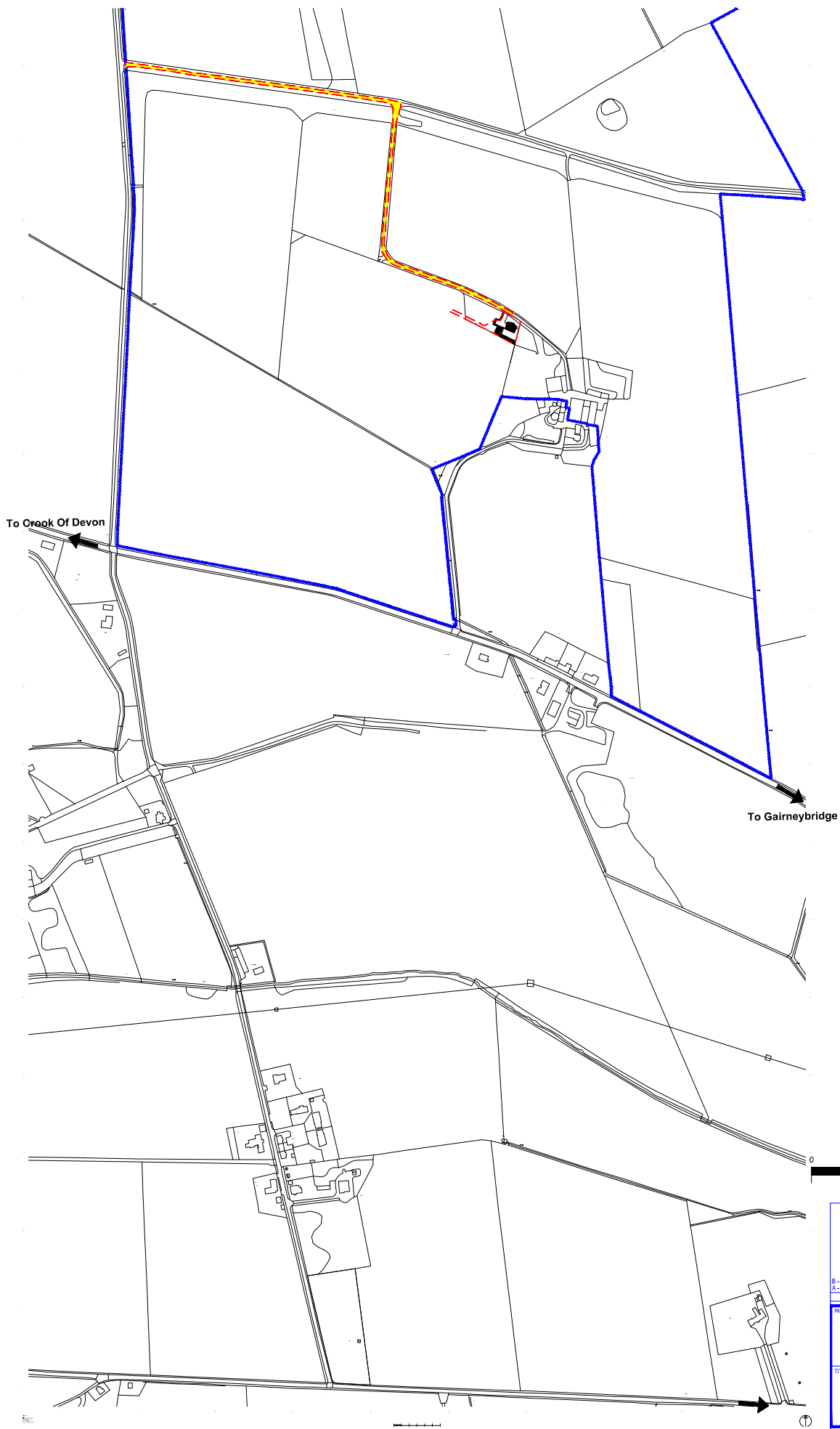


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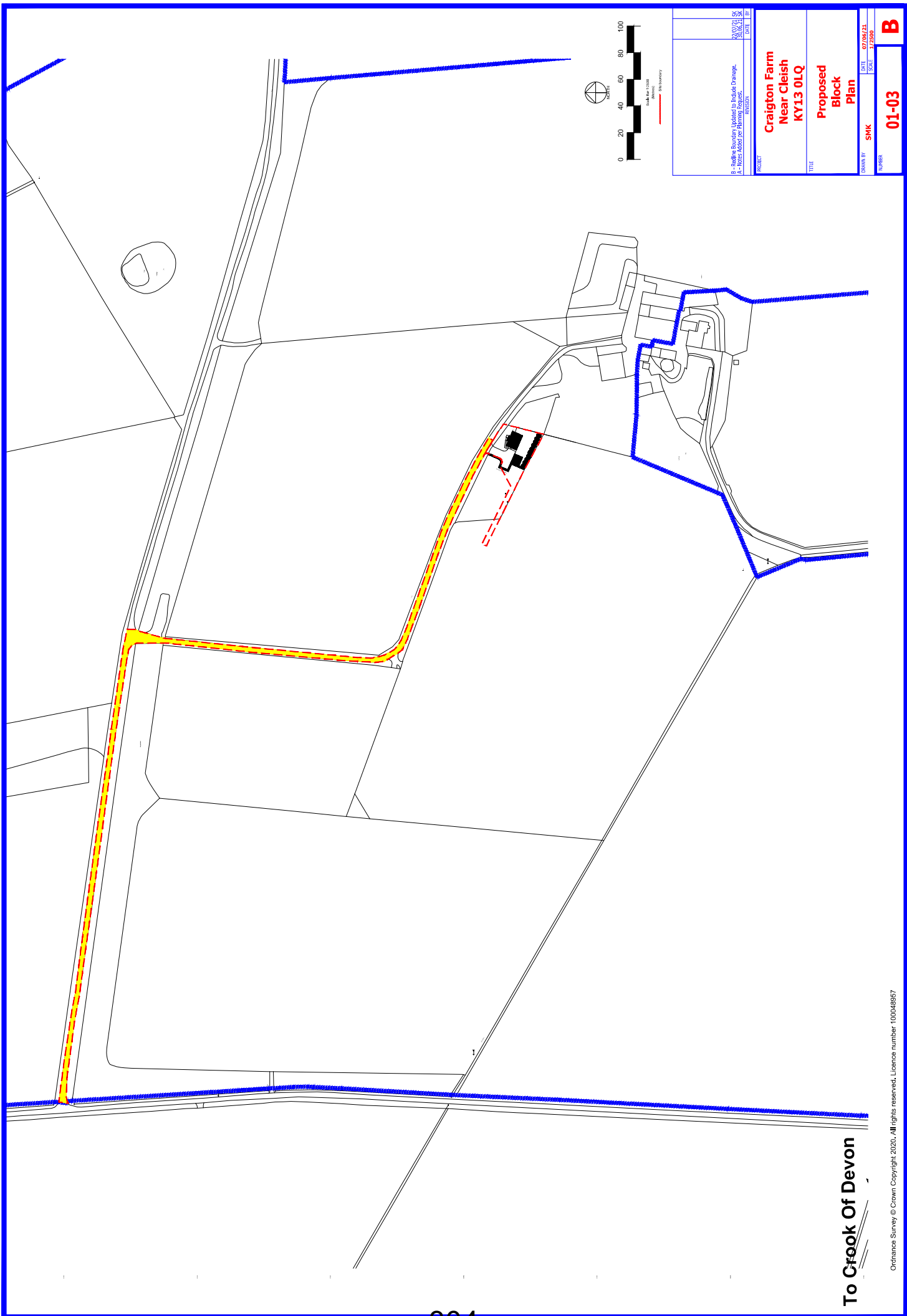
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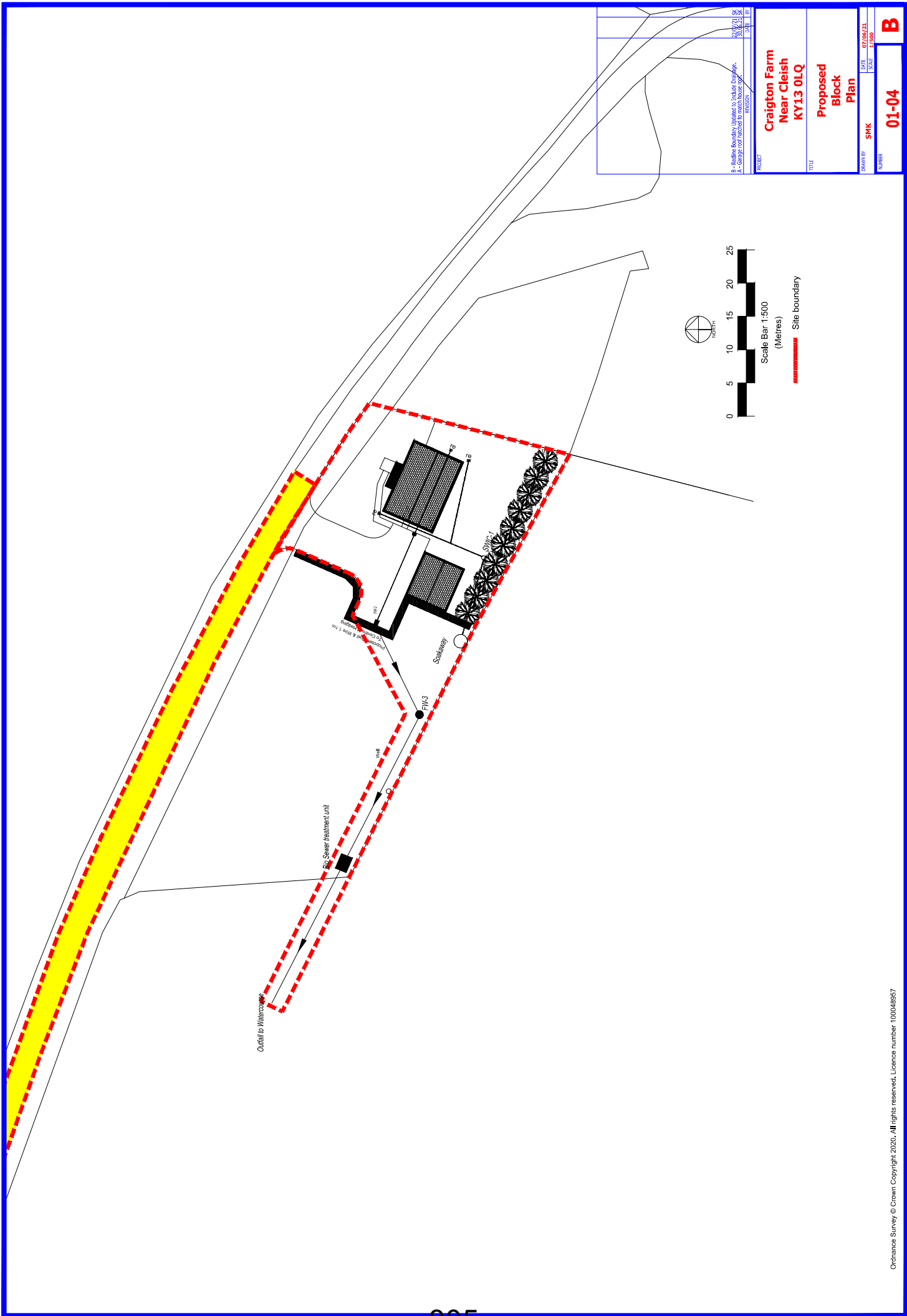


A - Redline Boundary Updated to Include Drainage		2/20/2015	SA
INVERSION		1/2/15	SA
PROJECT	<b>Craigton Farm</b> <b>Near Cleish</b> <b>KY13 0LQ</b>		
TITLE	<b>Proposed</b> <b>Location</b> <b>Plan</b>		
DRAWN BY	SMK	DATE	07/06/21
NUMBER		SCALE	1/10000
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B - Redline Boundary Updated to Include Drainage, A - Notes Added per Planning Request. REVISED		22/07/21 SK 20/06/21 SK DATE: 11/07/21
<b>PROJECT</b> <b>Craigton Farm</b> <b>Near Cleish</b> <b>KY13 0LQ</b>		
<b>TITLE</b> <b>Proposed Identifying</b> <b>Location</b> <b>Plan</b>		
DRAWN BY <b>SMK</b>	DATE <b>07/06/21</b>	SCALE <b>1/5000</b>
NUMBER <b>01-05</b>	<b>B</b>	





This is the drawing / a true copy of the drawing referred to in the application deed.....  
 signed:.....

**External Materials**  
 Basecourse - Random Pattern Anstone (Buff/Brown)  
 Walls - Wet Dash White Render  
 Windows - White UPVC  
 Personnel Door - Brown UPVC  
 Garage Door - Brown UPVC  
 Roof Tiles - Flat Grey Concrete Roof Tiles  
 Soffit/Fascia's - White UPVC  
 Cl - Buff Precast Stone

A. Garage amendments added to the elevations.		30.06.21	SP
Rev.	Revision	Date	By

PROJECT  
**Craigton Farm Cleish**

TITLE  
**Proposed Double Garage**

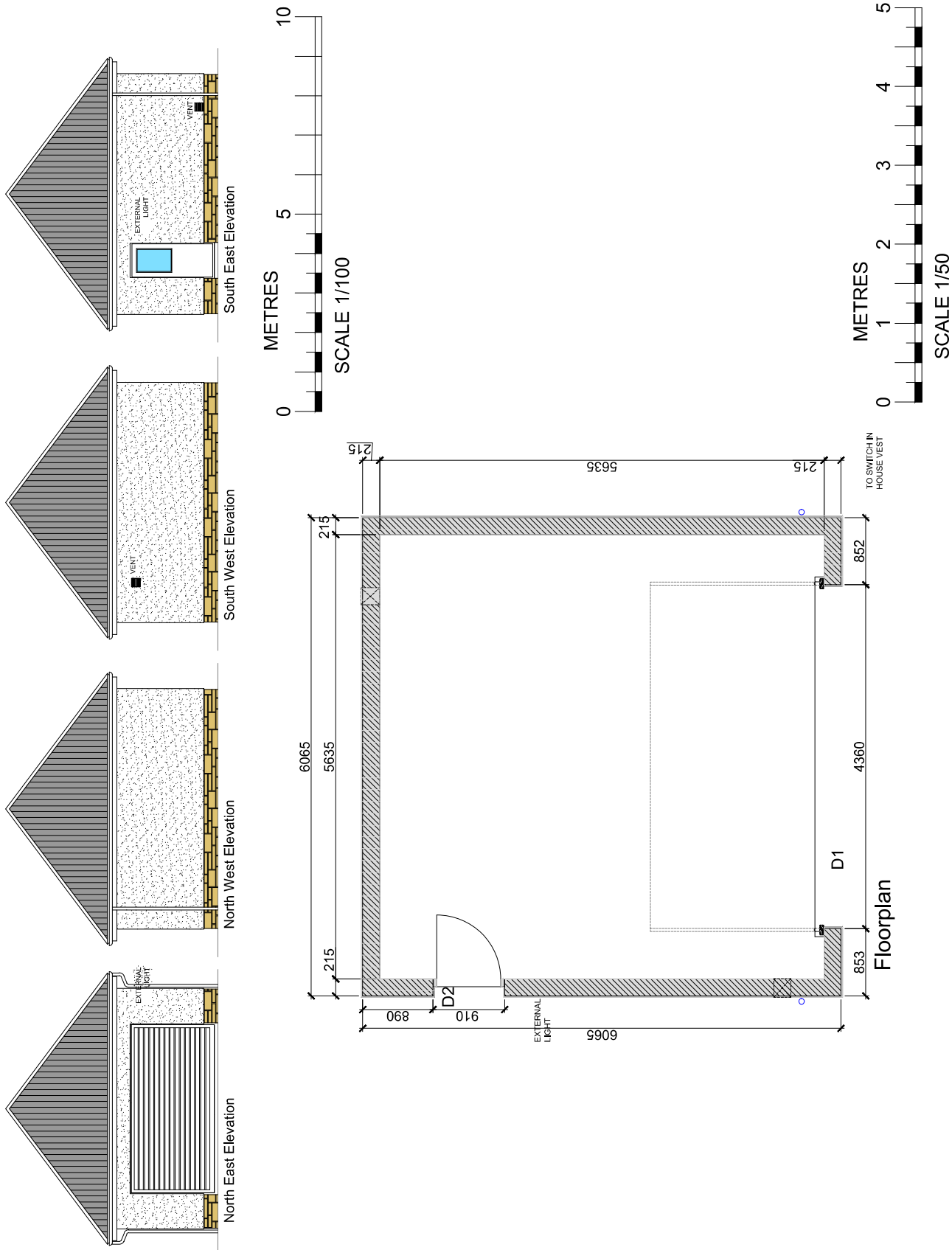
DRAWN BY  
**SMK**

DATE  
 07/06/21

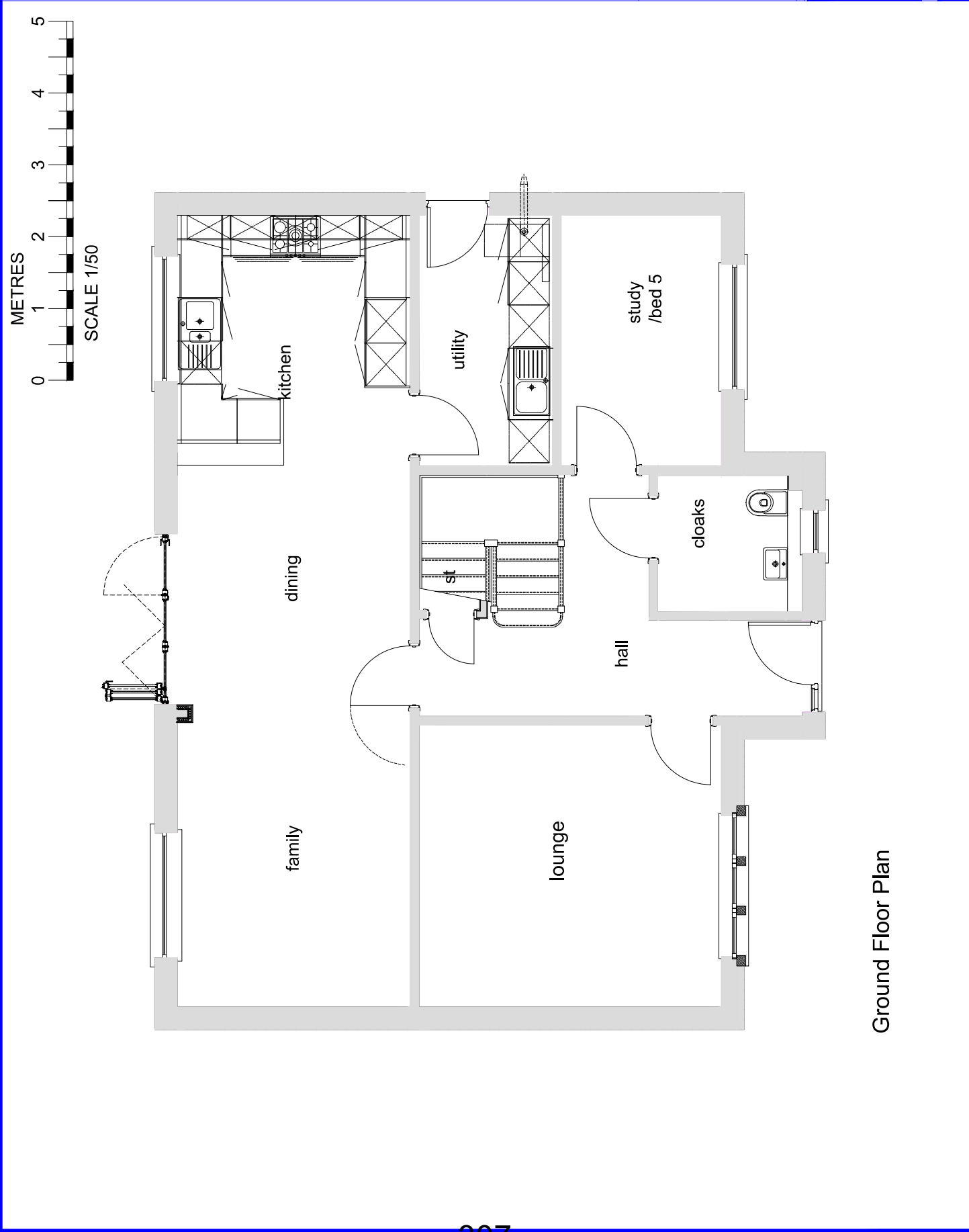
SCALE  
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NUMBER  
**04-01**

**A**

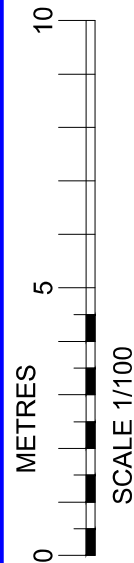




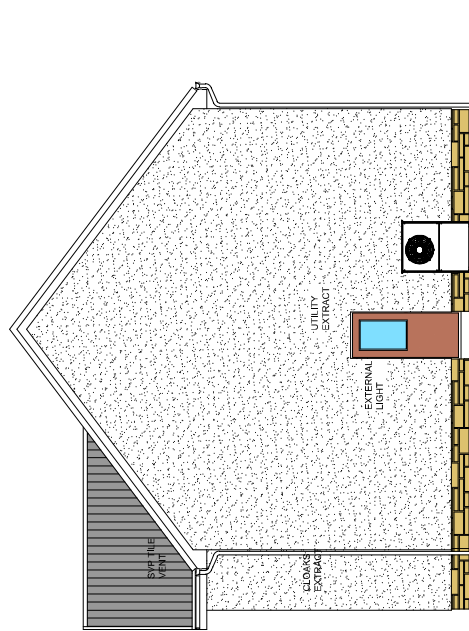


This is the drawing / a true copy of the drawing referred to  
in the application dated.....  
signed:.....

**External Materials**  
Basecourse - Random Pattern Anstone (Buff/Brown)  
Walls - Wet Dash White Render  
Windows - White UPVC  
Front Door - Brown UPVC  
Rear/Bi-Fold Doors - White UPVC  
Roof Tiles - Flat Grey Concrete Roof Tiles  
Soffit/Fascia's - White UPVC  
Gill - Buff Precast Stone



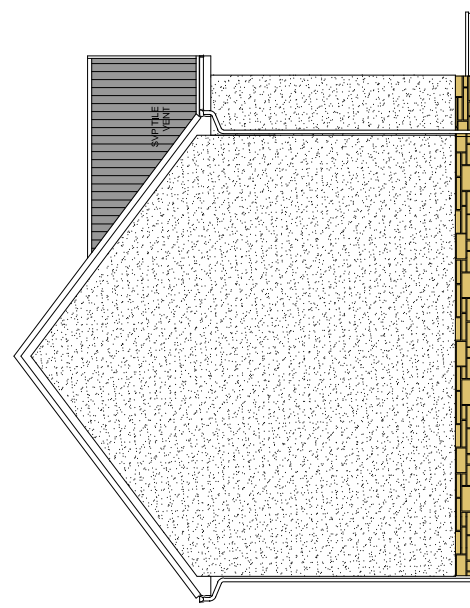
North East Elevation



North West Elevation



South West Elevation



South East Elevation

NO.	REVISION	DATE	BY
1			

PROJECT	Craigton Farm Cleish
TITLE	Proposed Elevations
DRAWN BY	SMK
DATE	07/06/21
SCALE	1:100
NUMBER	03-01

This is the drawing / a true copy of the drawing referred to in the application dated.....  
signed:.....

NO.

REVISION

DATE

BY

PRODUCT

Craigton Farm Cleish

TITLE

First Floor Plan

DRAWN BY

SMK

DATE

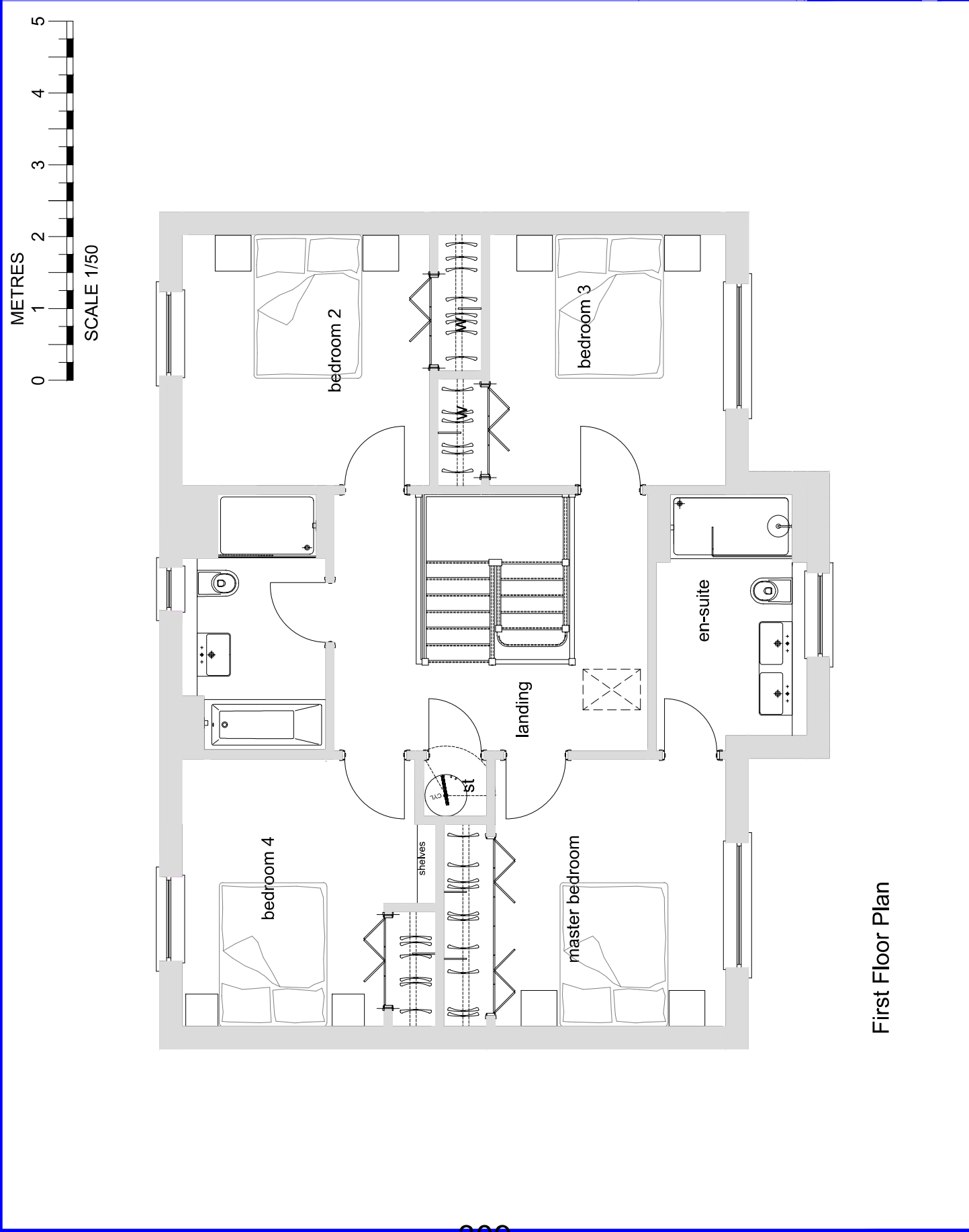
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SCALE

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NUMBER

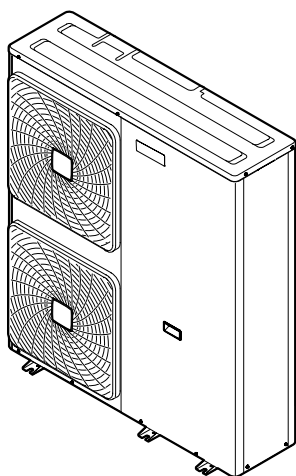
02-02





## Installation manual

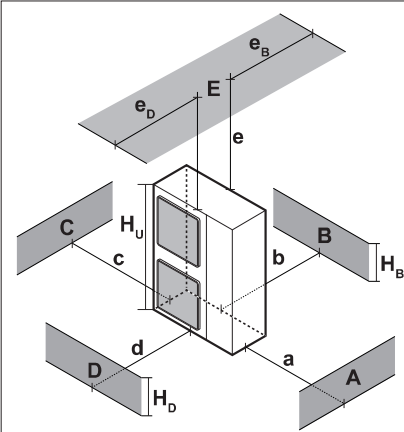
### Daikin Altherma – Low temperature split



EPGA11DAV3  
EPGA14DAV3  
EPGA16DAV3

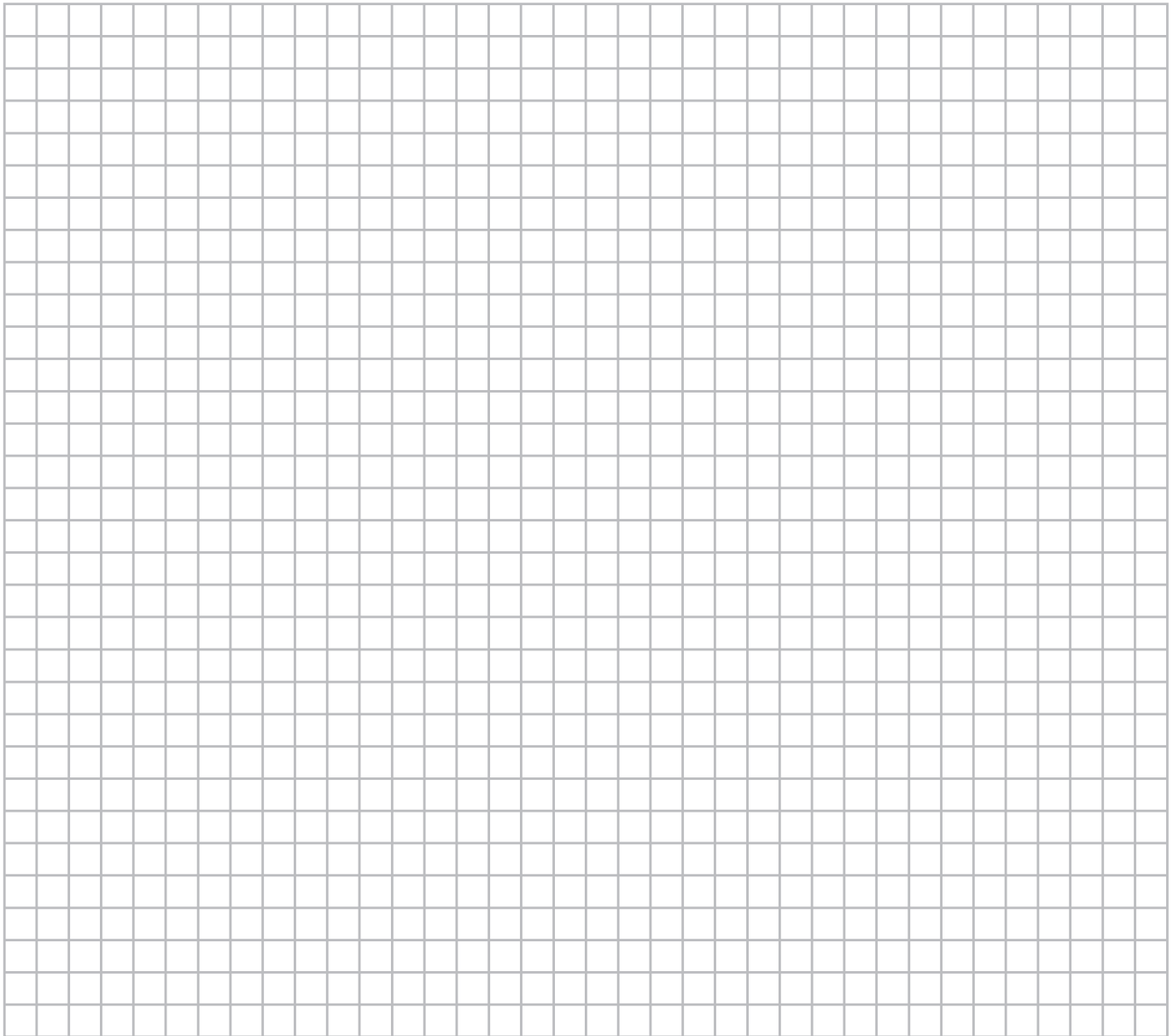
Installation manual  
Daikin Altherma – Low temperature split

English



A~E	$H_B H_D H_U$	(mm)							
		a	b	c	d	e	$e_B$	$e_D$	H
A, B, C	—	$\geq 500$	$\geq 300$	$\geq 100$					$\geq 150$
A, B, C, E	—	$\geq 500$	$\geq 300$	$\geq 150$		$\geq 1000$		$\leq 500$	$\geq 150$
D	—				$\geq 500$				$\geq 150$
D, E	—				$\geq 500$	$\geq 1000$	$\leq 500$		$\geq 150$
B, D	$H_D < H_U$		$\geq 300$		$\geq 500$				$\geq 150$
B, D, E	$H_D < H_U$ & $H_B > H_U$		$\geq 300$		$\geq 1000$	$\geq 1000$		$\leq 500$	$\geq 150$
	$H_D > H_U$ & $H_B < H_U$		$\geq 300$		$\geq 1000$	$\geq 1000$	$\leq 500$		$\geq 150$

1











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## 1 About the documentation

### 1.1 About this document

#### Target audience

Authorised installers

#### Documentation set

This document is part of a documentation set. The complete set consists of:

Latest revisions of the supplied documentation may be available on the regional Daikin website or via your dealer.

The original documentation is written in English. All other languages are translations.

#### Technical engineering data

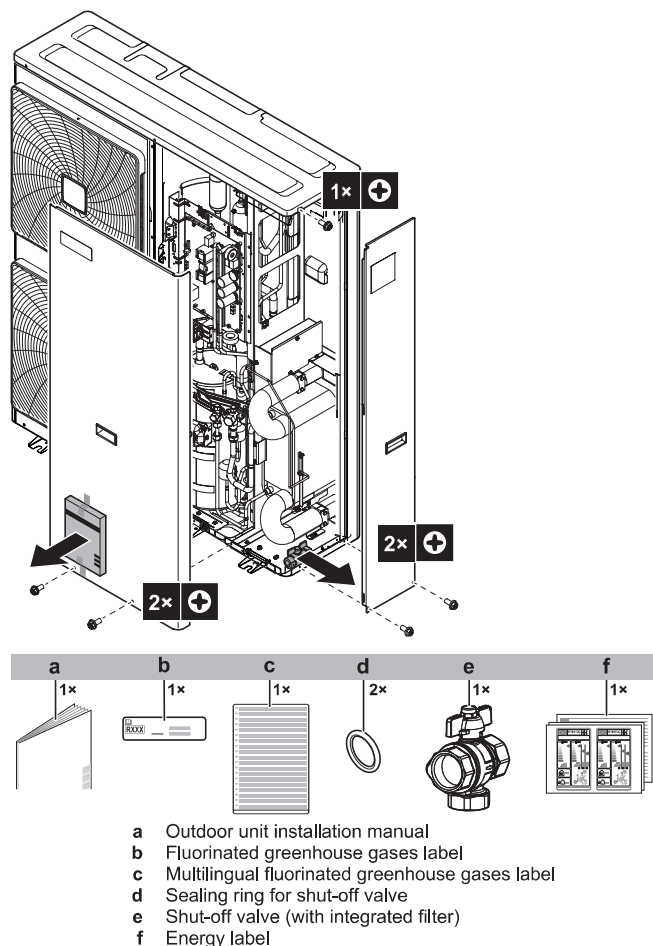
- A **subset** of the latest technical data is available on the regional Daikin website (publicly accessible).
- The **full set** of latest technical data is available on the Daikin extranet (authentication required).

## 2 About the box

### 2.1 Outdoor unit

#### 2.1.1 To remove the accessories from the outdoor unit

- 1 Open the outdoor unit.
- 2 Remove the accessories.



#### 2.1.2 To remove the transportation stay



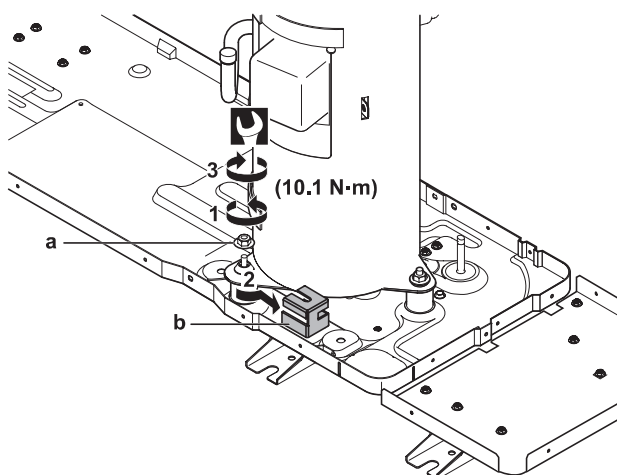
#### NOTICE

If the unit is operated with the transportation stay attached, abnormal vibration or noise may be generated.

The compressor transportation stay must be removed. It is installed under the compressor leg in order to protect the unit during transport. Proceed as shown in the figure and procedure below.

- 1 Remove the nut (a) of the compressor mounting bolt.
- 2 Remove and discard the transportation stay (b).
- 3 Re-install the nut (a) of the compressor mounting bolt and tighten to 10.1 N•m of torque.

## 3 Preparation



## 3 Preparation

### 3.1 Preparing the installation site



#### WARNING

The appliance shall be stored in a room without continuously operating ignition sources (example: open flames, an operating gas appliance or an operating electric heater).

#### 3.1.1 Installation site requirements of the outdoor unit

Mind the spacing guidelines. See figure 1 on the inside of the front cover.

The symbols can be interpreted as follows:

- A, C** Right side and left side obstacles (walls/baffle plates)
- B** Suction side obstacle (wall/baffle plate)
- D** Discharge side obstacle (wall/baffle plate)
- E** Top side obstacle (roof)
- a, b, c, d, e** Minimum service space between the unit and obstacles A, B, C, D and E
- e<sub>B</sub>** Maximum distance between the unit and the edge of obstacle E, in the direction of obstacle B
- e<sub>D</sub>** Maximum distance between the unit and the edge of obstacle E, in the direction of obstacle D
- H<sub>U</sub>** Height of the unit including the installation structure
- H<sub>B</sub>, H<sub>D</sub>** Height of obstacles B and D
- H** Height of installation structure below the unit

The outdoor unit is designed for outdoor installation only, and for the following ambient temperatures:

Cooling mode	10~43°C
Heating mode	-28~35°C

#### Special requirements for R32

The outdoor unit contains an internal refrigerant circuit (R32), but you do NOT have to do any refrigerant field piping, or refrigerant charging.

Mind the following requirements and precautions:



#### WARNING

- Do NOT pierce or burn.
- Do NOT use means to accelerate the defrosting process or to clean the equipment, other than those recommended by the manufacturer.
- Be aware that R32 refrigerant does NOT contain an odour.



#### WARNING

The appliance shall be stored so as to prevent mechanical damage and in a well-ventilated room without continuously operating ignition sources (example: open flames, an operating gas appliance or an operating electric heater).



#### WARNING

Make sure installation, servicing, maintenance and repair comply with instructions from Daikin and with applicable legislation (for example national gas regulation) and are executed only by authorised persons.

## 4 Installation

### 4.1 Opening the units

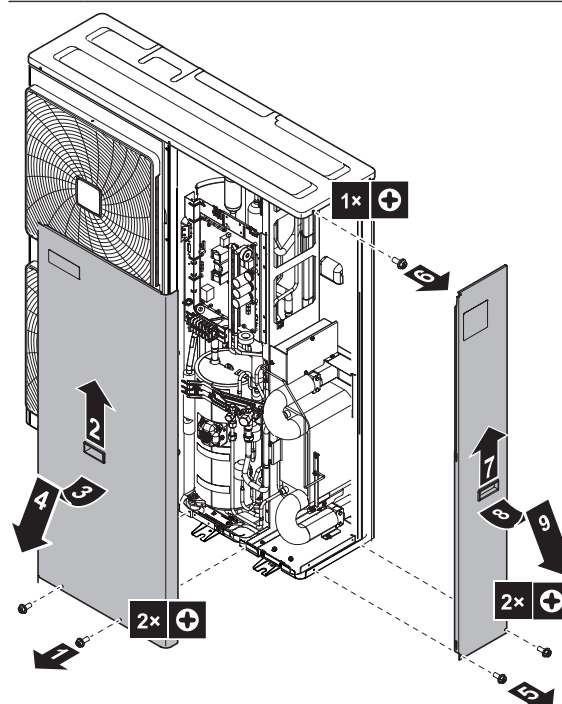
#### 4.1.1 To open the outdoor unit



#### DANGER: RISK OF ELECTROCUTION



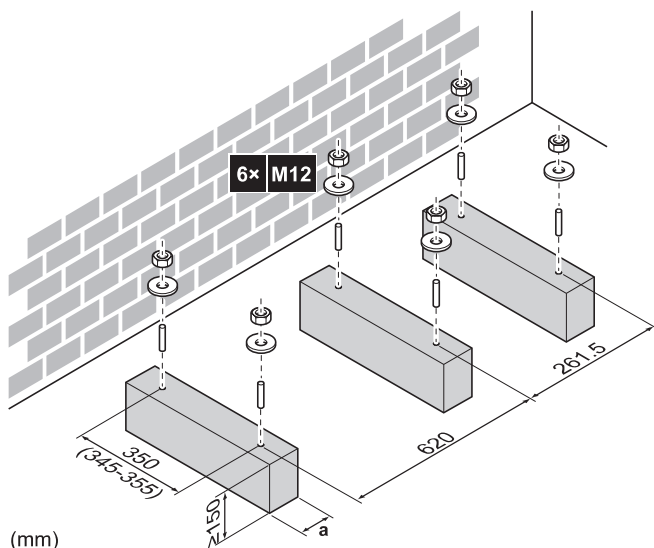
#### DANGER: RISK OF BURNING



### 4.2 Mounting the outdoor unit

#### 4.2.1 To provide the installation structure

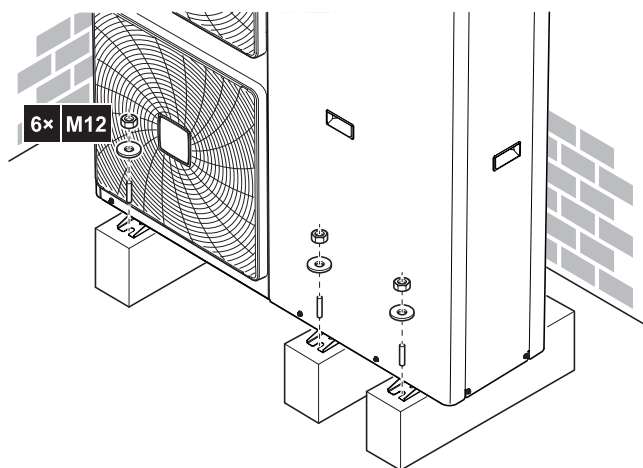
Prepare 6 sets of anchor bolts, nuts and washers (field supply) as follows:



a Make sure not to cover the drain holes.

In any case, make sure the unit is positioned at least 100 mm above the maximum expected level of snow.

## 4.2.2 To install the outdoor unit



## 4.2.3 To provide drainage

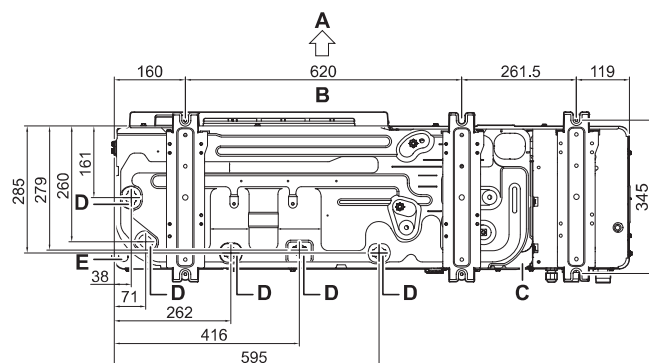
Make sure that condensate can be evacuated properly. When the unit is in cooling mode, condensate may also form in the hydro part. When providing drainage, therefore make sure to cover the entire unit.



### NOTICE

If the unit is installed in a cold climate, take adequate measures so that the evacuated condensate CANNOT freeze.

### Drain holes (dimensions in mm)

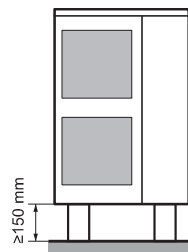


- A Discharge side
- B Distance between anchor points
- C Bottom frame
- D Drain holes
- E Knockout hole for snow



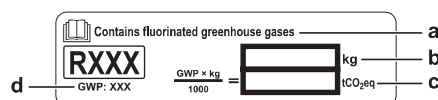
### NOTICE

If drain holes of the outdoor unit are covered by a mounting base or by floor surface, raise the unit to provide a free space of more than 150 mm under the outdoor unit.



## 4.2.4 To fix the fluorinated greenhouse gases label

- 1 Fill in the label as follows:



- a If a multilingual fluorinated greenhouse gases label is delivered with the unit (see accessories), peel off the applicable language and stick it on top of a.
- b Total refrigerant charge
- c **Greenhouse gas emissions** of the total refrigerant charge expressed as tonnes CO<sub>2</sub> equivalent
- d GWP = Global warming potential



### NOTICE

In Europe, the **greenhouse gas emissions** of the total refrigerant charge in the system (expressed as tonnes CO<sub>2</sub> equivalent) is used to determine the maintenance intervals. Follow the applicable legislation.

### Formula to calculate the greenhouse gas emissions:

GWP value of the refrigerant × Total refrigerant charge [in kg] / 1000

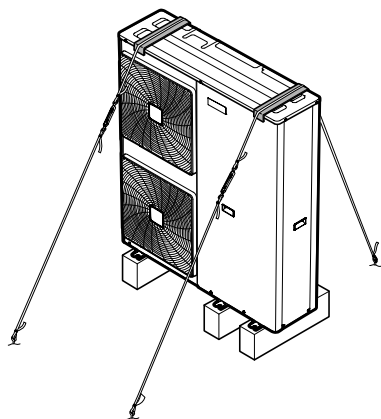
- 2 Fix the label on the inside of the outdoor unit near the gas and liquid stop valves.

## 4.2.5 To prevent the outdoor unit from falling over

In case the unit is installed in places where strong wind can tilt the unit, take following measure:

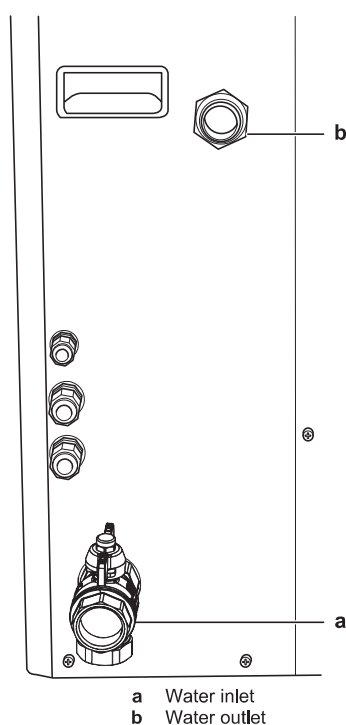
- 1 Prepare 2 cables as indicated in the following illustration (field supply).
- 2 Place the 2 cables over the outdoor unit.
- 3 Insert a rubber sheet between the cables and the outdoor unit to prevent the cables from scratching the paint (field supply).
- 4 Attach the ends of the cables and tighten them.

## 4 Installation



### 4.3 Connecting the water piping

#### 4.3.1 To connect the water piping



#### NOTICE

About the shut-off valve with integrated filter (delivered as accessory):

- The installation of the valve at the water inlet is mandatory.
- Mind the flow direction of the valve

- 1 Connect the O-rings and shut-off valve to the outdoor unit water inlet.
- 2 Connect the field piping to the shut-off valve.
- 3 Connect the field piping to the outdoor unit water outlet.



#### NOTICE

Install air purge valves at all local high points.

#### 4.3.2 To fill the water circuit

For information on filling the water circuit, refer to the installation manual of the indoor unit, or the installer reference guide.

#### 4.3.3 To protect the water circuit against freezing

##### About freeze protection

Frost can damage the system. To prevent the hydraulic components from freezing, the software is equipped with special frost protection functions such as water pipe freeze prevention and drain prevention (see installer reference guide) that include the activation of pump in case of low temperatures.

However, in case of a power failure, these functions cannot guarantee protection.

Do one of the following to protect the water circuit against freezing:

- Add glycol to the water. Glycol lowers the freezing point of the water.
- Install freeze protection valves. Freeze protection valves drain the water from the system before it can freeze.



#### NOTICE

If you add glycol to the water, do NOT install freeze protection valves. **Possible consequence:** Glycol leaking out of the freeze protection valves.

##### Freeze protection by glycol

Adding glycol to the water lowers the freezing point of the water.

The required concentration depends on the lowest expected outdoor temperature, and on whether you want to protect the system from bursting or from freezing. To prevent the system from freezing, more glycol is required. Add glycol according to the table below.



#### INFORMATION

- Protection against bursting: the glycol will prevent the piping from bursting, but NOT the liquid inside the piping from freezing.
- Protection against freezing: the glycol will prevent the liquid inside the piping from freezing.

Lowest expected outdoor temperature	Prevent from bursting	Prevent from freezing
-5°C	10%	15%
-10°C	15%	25%
-15°C	20%	35%
-20°C	25%	—
-25°C	30%	—



#### NOTICE

- The required concentration might differ depending on the type of glycol. ALWAYS compare the requirements from the table above with the specifications provided by the glycol manufacturer. If necessary, meet the requirements set by the glycol manufacturer.
- The added concentration of glycol should NEVER exceed 35%.
- If the liquid in the system is frozen, the pump will NOT be able to start. Mind that if you only prevent the system from bursting, the liquid inside might still freeze.
- When water is at standstill inside the system, the system is very likely to freeze and get damaged.

The types of glycol that can be used depend on whether the system contains a domestic hot water tank:

If...	Then...
The system contains a domestic hot water tank	Only use propylene glycol <sup>(a)</sup>

If...	Then...
The system does NOT contain a domestic hot water tank	You can use either propylene glycol <sup>(a)</sup> or ethylene glycol

(a) Propylene glycol, including the necessary inhibitors, classified as Category III according to EN1717.



## WARNING

Ethylene glycol is toxic.



## NOTICE

Glycol absorbs water from its environment. Therefore do NOT add glycol that has been exposed to air. Leaving the cap off the glycol container causes the concentration of water to increase. The glycol concentration is then lower than assumed. As a result, the hydraulic components might freeze up after all. Take preventive actions to ensure a minimal exposure of the glycol to air.



## WARNING

Due to presence of glycol, corrosion of the system is possible. Uninhibited glycol will turn acidic under the influence of oxygen. This process is accelerated by the presence of copper and high temperatures. The acidic uninhibited glycol attacks metal surfaces and forms galvanic corrosion cells that cause severe damage to the system. Therefore it is important that:

- the water treatment is correctly executed by a qualified water specialist,
- a glycol with corrosion inhibitors is selected to counteract acids formed by the oxidation of glycols,
- no automotive glycol is used because their corrosion inhibitors have a limited lifetime and contain silicates which can foul or plug the system,
- galvanized pipes are NOT used in glycol systems since the presence may lead to the precipitation of certain components in the glycol's corrosion inhibitor.

Adding glycol to the water circuit reduces the maximum allowed water volume of the system. For more information, refer to the chapter "To check the water volume and flow rate" in the installer reference guide.



## NOTICE

If glycol is present in the system, setting [E-0D] must be set to 1. If the glycol setting is NOT set correctly, the liquid inside the piping can freeze.

### Freeze protection by freeze protection valves

When no glycol is added to the water, you can use freeze protection valves to drain the water from the system before it can freeze.

- Install freeze protection valves (field supply) at all lowest points of the field piping.
- Normally closed valves (located indoors near the piping entry/exit points) can prevent that all water from indoor piping is drained when the freeze protection valves open.



## NOTICE

When freeze protection valves are installed, do NOT select a minimum cooling setpoint lower than 8°C (8°C=default). If lower, freeze protection valves can open during cooling operation.

Consult the installer reference guide of the unit for more detailed information.

### Heater tape (field supply)

- 1 Install heater tape to the outdoor field piping.

- 2 Provide external power supply for the heater tape.



## NOTICE

- For the internal heater tape to operate, the power to the unit MUST be ON. For this reason, during cold periods, never disconnect the power, nor turn off the main switch.
- In case of a power failure, power to the heater tape (both internal and external) will be aborted and the water circuit will NOT be protected. To guarantee a full protection, it is always possible to add glycol to the water circuit or to use freeze protection valves, even when installing heater tape to the outdoor field piping.

### 4.3.4 To insulate the water piping

The piping in the complete water circuit MUST be insulated to prevent condensation during cooling operation and reduction of the heating and cooling capacity.

#### Outdoor water piping

For piping in free air, it is recommended to use the insulation thickness as shown in below table as a minimum (with  $\lambda=0.039$  W/mK).

Piping length (m)	Minimum insulation thickness (mm)
<20	19
20~30	32
30~40	40
40~50	50

For other cases the minimum insulation thickness can be determined using the Hydronic Piping Calculation tool.

The Hydronic Piping Calculation tool also calculates the maximum hydronic piping length from the indoor unit to the outdoor unit based on the emitter pressure drop or the other way around.

The Hydronic Piping Calculation tool is part of the Heating Solutions Navigator which can be reached via <https://professional.standbyme.daikin.eu>.

Please contact your dealer if you have no access to Heating Solutions Navigator.

This recommendation ensures good operation of the unit, however, local regulations may differ and shall be followed.

## 4.4 Connecting the electrical wiring



### DANGER: RISK OF ELECTROCUTION



### WARNING

ALWAYS use multicore cable for power supply cables.

### 4.4.1 About electrical compliance

#### Only for EPGA11~16DAV3

Equipment complying with EN/IEC 61000-3-12 (European/International Technical Standard setting the limits for harmonic currents produced by equipment connected to public low-voltage systems with input current >16 A and ≤75 A per phase.).



## 5 Starting up the outdoor unit

### 4.4.2 Guidelines when connecting the electrical wiring

#### Tightening torques

Item	Tightening torque (N•m)
M4 (X1M)	1.2~1.5
M4 (earth)	

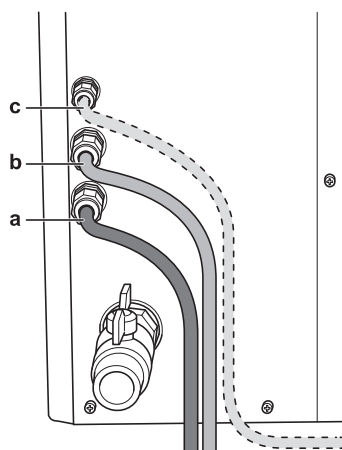
### 4.4.3 Specifications of standard wiring components

Component		EPGA11~16DAV3
Power supply cable	MCA <sup>(a)</sup>	30.7 A
	Voltage	230 V
	Phase	1~
	Frequency	50 Hz
	Wire sizes	Must comply with applicable legislation
Interconnection cable		Minimum cable section of 1.5 mm <sup>2</sup> and applicable for 230 V
Recommended field fuse <sup>(b)</sup>		32 A
Earth leakage circuit breaker		Must comply with applicable legislation

- (a) MCA=Minimum circuit ampacity. Stated values are maximum values (see electrical data of combination with indoor units for exact values).  
 (b) The minimum allowed field fuse is 20 A.

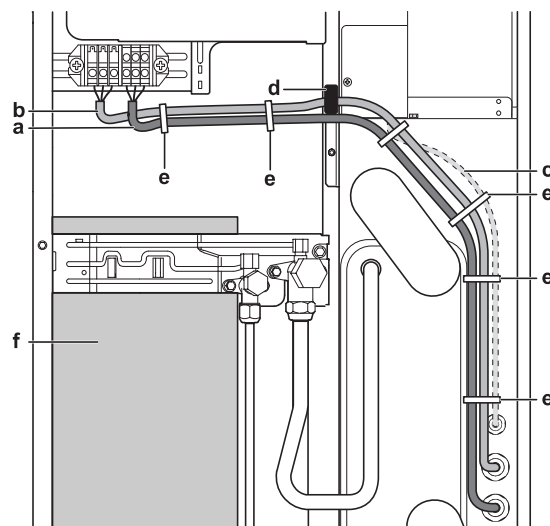
### 4.4.4 To connect the electrical wiring on the outdoor unit

- 1 Remove the switch box cover. See ["4.1.1 To open the outdoor unit" on page 6](#).
- 2 Insert the wiring at the back of the unit:



- a Power supply cable (high voltage)  
 b Communication cable (high voltage)  
 c Cable for bottom plate heater (optional)

- 3 Inside the unit, route the wiring as follows:



- a Power supply cable  
 b Communication cable  
 c Cable for bottom plate heater (optional)  
 d Ferrite core  
 e Tie strap  
 f Compressor



#### NOTICE

To guarantee electromagnetic compatibility:

- Make sure both power supply and communication cables run parallel to one another. Use tie straps to hold the cables together.
- Make sure the cables are located as far away from the compressor as possible.
- The communication cable **MUST** pass through the ferrite core.

- 4 Make sure that the cable does NOT come in contact with sharp edges or hot gas piping.

- 5 Install the switch box cover.



#### INFORMATION

When installing field supply or option cables, foresee sufficient cable length. This will make it possible to remove/reposition the switch box and gain access to other components during service.



#### CAUTION

Do NOT push or place redundant cable length in the unit.

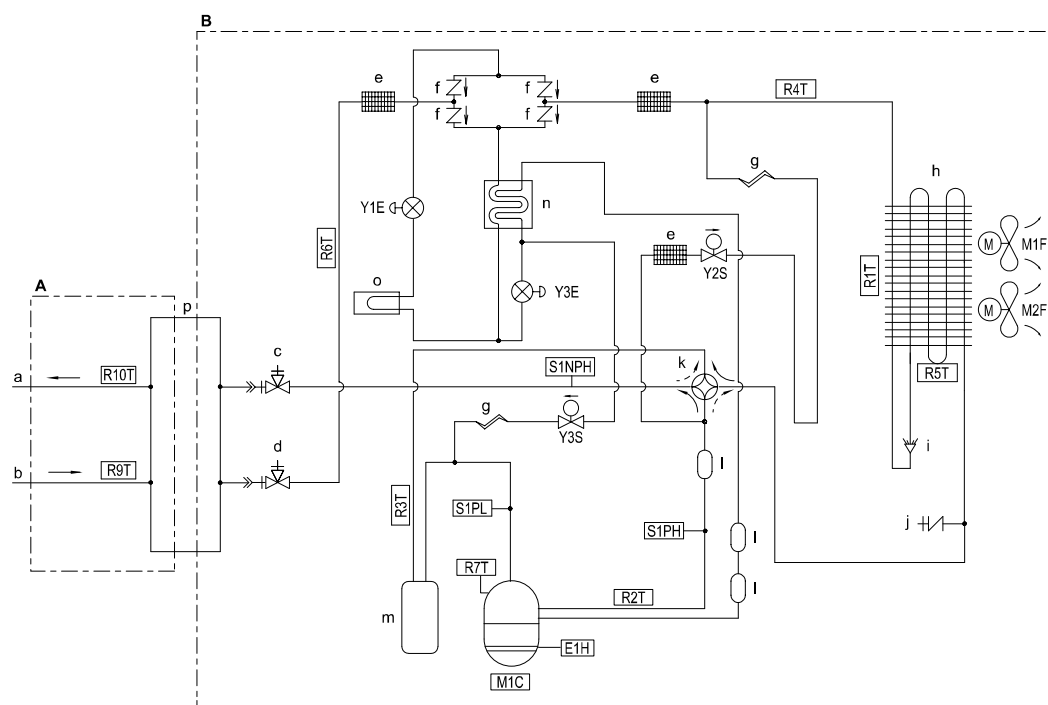
## 5 Starting up the outdoor unit

See the indoor unit installation manual for configuration and commissioning of the system.

## 6 Technical data

A **subset** of the latest technical data is available on the regional Daikin website (publicly accessible). The **full set** of latest technical data is available on the Daikin Business Portal (authentication required).

### 6.1 Piping diagram: Outdoor unit



- a Water OUT
- b Water IN
- c Gas stop valve with service port
- d Liquid stop valve with service port
- e Refrigerant filter
- f One-way valve
- g Capillary tube
- h Heat exchanger
- i Distributor
- j Service port 5/16" flare
- k 4-way valve
- l Muffler
- m Accumulator
- n Economiser heat exchanger
- o Inverter PCB heat sink
- p Plate heat exchanger
- E1H Crankcase heater
- M1C Compressor
- M1F Upper fan motor
- M2F Lower fan motor
- R1T Thermistor (outdoor air)
- R2T Thermistor (compressor discharge)
- R3T Thermistor (compressor suction)
- R4T Thermistor (air heat exchanger liquid pipe)
- R5T Thermistor (air heat exchanger middle)
- R6T Thermistor (refrigerant liquid)
- R7T Thermistor (compressor protection)
- R9T Thermistor (entering water)
- R10T Thermistor (leaving water)
- S1PH High pressure switch
- S1PL Low pressure switch
- S1NPH High pressure sensor
- Y1E Electronic expansion valve (main)
- Y2S Solenoid valve (hot gas bypass)
- Y3E Electronic expansion valve (injection)
- Y3S Solenoid valve (injection bypass)
- A Water side
- B Refrigerant side
- Heating
- Cooling

## 6 Technical data



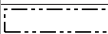
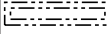
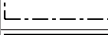
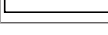
### 6.2 Wiring diagram: Outdoor unit

The wiring diagram is delivered with the unit, located at the inside of the service cover.

#### (1) Connection diagram

English	Translation
Connection diagram	Connection diagram
Only for ***	Only for ***
See note ***	See note ***
Outdoor	Outdoor
Indoor	Indoor
Position of compressor terminal	Position of compressor terminal
Position in switch box	Position in switch box
Front	Front
Right	Right
Back	Back
Upper	Upper
Lower	Lower
Fan	Fan
ON	ON
OFF	OFF

#### (2) Notes

English	Translation
Notes	Notes
L	Live
N	Neutral
	Connection
	Connector
-----	Earth wiring
-----	Field supply
	Protective earth
	Noiseless earth
	Field wire
	Terminal
	Terminal strip
	Wiring depending on model
	Option
	Switch box
	PCB

#### NOTES:

- Colours: BLK: black, RED: red, BLU: blue, WHT: white, GRN: green, YLW: yellow, PNK: pink, ORG: orange.
- This wiring diagram applies only to the outdoor unit.
- When operating, do not short-circuit protective devices S1PH and S1PL.
- Refer to the combination table and the option manual for how to connect the wiring to X6A, X4A and X41A.
- Refer to the service manual for instructions on how to set the selector switches (DS1). The factory setting of all switches is OFF.

#### (3) Legend

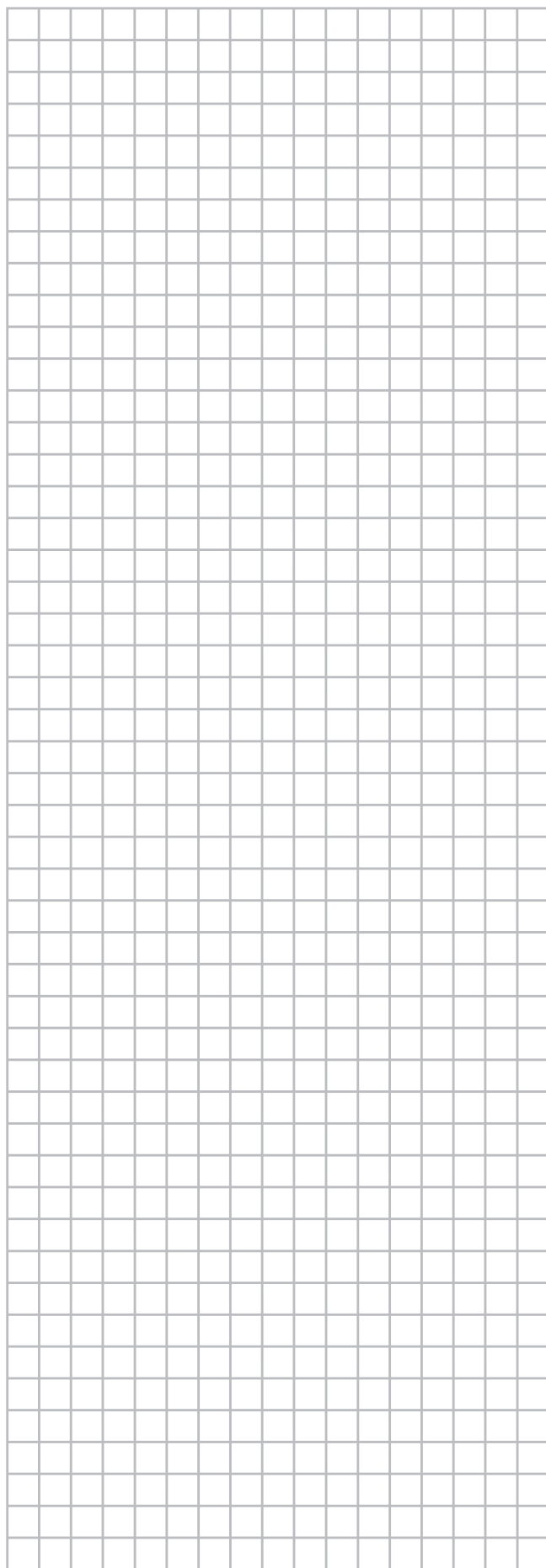
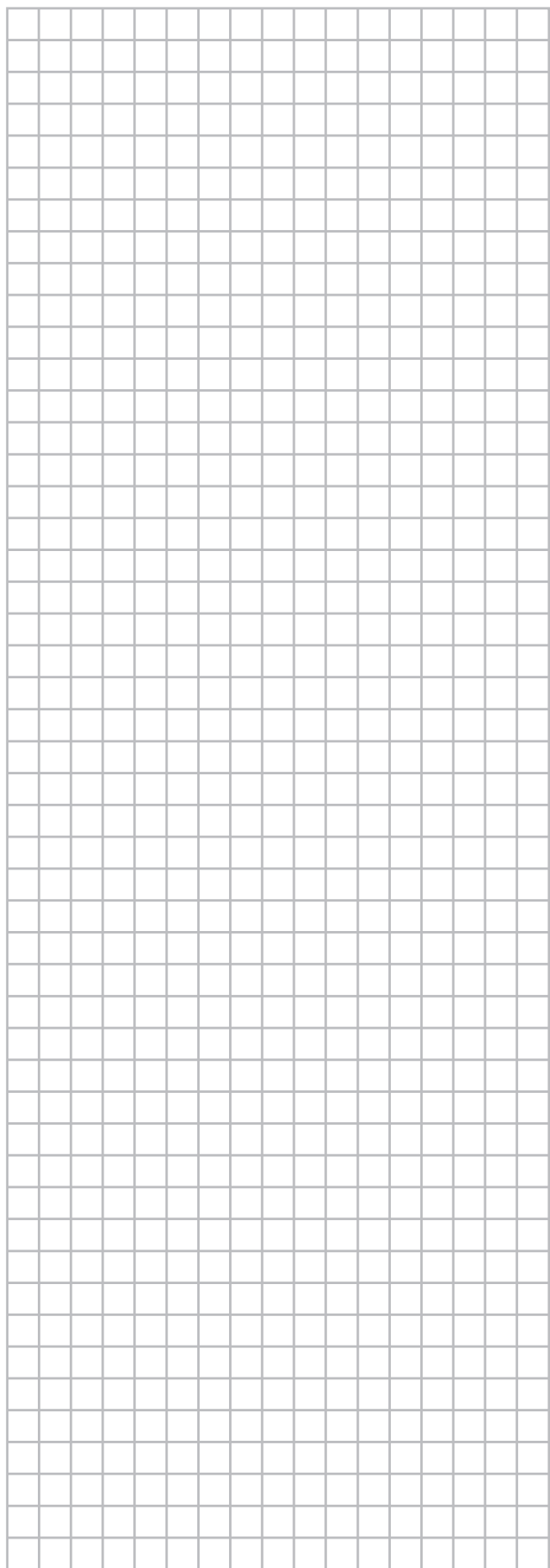
English	Translation
Legend	Legend
Field supply	Field supply

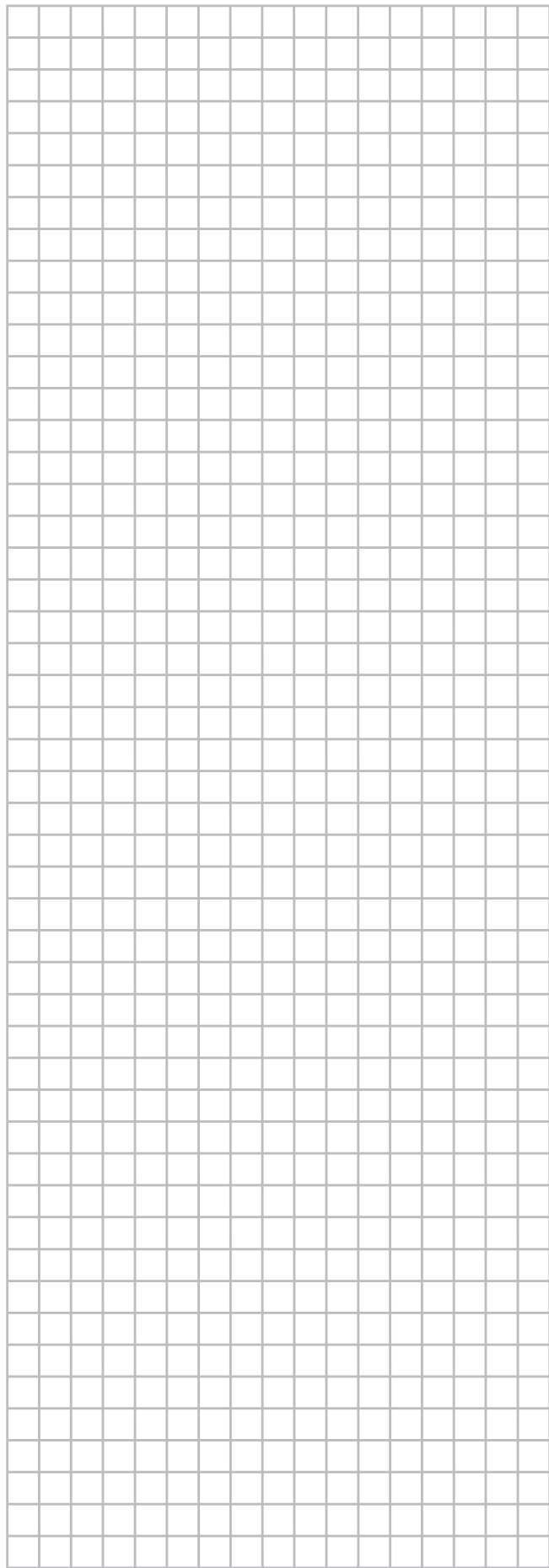
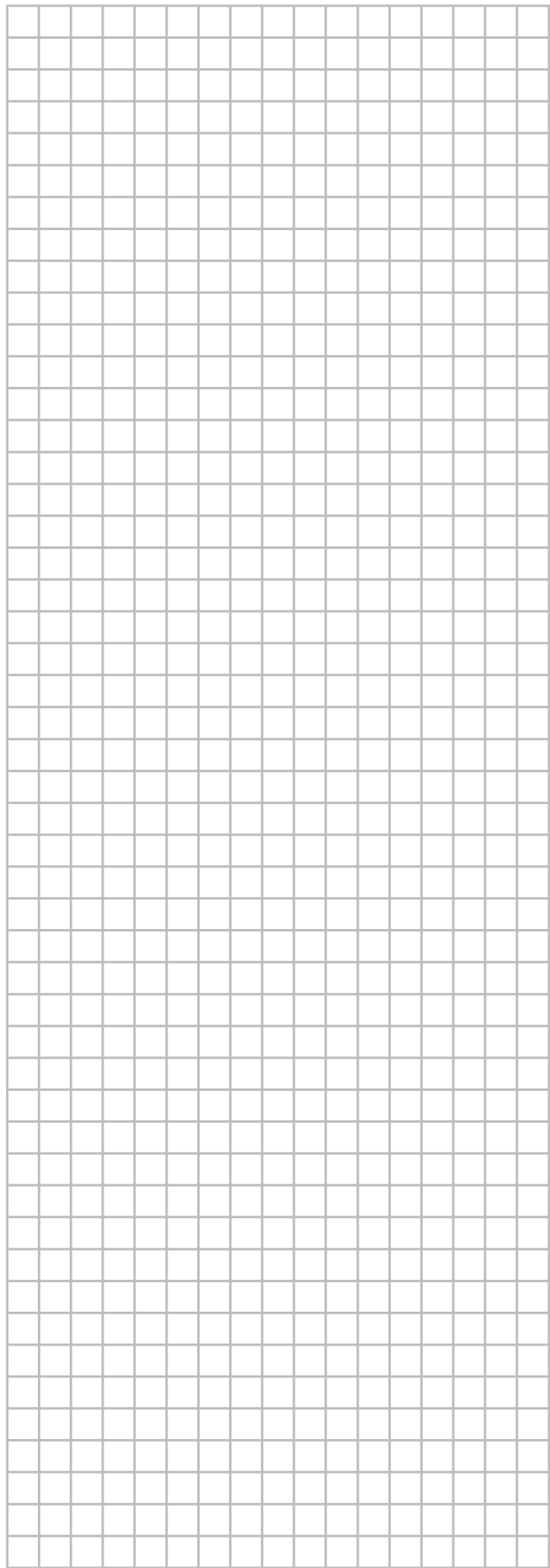
English	Translation
Optional	Optional
Part n°	Part n°
Description	Description

A1P	Printed circuit board (main)
A2P	Printed circuit board (noise filter)
A3P	Printed circuit board (leakage current)
A4P	Printed circuit board (ACS)
BS1~BS4 (A1P)	Push button switch
C1~C4 (A1PA2P)	Capacitor
DS1 (A1P)	Dipswitch
E1H	Crankcase heater
E2H	Bottom plate heater (option)
E3H~E5H	Plate heat exchanger heaters
F1U~F4U (A2P)	Fuse (T 5.0 A / 250 V)
F6U (A1P)	Light-emitting diode (service monitor is orange)
HAP (A1P)	Light-emitting diode (service monitor is green)
K1R (A1P)	Magnetic relay (Y1S)
K1R (A4P)	Magnetic relay (E3H~E5H)
K2R (A1P)	Magnetic relay (Y2S)
K2R (A4P)	Magnetic relay (E2H)
K3R (A1P)	Magnetic relay (Y3S)
K4R (A1P)	Magnetic relay (E1H)
K10R (A1P)	Magnetic relay
K13R~K15R (A1P, A2P)	Magnetic relay
K11M (A1P)	Magnetic contactor
L1R~L3R (A1P)	Reactor
M1C	Compressor motor
M1F~M2F	Fan motor
PFC (A1P) (V1 only)	Power factor correction
PS (A1P)	Switching power supply
Q1DI	Earth leakage circuit breaker (30 mA) (field supply)
R1~R5 (A1P, A2P)	Resistor
R1T	Thermistor (outdoor air)
R2T	Thermistor (compressor discharge)
R3T	Thermistor (compressor suction)
R4T	Thermistor (air heat exchanger liquid pipe)
R5T	Thermistor (air heat exchanger middle)
R6T	Thermistor (refrigerant liquid)
R7T	Thermistor (compressor protection)
R9T	Thermistor (entering water)
R10T	Thermistor (leaving water)
R11T	Thermistor (fin)
RC (A2P)	Signal receiver circuit
S1NPH	High pressure sensor
S1PH	High pressure switch
S1PL	Low pressure switch
T1A	Current sensor



TC (A2P)	Signal transmission circuit
V1D~V4D (A1P)	Diode
V1R (A1P)	IGBT power module
V2R (A1P)	Diode module
V1T~V3T (A1P)	Insulated Gate Bipolar Transistor (IGBT)
X1M	Terminal strip
Y1E	Electronic expansion valve (main)
Y3E	Electronic expansion valve (injection)
Y1S	Solenoid valve (4-way valve)
Y2S	Solenoid valve (hot gas bypass)
Y3S	Solenoid valve (injection bypass)
Z1C~Z11C	Noise filter (ferrite core)
Z1F~Z6F (A1P, A2P)	Noise filter







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Zandvoordestraat 300, B-8400 Oostende, Belgium

4P556065-1A 2019.02

# **Supporting Statement**

**Client** - Mr Andrew Smith

**Site Address** – Craighton Farm, Cleish, Kinross, KY13 0LQ

**Proposal** – Erection of New Farmhouse and associated Landscaping

## **Background**

My client owns the active working farm with a number of large cattle sheds and storage area's and on this basis a new Farmhouse is required to help support the ongoing farm commitments which is critical to the operation of the farm, welfare of the livestock and actively deter theft.

Prior to my clients buying the farm I used to comprise of the Farm, sheds and storages areas, along with Craighton House, however this was split prior to my client buying the farm. Craighton House was sold as a separate asset to the farm. The farm has been worked remotely for a number of years, however due to the ongoing nature and type of farming that is carried out now it is beneficial to have an on site presence.

The access to the proposed new dwelling will be from the B9097, onto an unclassified road, then on a private access (owned by my client).

There is to be new landscaping, comprising of hedging and tree's to be planted to help screen the new dwelling from the prevailing westerly winds.

We envisage that the house will be embracing of new sustainable technologies and we envisage that the use of less carbon intensive materials will add to the proposition, along with consideration for the full lifecycle of the property.

Existing view from the B9097:-





Existing View – Facing South @ Proposed Farmhouse



Existing View – Facing West @ Proposed Farmhouse



@



Existing View – Facing North @ Proposed Farmhouse



Existing View – Facing East @ Proposed Farmhouse



@

We trust the above and enclosed information will allow a positive determination to the planning application.



## Planning Justification Report

### A & L Smith & Sons

**Prepared for:** Andrew Smith Jnr

**Prepared by:** SAC Consulting

**Contact:** Mhairi Dalglish  
Sandpiper House  
Ruthvenfield Road  
Inveralmond Industrial Estate  
Perth  
PH1 3EE

**Date:** November 2020

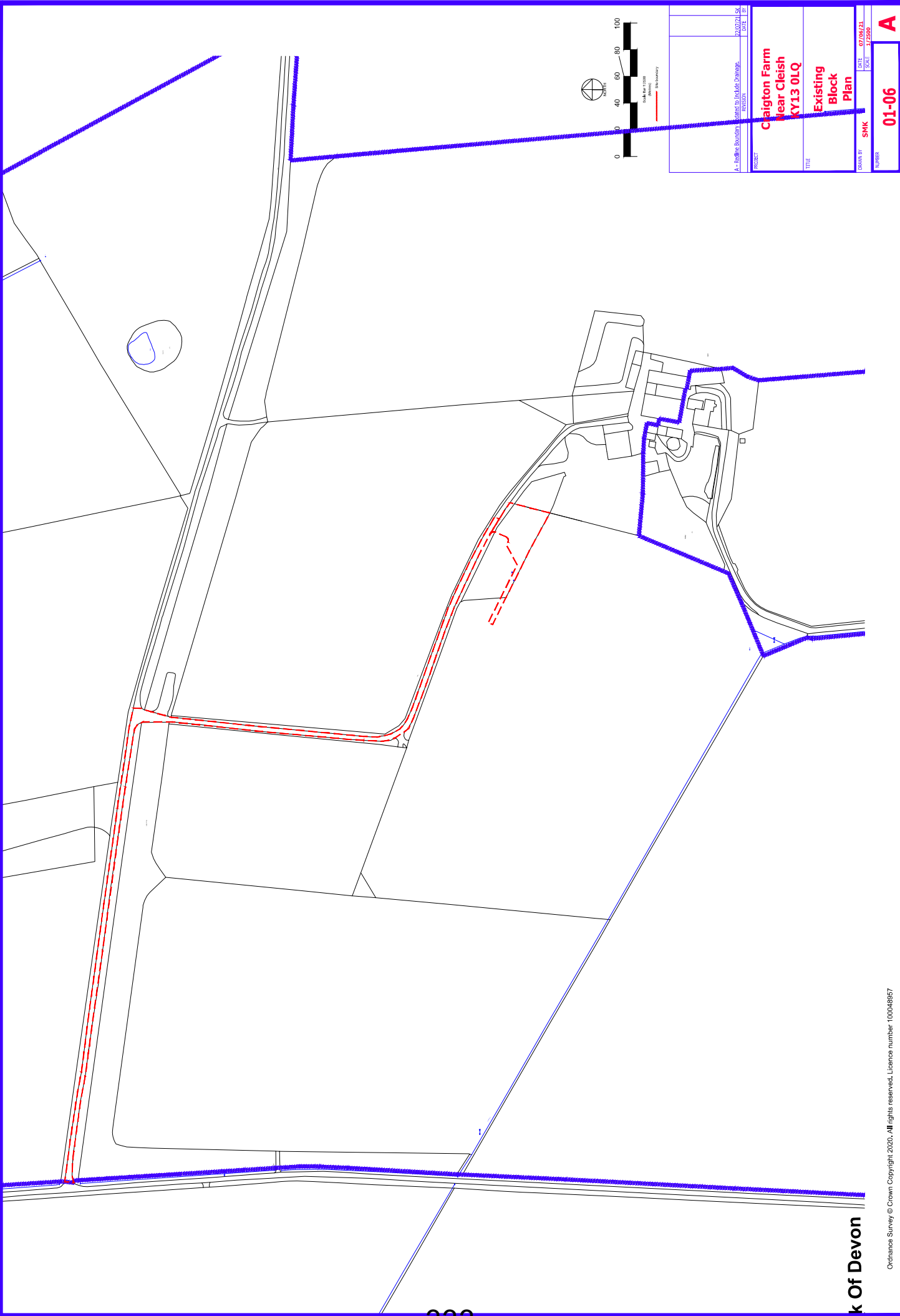
#### **NOTE**

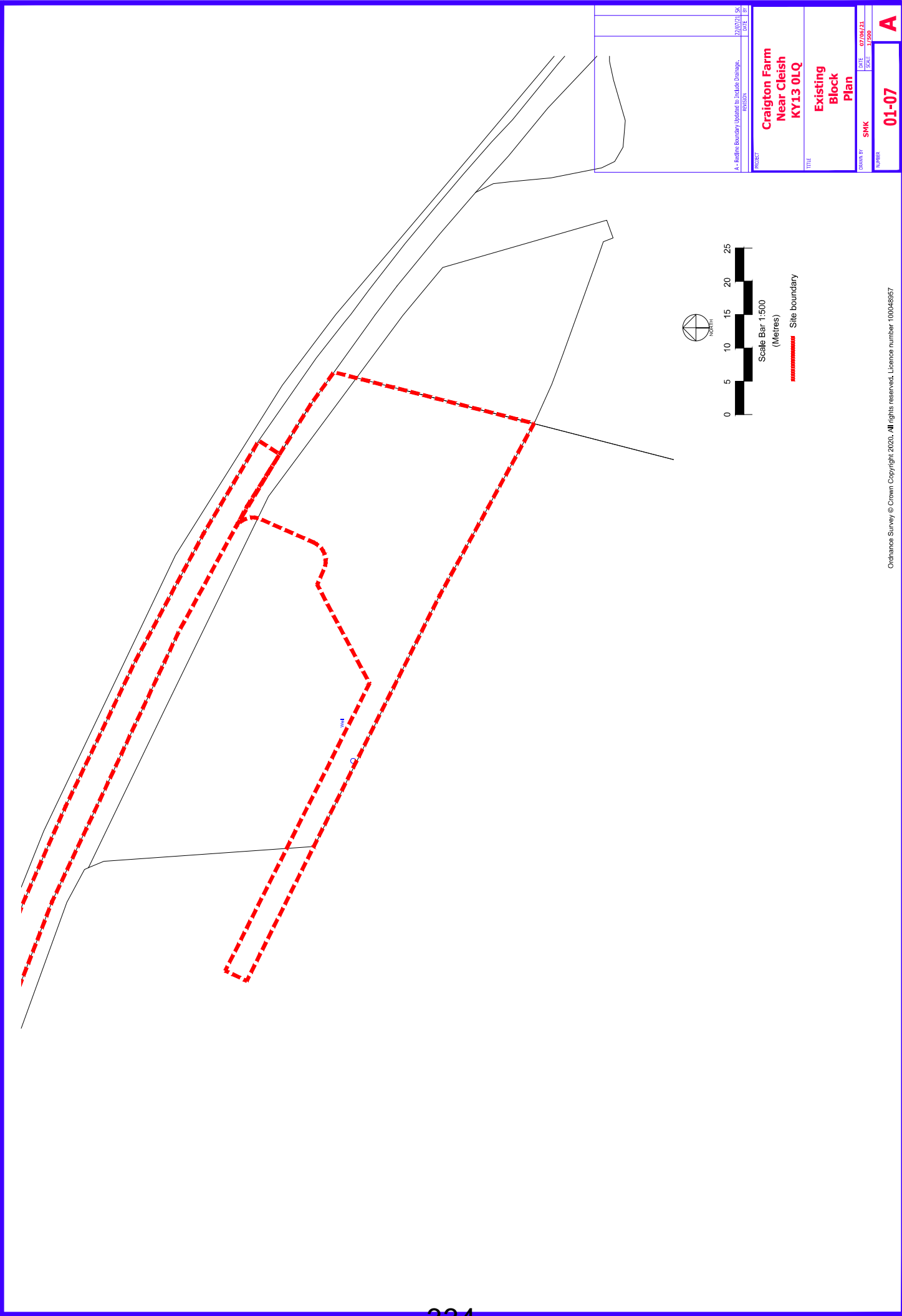
The full copy of this document will be made available to the members of the Local Review Body. However, due to the nature of the contents they have not been published.

*SAC Consulting is a division of SRUC*

*Leading the way in Agriculture and Rural Research, Education and Consulting*







**LRB-2021-37 - 21/01075/FLL - Erection of dwellinghouse and garage, installation of an air source heat pump and associated works, land 160 metres north west of Craigton House, Cleish**

## **REPRESENTATIONS**



### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/01075/FLL	<b>Comments provided by</b>	Lucy Sumner
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Contributions Officer:</b> Lucy Sumner
<b>Description of Proposal</b>	Erection of dwellinghouse and garage, installation of an air source heat pump and associated works		
<b>Address of site</b>	Land 160 Metres North West Of Craigton House Cleish		
<b>Comments on the proposal</b>	<p><b>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.</b></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><b>Primary Education</b></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 Cleish Primary School. Education &amp; Children's Services have no capacity concerns in this catchment area at this time.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Summary of Requirements</b></p> <p>Education: £0 <b><u>Total:</u> £0</b></p>		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	30 July 2021		





Monday, 02 August 2021



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

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

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land 160 Metres North West Of Craig, Cleish**  
**Planning Ref: 21/01075/FLL**  
**Our Ref: DSCAS-0045593-JF6**  
**Proposal: Erection of dwellinghouse and garage, installation of an air source heat pump and associated works**

**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 and 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 Glendevon 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**

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

## 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.

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## 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](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://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](http://www.scotlandontap.gov.uk)

### **▶ Trade Effluent Discharge from Non Dom 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 laundrettes. 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](mailto: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](http://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](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Angela Allison**

Development Operations Analyst

[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@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."*

# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 21/01075/FLL

Our ref KIM

Date 16/08/2021

Tel No (4) 76442

Communities

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

## Consultation on an Application for Planning Permission

**PK21/01075/FLL RE: Erection of dwellinghouse and garage, installation of an air source heat pump and associated works Land 160 Metres North West Of Craigton House Cleish for Mr Andrew Smith**

I refer to your letter dated 30 July 2021 in connection with the above application and have the following comments to make.

### Contaminated Land

#### Comments


A search of the historical mapping has not identified any potential sources of contamination likely to impact upon the proposed development site and there is no further information held by the Authority to indicate that the application area has been affected by contamination. However, it shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

#### Recommendation

A search of the historic records did not raise any concerns regarding ground contamination and therefore I have no adverse comments to make on the application.



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/01075/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Erection of dwellinghouse and garage, installation of an air source heat pump and associated works		
<b>Address of site</b>	Land 160 Metres North West Of Craighton House, Cleish		
<b>Comments on the proposal</b>	<p>The applicant is proposing to erect a dwellinghouse and garage at Craighton Farm Cleish, to support the farming work undertaken on the land.</p> <p>Access to the site is from the U212 public road network. The U212 has a reduced speed limit of 40mph and has been signposted as a <i>“Walking and cycling friendly road”</i>. The access to the proposed development is along an adopted core path <i>KRO/117 - Craighton Bents - Cockairney - Drum Plantation</i>. The applicant is proposing to use the access as shown below:</p>  <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.</p>		
<b>Recommended planning condition(s)</b>	<p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth &amp; Kinross Council's Road Development Guide Type C Figure 5.7 access detail, of Type D Road construction detail. The Type D Road construction detail shall continue to the entrance for a minimum distance of 6 metres.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>		

<b>Recommended informative(s) for applicant</b>	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
<b>Date comments returned</b>	16 August 2021



# KINROSS-SHIRE CIVIC TRUST

*Helping protect, conserve and develop a better built and natural environment*

President – Professor David Munro MBE. Chairman – Mr Alistair Smith.  
Secretary – Mrs Eileen Thomas. Treasurer – Mr Ken Miles.



Planning and Development Management  
Perth and Kinross Council

by email to: [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)

20 August 2021

Dear Sir/Madam

**21/01075/FLL Erection of dwelling house and garage, installation of an air source heat pump and associated works, land 160m NW of Craigton House, Cleish**

Kinross-shire Civic Trust notes that the above application is very similar to the In Principle application 20/00771/IPL to which the Trust objected last year. We appreciate having been sent a copy of the otherwise unpublished business case for a house in the countryside which was not submitted by the applicant with the earlier In Principle application. The Trust no longer object on those grounds.

Nevertheless, the proposed site is still the same as that in application 20/00771/IPL and lacks a suitable landscape framework to comply with the siting criteria in PKC's Supplementary Guidance for Local Development Plan Housing in the Countryside Policy as cited in the case officer's refusal of 20/00771/IPL. In addition, the proposed house design is inappropriately suburban or even urban in appearance and would not make a positive contribution to the surrounding landscape. Whilst sympathetic to the business case, the proposal does not meet the requirements of Policy 1 (Placemaking) and Policy 19 (Housing in the Countryside) of PKC's Local Development Plan 2. The Trust must therefore continue to object to the proposal now set out in application 21/01075/FLL.

Yours faithfully

Kinross-shire Civic Trust

cc Kinross-shire Ward Councillors



# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 21/01075/FLL

Our ref LRE

Date 25 August 2021

Tel No 01738 476462

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

## Consultation on an Application for Planning Permission

**21/01075/FLL RE: Erection of dwellinghouse and garage, installation of an air source heat pump and associated works Land 160 Metres Northwest of Craigton House Cleish for Mr Andrew Smith**

I refer to your letter dated 30 July 2021 in connection with the above application and have the following comments to make.

### Environmental Health Recommendation

**I have no objection to the application but recommend that the undernoted condition be included on any given consent.**

### Comments

This application is for the erection of a dwellinghouse and garage with the installation of an Air Source Heat Pump (ASHP).

The closest residential property is Craigton which is approximately 160 metres to the south east of the proposed dwellinghouse.

### Noise

The plans indicate that the ASHP is to be installed at the northwest elevation of the proposed dwellinghouse.

The applicant has submitted the information manual for a Daikin altherma PGA11~16DAV3 – Low temperature split ASHP.

The World Health Organisation (WHO) issued guidance in 1999 in relation to noise, at which time it was recommended that the following sound levels should be maintained:  $L_{eq}50-55dB$  (A) in outdoor living areas,  $L_{eq}35dB$  (A) in internal living areas and  $L_{eq}30dB$  (A) in bedrooms. This guidance is consistent with BS8233:1999 which recommends the following sound level ranges:  $L_{eq}30-40dB$  (A) in living areas and  $L_{eq}30-35dB$  (A) in bedrooms.

Given the distance attenuation from the unit to the nearest existing residential property these levels are achievable for airborne noise allowing for 10-15dB reduction by a partially open window.

The sound levels recommended in the guidance do not consider the relative noise level at octave frequency bands. Fixed plant of this type can create noise which has characteristics

that are not adequately quantified by means of a  $L_{eq}$  limit. I recommend that a condition, based on Noise Rating, be included on any given consent to protect residential amenity.

**Condition**

**EH11** All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.