

TCP/11/16(507) – 17/01628/FLL – Change of use from office (class 4) to barbers (class 1) (in retrospect), Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy

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TCP/11/16(507) – 17/01628/FLL – Change of use from office (class 4) to barbers (class 1) (in retrospect), Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100078443-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	MBM Planning & Development		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	Algo Business Centre
Last Name: *	Myles	Building Number:	
Telephone Number: *	01738 450506	Address 1 (Street): *	Glenearn Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 0NJ
Email Address: *	mm@mbmplanning.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="Miss"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Suite 1"/>
First Name: *	<input type="text" value="H"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="McAllister"/>	Address 1 (Street): * <input type="text" value="The Bungalow"/>
Company/Organisation	<input type="text" value="Grizzly Beards Barber Shop"/>	Address 2: <input type="text" value="Aberfeldy Business Park"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Aberfeldy"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH15 2AQ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="The Bungalow"/>
Address 2:	<input type="text" value="Aberfeldy Business Park"/>
Address 3:	<input type="text" value="Dunkeld Road"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Aberfeldy"/>
Post Code:	<input type="text" value="PH15 2AQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="749372"/>	Easting	<input type="text" value="286037"/>
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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)

Change of use from office (class 4) to barbers (class 1) (in retrospect)

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 see attached Notice of Review statement

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

☐ Yes ☒ No

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

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

Planning application forms, drawings, decision notice, Report of Handling and Notice of Review Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/01628/FLL

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

22/09/2017

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

19/10/2017

Review Procedure

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

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

☒ Yes ☐ No

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

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mr Mark Myles

Declaration Date: 12/12/2017

Notice of Review Appeal Statement

1. Introduction

- 1.1 This appeal statement should be read in conjunction with the Notice of Review Appeal submitted on behalf of Grizzly Beards Barber Shop for the change of use from office (class 4) to barbers (class 1) (in retrospect) at Suite 1 The Bungalow Aberfeldy Business Park, Dunkeld Road, Aberfeldy.
- 1.2 The planning application (17/01628/FLL) (DOC1) was refused by Perth & Kinross Council on 19th October 2017 (DOC2).
- 1.3 The proposal requires to be considered under the terms of the key development plan policies and these are set out in appointed officer's Report of Handling (DOC3) namely Policies ED1A and RC4 within the Perth & Kinross Local Development Plan 2014.
- 1.4 We contest the council's 2 reasons for refusal of the planning application and the justification that was given for those reasons within the Report of Handling and request that the LRB allow this appeal subject to conditions.

2. Response to Council's Reasons for Refusal

- 2.1 From the reasons for refusal (DOC2) and the council's Report of Handling (DOC3) it can be seen that the key issue in this case relates to a matter of principle and the acceptability or otherwise of the small-scale change of use within an area designated for employment uses where it is considered by the council that such a retail use should only ever be located within the town centre.
- 2.2 Whilst the site is designated under Policy ED1A in the adopted Local Development Plan this has not prevented other non-Class 4, 5 and 6 uses from being allowed and accepted within the same employment area.
- 2.3 A variety and mix of uses already exist in the business park and the variety of employment that is provided, and that diversification of business is key to the success of business park. This proposal

increases the employment as the unit was a linen store (which provided no employment), and now employs two members of staff which meets the objectives of the council's aspiration to increase employment opportunities particularly within rural areas. Indeed, the Report of Handling recognises that *'the economic impact of the proposal is likely to have some positivity on the local area due to an element of public contact. There will also be some economic gain from the construction/ conversion stage of the proposal.'*

- 2.4 The business park already has within it a gym which was given consent for change of use to Class 11 in January 2016. In the same building is the ABC nursery, which is a class 10 use that was given consent in 2013. It had been deemed acceptable as part of the policy to provide employment for 6 members of staff and provide accommodation for about a dozen children. The same building also has a laundry in it. This is a new business providing services to the hotel and hospitality trade. Elsewhere the economic area also has a mechanics workshop and a coffee roaster and sales office.
- 2.5 The key point is that all the above businesses are thriving and are providing employment. None of them are traditional 'business, industry or storage and distribution' (Class 4, 5 or 6) uses which is effectively the reason why this particular application was refused permission.
- 2.6 The area is being retained for employment generating uses and new businesses are created and the business park allows them to thrive. This is one of those new businesses which has nowhere else to operate in Aberfeldy.
- 2.7 The unit was previously unlet for a period of 7 months from December 2016 without success until the current applicants decided to lease the unit.
- 2.8 The application attracted no letters of objection from anyone.
- 2.9 The responses received from consultees also raised no objections. The Transportation department had no objections, the Developer contributions officer had no comments and Environmental Health had no objections subject to a standard noise control condition.
- 2.10 The unit that is subject to this appeal is extremely small-scale amounting to only 14 sqm. The overall loss of 'business space' is therefore totally negligible and will have no impact on the council's overall business land supply or on the Aberfeldy Business Park whatsoever.

- 2.11 The applicant chose to locate here as the unit was the perfect size and was available at the right time for the business to open. Any of the more traditional town centre units that do become available are always much larger in size and too big and too expensive for this type of small scale business.
- 2.12 Although the barbers are not ancillary to any adjoining business use, it does provide an ancillary service type use for local businesses/traders and also provides employment. Policy ED1A states that '*retail uses in employment areas will **not generally** be acceptable*', but this clearly doesn't actually prevent exceptions from being allowed. The Report of Handling has misquoted this part of the policy by leaving out this important wording which is crucial to the interpretation of enabling some flexibility. It has also been confirmed in the Report of Handling that the barbers shop doesn't detract from the amenity, especially residential areas and the local road network is suitable for the traffic generated by the use which accords with the requirements of Policy ED1A.
- 2.13 The council have already previously shown flexibility and allowed other non-Class 4, 5 and 6 uses as exceptions within the same business park. In addition, it is recognised that retail uses are also now prevalent even in other more traditional industrial estates e.g. Inveralmond Industrial Estate where the council has clearly accepted that exceptions can be allowed to support and complement existing businesses.
- 2.14 Due to the limited size and location of the unit within an economic area where there are already a mix of other types of use, this is considered to be an example of where an exception could also be allowed for this particular use.
- 2.15 Although the barbers shop is a retail use, any approval could be conditioned so as to restrict the use of the unit to a barbers shop only and this would therefore prevent any further change to mainstream retail and therefore would not set a precedent for any further proposals as has been claimed by the council in their Report of Handling.
- 2.16 We would therefore respectfully request that this Notice of Review is supported on the basis of the exceptional circumstances of the limited size and location of the unit and also the needs and requirements of this particular business, subject to any conditions that may be considered necessary by the Local Review Body which could include restricting the change of use to barbers shop only.

PERTH AND KINROSS COUNCIL

Grizzly Beards Barber Shop
c/o Fearn Macpherson Chartered Architects
Rob Macpherson
Unit 4
Dunkeld Road
Aberfeldy
PH15 2AQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 19th October 2017

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **17/01628/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 22nd September 2017 for permission for **Change of use from office (class 4) to barbers (class 1) (in retrospect)** Suite 1 The Bungalow Aberfeldy Business Park Dunkeld Road Aberfeldy for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. The proposal is contrary to Policy ED1A of the Perth and Kinross Local Development Plan 2014 as the proposed retail use does not comply with the uses identified for this site. The proposal would also set a precedent for future retail development within the Aberfeldy Business Park.
2. The proposal is contrary to Policy RC4 of the Perth and Kinross Local Development Plan 2014 as the proposed use does not comply with the sequential approach which seeks to direct retail uses towards town centres first.

Justification

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

Notes

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

Plan Reference

17/01628/1

17/01628/2

17/01628/3

17/01628/4

17/01628/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/01628/FLL	
Ward No	P4- Highland	
Due Determination Date	21.11.2017	
Case Officer	Sean Panton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Change of use from office (class 4) to barbers (class 1) (in retrospect).

LOCATION: Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy, PH15 2AQ.

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: 11th October 2017

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site is a Suite 1, The Bungalow, Aberfeldy Business Park. The site forms part of an existing Employment Area as set within the Perth & Kinross Local Development Plan 2014. The application seeks detailed

permission to change the use of the building from an office (Class 4) to barbers (Class 1). The application has been submitted in retrospect.

Externally, there are only minimal changes proposed. This includes the addition of double doors on the south elevation. Internally, there will be minimal changes to the original layout of the building.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

No pre-application consultation undertaken.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy TA1B - Transport Standards and Accessibility Requirements

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

Policy ED1A - Employment and Mixed Use Areas

Areas identified for employment uses should be retained for such uses and any proposed development must be compatible with surrounding land uses and all six of the policy criteria, in particular retailing is not generally acceptable unless ancillary to the main use.

Policy EP8 - Noise Pollution

There is a presumption against the siting of proposals which will generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

Policy RC4 – Retail and Commercial Leisure Proposals

The location for retail and commercial leisure facilities should follow a sequential approach in which locations for such development are considered in a defined order.

Policy RD1 - Residential Areas

In identified areas, residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes of use away from ancillary uses such as local shops will be resisted unless supported by market evidence that the existing use is non-viable. Proposals will be encouraged where they satisfy the criteria set out and are compatible with the amenity and character of an area.

OTHER POLICIES

Development Contributions and Affordable Housing Guide 2016

This document sets out the Council's Policy for securing contributions from developers of new developments towards the cost of meeting appropriate infrastructure improvements necessary as a consequence of development.

CONSULTATION RESPONSES

Environmental Health:

No objection to the proposed development subject to a condition being added to the consent in relation to plant equipment.

Transport Planning:
No objection to the proposed development.

Contributions Officer:
No comment to make on the application.

REPRESENTATIONS

No letters of representations were received regarding this proposal.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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

Policy Appraisal

The site is within an area identified as an Employment and Mixed Use Area within the adopted Local Development Plan; therefore Policy ED1A - Employment and Mixed Use Areas is directly applicable. This is in addition to the Placemaking Policies PM1A and PM1B which apply to ensure that development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Policies EP8 - Noise Pollution and TA1B - Transport Standards and Accessibility Requirements will also be applied to ensure that the proposal is consistent with the relevant provisions of the identified Local Development Plan.

Policy ED1A states that "areas identified for employment use should be retained for such use". This policy aims to ensure areas that existing business can grow and economic opportunities can be realised. Parts (a) and (b) of policy ED1A states that appropriate development will not detract from the amenity of adjoining, especially residential, areas and that the local road network needs to be suitable for the traffic generated by the proposed use. The policy makes it clear that retail uses will not be permitted within zoned employment areas unless ancillary to an acceptable use. In this instance the proposal is not ancillary to any use. Whilst it is recognised that the scale of the retail proposed is small at 14m² of net trading space, it is considered in the view of the Strategy and Policy Team that this proposal will impact on local availability of serviced land and buildings for business, industry or storage and distribution uses as it sets a precedent in Aberfeldy Business Park for future development. Furthermore, Policy RC4 – Retail and Commercial Leisure Proposals requires that retail proposals should follow a sequential approach starting with town centres. Overall, the use is considered to be contrary to Policy ED1A and Policy RC4.

Design and Layout

The proposal is to change the use of the building from an Office (Class 4) to barbers (Class 1) and it is indicated that the intended operator is Grizzly Beards. Externally, there are only minimal changes proposed. This includes the addition of double doors on the south elevation. I have no concerns with the provision of these double doors as it will make a more suitable entrance to the unit than what presently exists.

Any new signage for the proposed unit will be required to be submitted under a separate application for Advertisement Consent. An informative will be added to the consent highlighting this. It is therefore considered that there are no design and layout issues as part of this application.

Landscape and Visual Amenity

Externally, there are only minimal changes proposed. This includes the addition of double doors on the south elevation. As such, it is considered that these alterations are relatively minor and will have no impact upon the landscape character and visual amenity of the surrounding area.

Residential Amenity

The nearest residential receptor is approximately 40metres from the proposed development. This is considered to be an acceptable distance for a Class 1 use. A Class 1 use in this location is unlikely to have any negative impact upon the nearest residential receptors. Environmental Health was consulted as part of this proposal and highlighted that they have no objection to make, subject to a condition being added to the consent in relation to noise from plant equipment. As noise of equipment can be controlled via condition, I therefore have no concerns with the proposal in relation to residential amenity.

Roads and Access

The proposal has shared car parking facilities capable of accommodating at least 10 vehicles. This is considered to be sufficient to accommodate the level of traffic likely to be generated by the proposal. Furthermore, my colleagues in Transport Planning were consulted as part of this proposal and have no objection to make. I therefore have no concerns in relation to roads and access.

Drainage and Flooding

The proposed change of use is not considered to raise any drainage or flooding implications.

Developer Contributions

The Contributions Officer was consulted as part of this proposal and highlighted that they have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Guidance.

Economic Impact

The economic impact of the proposal is likely to have some positivity on the local area due to an element of public contact. There will also be some economic gain from the construction/ conversion stage of the proposal.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application.

Conditions and Reasons for Recommendation

- 1 The proposal is contrary to Policy ED1A of the Perth and Kinross Local Development Plan 2014 as the proposed retail use does not comply with the uses identified for this site. The proposal would also set a precedent for future retail development within the Aberfeldy Business Park.
- 2 The proposal is contrary to Policy RC4 of the Perth and Kinross Local Development Plan 2014 as the proposed use does not comply with the sequential approach which seeks to direct retail uses towards town centres first.

Justification

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

Informatives

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

17/01628/1
17/01628/2
17/01628/3
17/01628/4
17/01628/5

Date of Report 19th October 2017



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100066738-001

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

Type of Application

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

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

Description of Proposal

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

Change of use of part Office Suite from Class Use Four (Offices) to Class Use One (Shop).

Is this a temporary permission? *

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☐ No ☒ Yes – Started ☐ Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

18/09/2017

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Bank delays caused application fee cheque not being available until now.

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

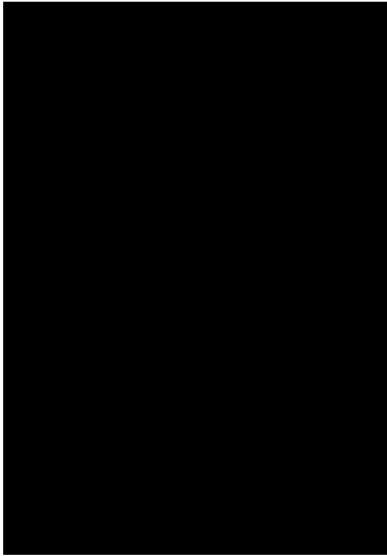
Agent Details

Please enter Agent details

Company/Organisation:	Fearn Macpherson Chartered Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Rob	Building Name:	Unit 4
Last Name: *	Macpherson	Building Number:	
Telephone Number: *	01887 820098	Address 1 (Street): *	Dunkeld Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberfeldy
Fax Number:		Country: *	United Kingdom
		Postcode: *	PH15 2AQ
Email Address: *	rob.macpherson@fearnmacpherson.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Miss	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	H	Building Number:	
Last Name: *	McAllister	Address 1 (Street): *	
Company/Organisation	Grizzly Beards Barber Shop	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

The Bungalow

Address 2:

Aberfeldy Business Park

Address 3:

Dunkeld Road

Address 4:

Address 5:

Town/City/Settlement:

Aberfeldy

Post Code:

PH15 2AQ

Please identify/describe the location of the site or sites

Northing

749372

Easting

286037

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

14.20

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

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

Office

Access and Parking

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

☐ Yes ☒ No

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

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px; width: 100px;">4</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; padding: 2px; width: 100px;">4</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

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

Existing provisions are in place.

Residential Units Including Conversion

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

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☒ Yes ☐ No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 1 Retail (non-food)

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

14

If Class 1, please give details of internal floorspace:

Net trading spaces:

13

Non-trading space:

1

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? *

☐ Yes ☒ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? *

☒ Yes ☐ No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr J Woolnough

Address:

[REDACTED ADDRESS]

Date of Service of Notice: *

19/09/2017

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Rob Macpherson

On behalf of: Grizzly Beards Barber Shop

Date: 19/09/2017

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

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

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Declare – For Application to Planning Authority

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

Declaration Name: Mr Rob Macpherson

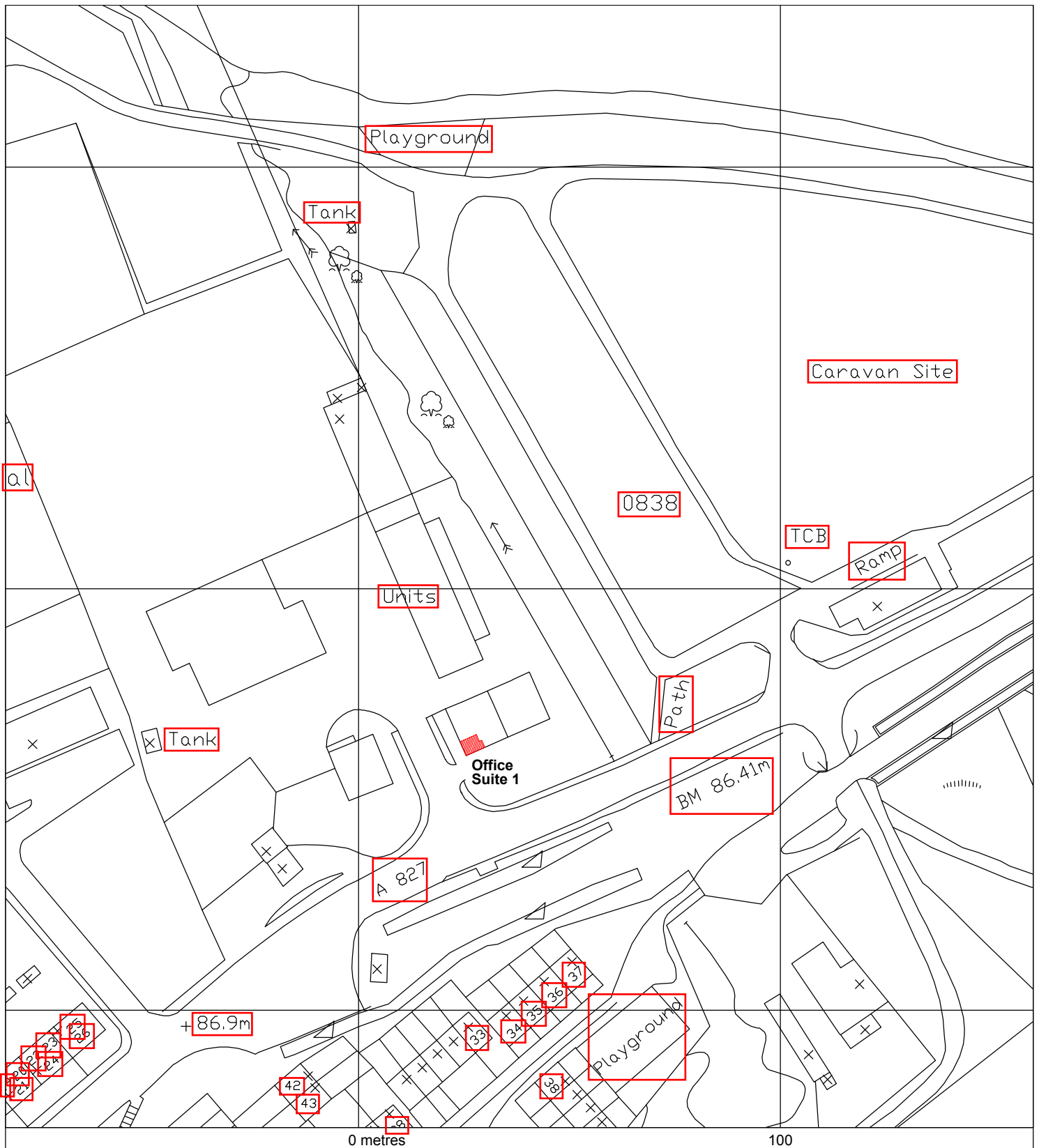
Declaration Date: 19/09/2017

Payment Details

Cheque:



Created: 19/09/2017 18:08



LOCATION PLAN

Scale: 1:1250



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Project

OFFICE SUITE 1
THE BUNGALOW, DUNKELD ROAD
ABERFELDY PH15 2AQ

Drawing

LOCATION PLAN

Date SEPTEMBER 2017

Scale 1:1250 @ A4

Drg No.

1078P01

Rev.

FEARN
MACPHERSON
CHARTERED ARCHITECTS

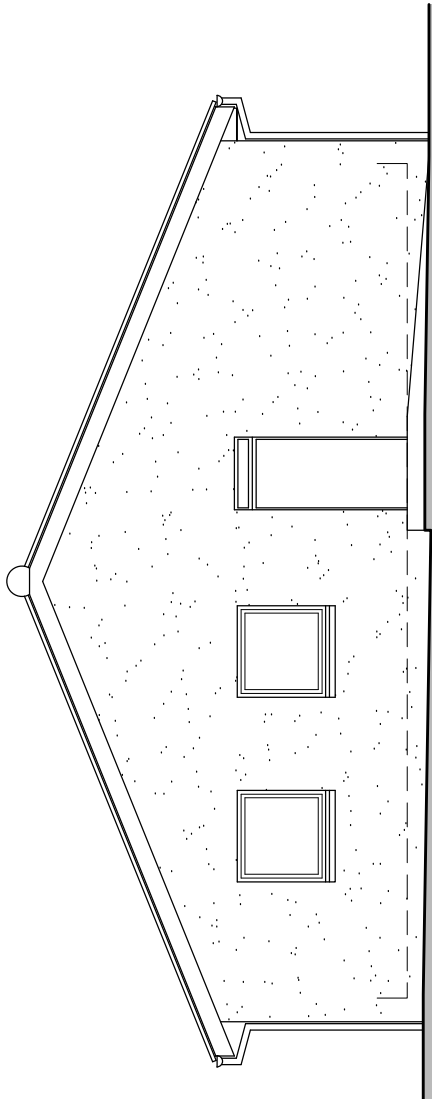
Unit 4 Dunkeld Road
ABERFELDY
Perthshire
PH15 2AQ

Tel : (01887) 820098
Fax : (01887) 829455

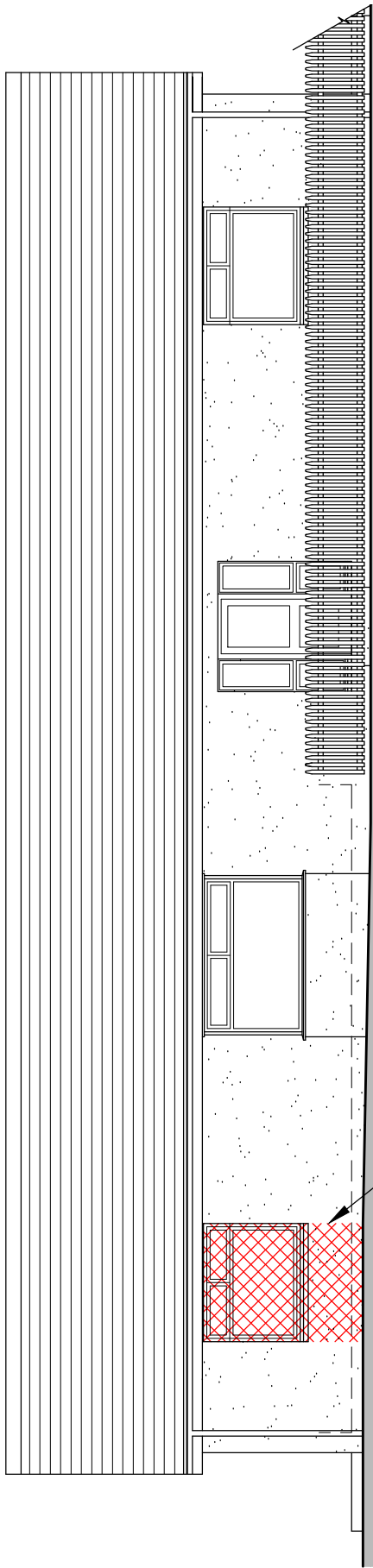


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Project OFFICE SUITE 1 THE BUNGALOW, DUNKELD ROAD ABERFELDY PH15 2AQ	Drawing SITE PLAN		Date SEPTEMBER 2017
			Scale 1:250 @ A3
	Drg No.	Rev.	
	1078P02		
<div> <div> FEARN MACPHERSON CHARTERED ARCHITECTS </div> <div> Unit 4 Dunkeld Road ABERFELDY Perthshire PH15 2AQ Tel: (01887) 820098 Fax: (01887) 829455 </div> </div>			

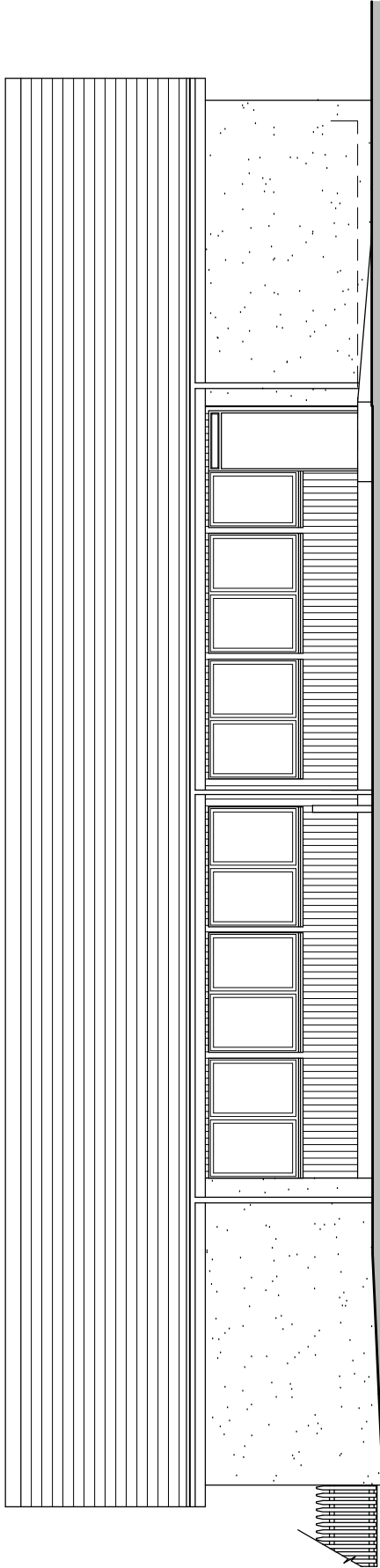


WEST ELEVATION

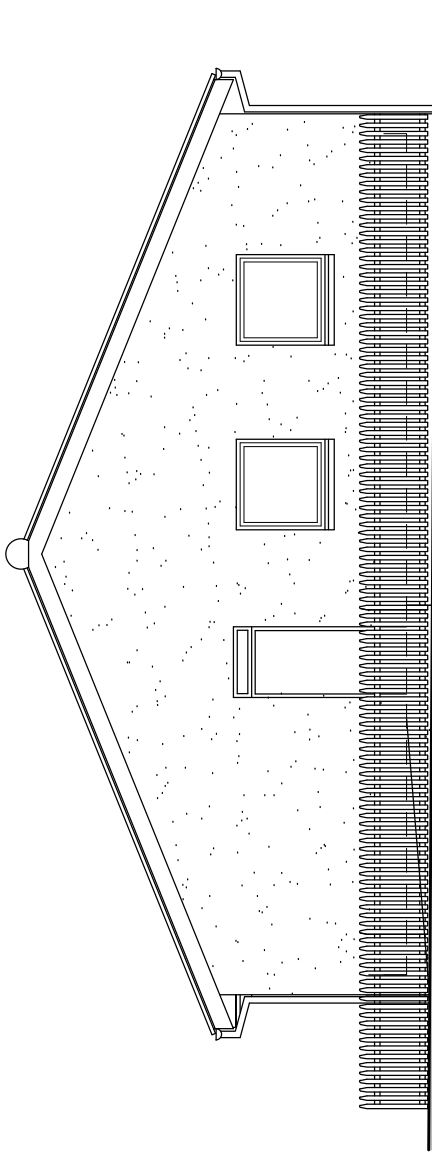


SOUTH ELEVATION

Remove existing window and wall
below to create new door opening



NORTH ELEVATION



EAST ELEVATION

5 metres

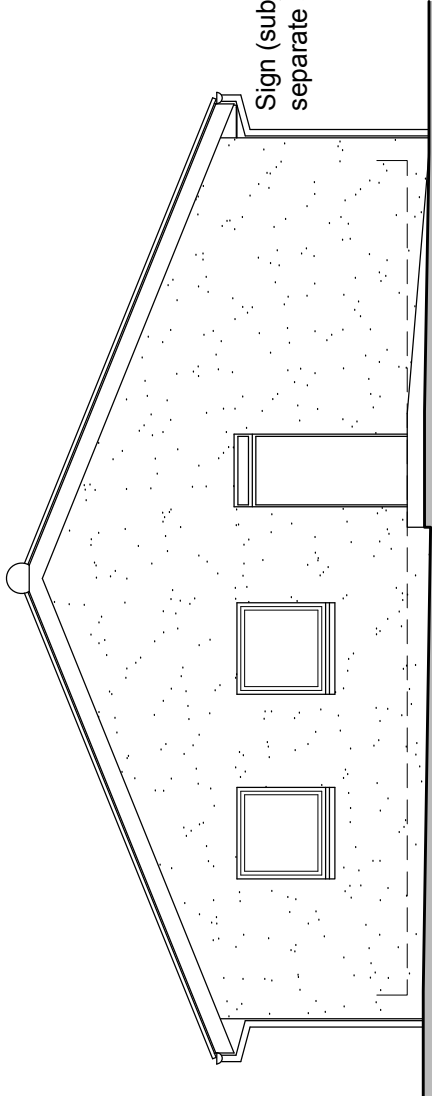


OFFICES - PROPOSED CHANGE OF USE
EXISTING ELEVATIONS @ SCALE 1.100

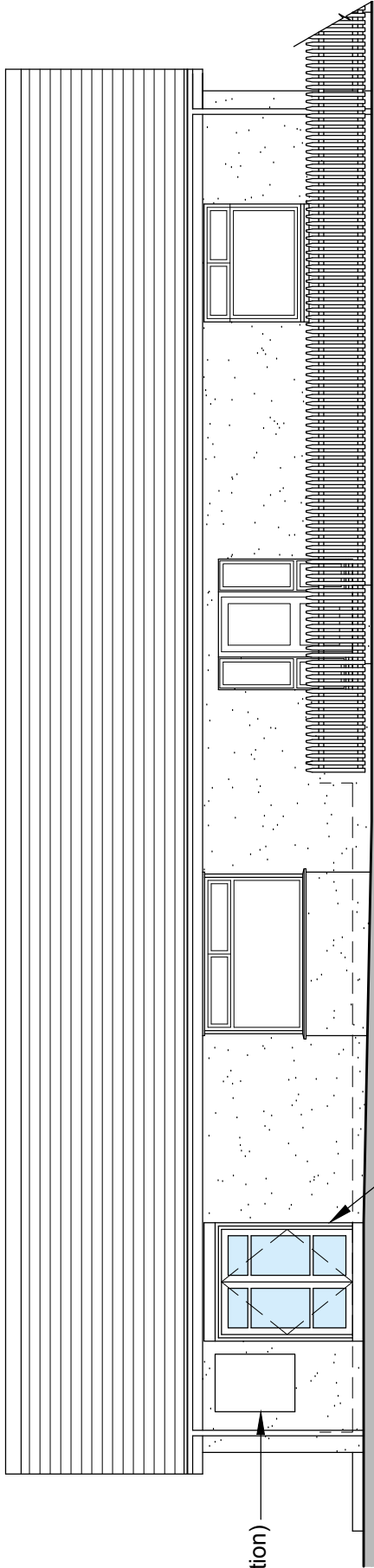
Project		OFFICE SUITE 1	
		THE BUNGALOW, DUNKELD ROAD	
		ABERFELDY PH15 2AQ	
Drawing		EXISTING ELEVATIONS	
		CHANGE OF USE	
Date		SEPTEMBER 2017	
Scale		1.100 @ A3	
Dwg No.			Rev.
		1078P12	
Unit 4 Dunkeld Road		ABERFELDY	
		Perthshire	
		PH15 2AQ	
		Tel : (01887) 820098	
		©THIS DRAWING IS COPYRIGHT	

**FEARN
MACPHERSON**

CHARTERED ARCHITECTS

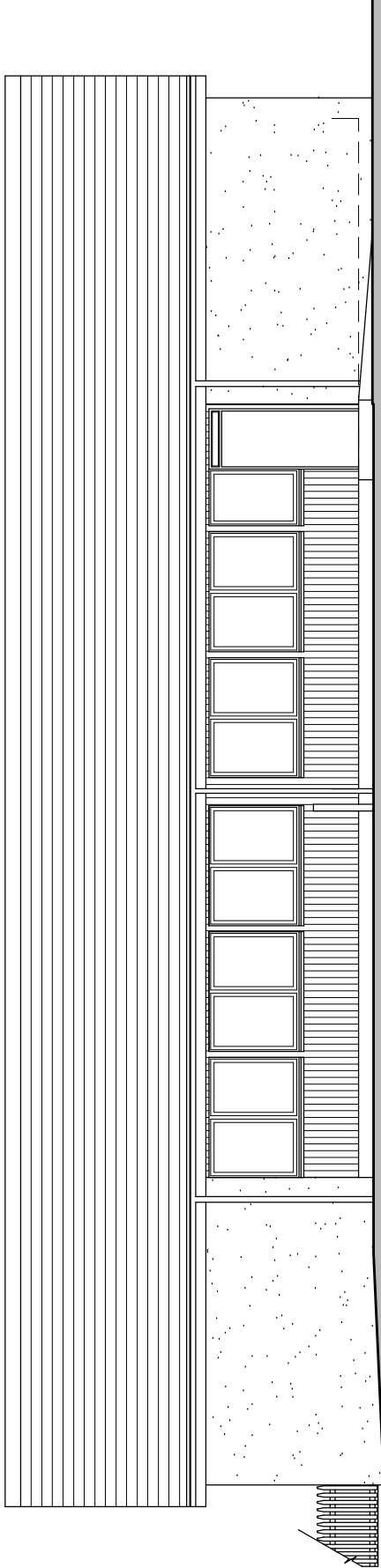


WEST ELEVATION

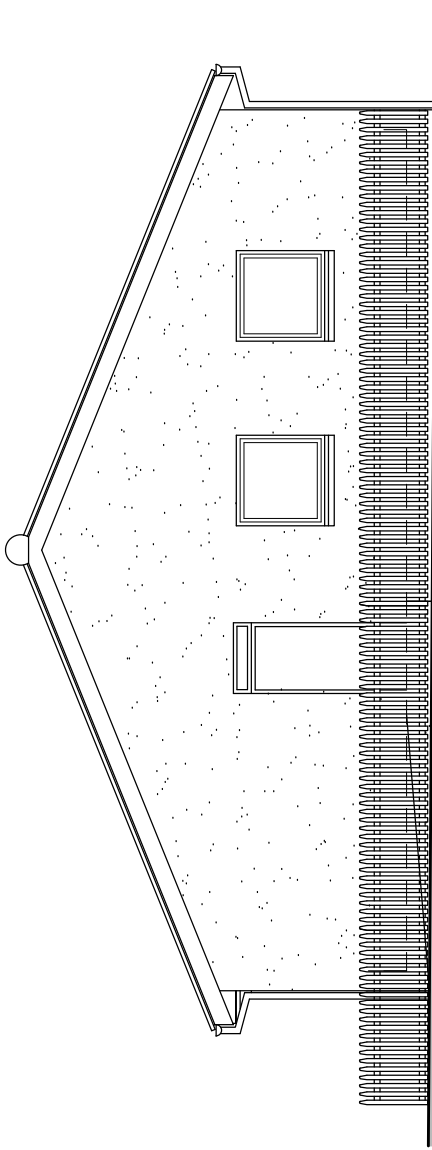


SOUTH ELEVATION

New double glazed uPVC double door



NORTH ELEVATION



EAST ELEVATION

5 metres

0

5

10

15

Project

OFFICE SUITE 1

THE BUNGALOW, DUNKELD ROAD

ABERFELDY PH15 2AQ

Drawing

PROPOSED ELEVATIONS

Date

SEPTEMBER 2017

Scale

1:100 @ A3

Dwg No.

1078P13

Rev.

Unit 4 Dunkeld Road

ABERFELDY

Perthshire

PH15 2AQ

Tel: (01887) 820098

FEARN

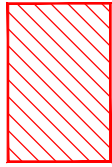
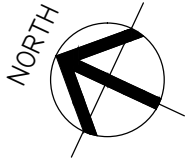
MACPHERSON

CHARTERED ARCHITECTS

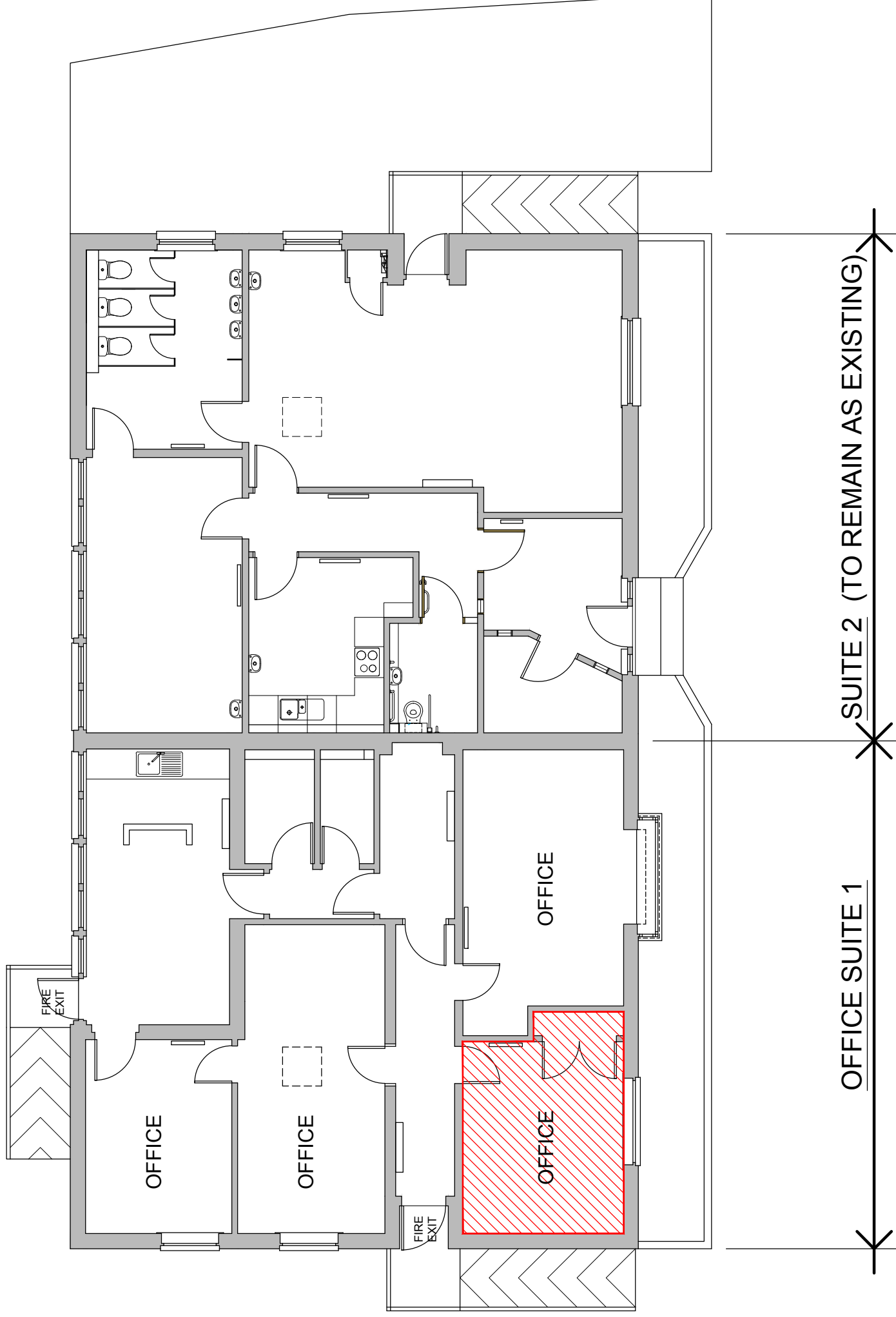
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OFFICES - PROPOSED CHANGE OF USE

PROPOSED ELEVATIONS @ SCALE 1:100



AREA FOR
CHANGE OF USE



5 metres

15

10

5

0

**OFFICES - EXISTING AND PROPOSED CHANGE OF USE
FLOOR PLAN @ SCALE 1.100**



Project		Date	
OFFICE SUITE 1		SEPTEMBER 2017	
THE BUNGALOW, DUNKELD ROAD		Scale 1.100 @ A3	
ABERFELDY PH15 2AQ		Dwg No.	
		Rev.	
Drawing		1078P11	
FLOOR PLAN - PROPOSED CHANGE OF USE			
FERN MACPHERSON		Unit 4 Dunkeld Road ABERFELDY Perthshire PH15 2AQ Tel : (01887) 820098	
CHARTERED ARCHITECTS		©THIS DRAWING IS COPYRIGHT	

TCP/11/16(507) – 17/01628/FLL – Change of use from office (class 4) to barbers (class 1) (in retrospect), Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy

PLANNING DECISION NOTICE *(included in applicant's submission, see pages 163-164)*

REPORT OF HANDLING *(included in applicant's submission, see pages 165-171)*

REFERENCE DOCUMENTS *(included in applicant's submission, see pages 183-187)*

TCP/11/16(507) – 17/01628/FLL – Change of use from office (class 4) to barbers (class 1) (in retrospect), Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01628/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Change of use from office (class 4) to barbers (class 1) (in retrospect)		
Address of site	Suite 1, The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy PH15 2AQ		
Comments on the proposal	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Guidance.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	03 October 2017		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01628/FLL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	██████████ ████████████████████
Description of Proposal	Change of use from office (class 4) to barbers (class 1) (in retrospect) at Suite 1		
Address of site	The Bungalow, Aberfeldy Business Park, Dunkeld Road, Aberfeldy, PH15 2AQ		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	03 October 2017		

Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	17/01628/FLL	Our ref	MP
Date	16 October 2017	Tel No	██████████

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE Change of use from office (class 4) to barbers (class 1) (in retrospect) Suite 1 The Bungalow Aberfeldy Business Park Dunkeld Road Aberfeldy PH15 2AQ for Grizzly Beards Barber Shop

I refer to your letter dated 27 September 2017 in connection with the above application and have the following comments to make.

Recommendation

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

Comments

I have few concerns regarding this application but as there are residential properties across the road located around 40 metres away, I would recommend the undernoted condition.

Condition

EH10 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 25 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.

