

**TCP/11/16(331)**  
**Planning Application 14/01127/FLL – Erection of**  
**dwellinghouse on land 120 metres east of 10 Holding,**  
**Kingswell Road, Longforgan**

## **INDEX**

- (a) Papers submitted by the Applicant (***Pages 323-354***)
- (b) Decision Notice (***Page 341***)
  - Report of Handling (***Pages 333-340***)
  - Reference Documents (***Pages 351-354***)
- (c) Representations (***Pages 357-368***)



**TCP/11/16(331)**  
**Planning Application 14/01127/FLL – Erection of**  
**dwellinghouse on land 120 metres east of 10 Holding,**  
**Kingswell Road, Longforgan**

**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 necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000078938-004

The online ref number 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:

ARKTX

You must enter a Building Name or Number, or both:\*

Ref. Number:

First Name: \*

Fraser

Last Name: \*

Middleton

Telephone Number: \*

01382 831557

Extension Number:

Mobile Number:

Fax Number:

01382 831558

Email Address: \*

[enquiries@arktx.co.uk](mailto:enquiries@arktx.co.uk)

Building Name:

Building Number:

187

Address 1 (Street): \*

Strathmartine Road

Address 2:

Town/City: \*

Dundee

Country: \*

UK

Postcode: \*

DD3 8BL

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="Other"/>	You must enter a Building Name or Number, or both:*	
Other Title: *	<input type="text" value="Mr &amp; Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="David"/>	Building Number:	<input type="text" value="12"/>
Last Name: *	<input type="text" value="Maxwell"/>	Address 1 (Street): *	<input type="text" value="Bingham Terrace"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Dundee"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="DD4 7HH"/>
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"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		
Please identify/describe the location of the site or sites.			
<input type="text"/>			
Northing	<input type="text" value="729976"/>	Easting	<input type="text" value="330276"/>

## Description of the Proposal

Please provide a description of the 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 a Detached Dwelling House
---------------------------------------

## 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 of 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.

Application was deemed to be contrary to Policy PM4 and PM1A of the Local Development Plan 2014 and that there are no material reasons to justify departing from the Development Plan but we would contend that the proposals are in accordance with PM1A and should not be judged against PM4 and that there is material consideration which should be given to this application.

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 now be considered in your review: \* (Max 500 characters)

Application was refused on a Delegated basis. We did not receive the reason for refusal prior to the decision. As such we were unable to relate our views on the matter.

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)

Application Document (853/01, 02, 03, 04 and Application Form). Statement of Appeal, Refusal and Report on Handling

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

14/01127/FLL

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

23/06/14

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

15/09/14

## 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: Fraser Middleton

Declaration Date: 11/12/2014

Submission Date: 11/12/2014



**Perth & Kinross Council**

Pullar House  
35 Kinnoull Street,  
Perth  
PH1 5GD

Appeal against the Refusal of Planning Application Ref No 14/01127/FLL on a Delegated basis for the Erection of a Detached Dwelling House at Land 120 metres East of 10 Holding, Kingswell Road, Longforgan for Mr & Mrs D Maxwell.

The reason for refusal is given as:-

- 1. The proposal is contrary to Policy PM4 of the Local Development Plan 2014 as the proposed development site is located immediately outwith the defined settlement boundary of Longforgan as identified in the LDP.*
- 2. The proposal is contrary to Policy PM1A of the Local Development Plan 2014 as the proposed development would not contribute positively to the quality of the surrounding built and natural environment.*

And the Justification is given as:-

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

We would contend that in this instance there are material reasons which justify a departure from the Development Plan which would allow Approval of our proposals.

***Policy PM4: Settlement Boundaries***

*For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.*

***Policy PM1A: Placemaking***

*Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.*

*The design, density and siting of development should respect the character and amenity of the place and should create and improve links within and where*

*practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.*

We feel that the spirit of Policy PM4 is to contain development within a settlement boundary to curb the growth of the settlement to a defined area. Although we accept that our proposal is outwith the settlement boundary of Longforgan it would be an addition to the other houses on Kingswell Road and would round off and consolidate this development. The existing roadway and industrial shed at the head of Janet Forbes Avenue already provides a visual and functional delineation of the village and the housing to the west as does the naturally landscaped strip of land between the east boundary of the site and Janet Forbes Avenue. There are therefore three separate elements which ensure that the development does not adjoin the current development boundary of Longforgan. In addition we feel that as the development is outwith the settlement boundary Policy RD3: Housing in the Countryside should be taken into account.

***Policy RD: Housing in the Countryside***

*The Council will support proposals for the erection or creation through conversion, of a single house and groups of houses in the countryside which fall 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 sect 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*

*This policy does not apply in the Green Belt and its application is limited within the Lunan Valley Catchment Area to economic need, conversions or replacement buildings.*

*Development proposals should not result in adverse effects, either individually or in combination, on the integrity of the Firth of Tay and Eden Estuary, Loch Leven, South Tayside Goose Roosts and Forest of Clunie SPAs and Dunkeld – Blairgowrie Loch and River Tay SACs*

*Note: For development to be accepted under the terms of this policy it must comply with the requirement of all relevant Supplementary Guidance, in particular the Housing in the Countryside Guide.*

We would contend that the development would form part of a Building Group which would run the length of Kingswell Road, Longforgan and as such supports the erection of a single house. In addition it could be argued that the

development meets the criteria of (f) Development on rural brownfield land as historically the site formed part of house and workshop of Viewfield, No 11 Holding, Castle Huntly, Longforan and as the name suggests the land was a Holding.

*Brownfield land is defined as:-*

*Land which has previously been developed. The term may cover vacant or derelict land, land occupies by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable*

The proposals submitted are identical to those approved to the West of the site and as such we would contend that the design, density and siting respects the character of the area. In addition the property is south facing to take advantage of the solar gain and by virtue of being a single storey dwelling there should be no need for any adaptation in the future. We would therefore contend that our proposals do indeed meet with the criteria of Policy PM1A.

We would point out that although we contacted Planning Service prior to the application being refused we were never at any time requested to provide any additional information.

It is our view that we are not requesting to develop adjoining the settlement in question as the boundary between the settlement and our proposals is being maintained. The existing land use site is presently residential and we are developing within the curtilage of the existing residential area. Our site does not extend the residential boundary. Refer to application Application Number 13/02347/FLL which was approved by Perth and Kinross Council and accepts delineation of this area of land being within residential curtilage.

The house will be constructed to exceed Current Building Standards with eco-friendly measures being integrated into the design. The proposal will blend sympathetically with land form. The low single storey bungalow form has been selected to relate to existing and adjoining building forms. It utilises existing trees and slopes to provide a backdrop. The site is clearly identifiable and does not spoil any scenic aspect or detract from the visual appearance of the countryside. The development of this single site will be sympathetic to the existing newly built housing directly to the west. As both houses that have been completed are now inhabited and the developer has an interested party for the remaining house there is clearly an identifiable need for this type of housing in this location. There is ample private garden area available for all houses.

In summary this development would consolidate the development on Kingswell Road and would be in keeping with the surrounding area and as such we believe permission should be granted.



## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	14/01127/FLL	
Ward No	N1- Carse Of Gowrie	
Due Determination Date	16.09.2014	
Case Officer	David Niven	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Erection of dwellinghouse

**LOCATION:** Land 120 Metres East Of 10 Holding Kingswell Road  
Longforgan

#### 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:** 4 August 2014

#### SITE PHOTOGRAPHS



## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

This application relates to a triangular area of land that extends to approximately 1380sqm, located on Kingswell Road, just east of Longforgan. The site is presently an undeveloped area of rough grassland on the edge of an existing field. The site is bound to north by Kingswell Road, to the east by a relatively dense mixed belt of trees and shrubs, and to the west by a house that forms part of the development of three houses that is currently under construction (Ref: 08/00531/FUL). The southern boundary of the site is presently not established and extends onto open farmland.

In 2006 a planning application was submitted for the erection of four dwellinghouses, one of which was proposed on the site that is the subject of this planning application (Ref: 06/02372/FUL). This application was refused by the Development Control Committee on the basis that the proposed development was immediately outwith the settlement boundary of Longforgan and therefore could not comply with Policy 2 of the previous Perth Area Local Plan 1995 which stated that there was a presumption against built development adjoining settlement boundaries. This application was subsequently appealed to the Scottish Government Reporters Unit but the appeal was dismissed.

A further application was then submitted in 2008 for the erection three dwellinghouses, with the eastern most plot omitted from the proposed development (08/00531/FUL). This was again refused by the Planning Authority for the same reasons as above but on this occasion the applicants appeal was upheld by the report on the basis that the omission of the fourth plot left a sufficient visual gap between the development and the settlement edge of Longforgan. This development is now nearing completion.

Planning permission is now being sought for the erection of a dwellinghouse on the remaining area of land to the east of the housing that is presently under construction. The proposed house is a single storey building with an L-shaped plan positioned centrally within the site. The site is to be access via a private driveway onto Kingswell Road and the proposed finishing materials are detailed as roughcast to the walls with elements of annstone random rubble, mock sash and case windows, and concrete roof tiles.

## **SITE HISTORY**

06/02372/FUL Erection of 4 detached dwellinghouses Refused (Appeal dismissed)

08/00531/FUL Demolition of dwellinghouse and workshop and erection of 3 dwellinghouses Refused (Appeal upheld)

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: There is no record of any pre application enquiry.



## APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

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

### Policy Appraisal

The site lies within the landward area within the adopted Local Development Plan 2014 where all proposals for new housing are normally considered against *Policy RD3: Housing in the Countryside*. However, crucially this site is located immediately outwith the defined settlement boundary of Longforgan as identified in the LDP where Policy PM4 is applicable. This policy states that development will not be permitted, except within the defined settlement boundary. As such, the proposed development site fails to comply with the requirements of Policy PM4 as it would result in development immediately outwith the defined settlement boundary.

As outlined earlier in this report, in 2006 planning permission for the erection of a house on this site was refused on the basis that the proposed development lay immediately outwith the settlement boundary of Longforgan. Of particular note is that the developer then subsequently removed this plot from the proposed development in a bid to resolve the previous reasons for refusal by creating a gap between the proposed houses (now under construction) and the settlement boundary of Longforgan. Whilst this application was again refused by the Planning Authority, this concession was accepted by the Reporter and it formed a pivotal role in the justification for upholding the appeal. It therefore seems that the submission of this application is highly contrived given that that same plot was removed from the previous development in order to achieve consent for the housing that is presently under construction.

In any case, it is clear that the gap site that is the subject of this application forms a vital role in providing a visual gap between the housing development on Kingswell Road and the settlement edge of Longforgan. As such the proposed development of this plot cannot be supported as it will result in the loss of the aforementioned visual gap and lead to the coalescence of the settlement of Longforgan with the housing on Kingswell Road.

Furthermore, it should be noted that Policy PM4 was specifically added by the Government Reporter following examination of the initial draft LDP, in order to set out a presumption against development outwith a defined settlement boundary. The new LDP also forms the Council's most up to date expression of policy and given that it has only recently been adopted it

## **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, and a series of Circulars.

## **DEVELOPMENT PLAN**

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

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

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

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It 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 PM4 - Settlement Boundaries**

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

#### **Policy RD3 - Housing in the Countryside**

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



## OTHER POLICIES

Housing in the Countryside Guide (2012)

Developer Contributions Guide (November 2012)

Transport Infrastructure Developer Contributions Guide 2014

## CONSULTATION RESPONSES

Education And Children's Services  
Education contribution required.

Transport Planning  
No objection subject to conditions.

Scottish Water  
No objection.

Environmental Health  
No objection.

Contributions Officer  
Advises that contributions are required for both education and transport infrastructure.

## REPRESENTATIONS

No representations received

## ADDITIONAL STATEMENTS RECEIVED:

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

policies should be applied in a robust and consistent manner. The approval of this application would set an early precedent, undermining the objectives of this policy and encouraging further piecemeal development on the edge of settlement boundaries. It is therefore important for developments such as this to be resisted.

### **Developer Contributions**

- *Primary Education*

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

This proposal is within the catchment of Longforgan Primary School and based on current information this school will reach the 80% capacity threshold. As such an education contribution of £6,395 will be required if this application is approved.

- *Transport Infrastructure*

The Council Transport Infrastructure Development 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.

This site is located out with the Perth Core Area where a reduced contribution level applies. The required transport infrastructure contribution will be £2,639 if this application is approved.

### **Economic Impact**

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

### **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal does not comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014, specifically in regards to *Policy PM4: Settlement Boundaries*. 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 PM4 of the Local Development Plan 2014 as the proposed development site is located immediately outwith the defined settlement boundary of Longforgan as identified in the LDP.
- 2 The proposal is contrary to Policy PM1A of the Local Development Plan 2014 as the proposed development would not contribute positively, to the quality of the surrounding built and natural environment.

### **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**

14/01127/1

14/01127/2

14/01127/3

14/01127/4

**Date of Report 11.09.2014**

# PERTH AND KINROSS COUNCIL

Mr & Mrs D Maxwell  
c/o ARKTX  
Fraser Middleton  
187 Strathmartine Road  
Dundee  
DD3 8BL

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

RECEIVED 23 SEP 2014

Date 15th September 2014

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/01127/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 17th July 2014 for permission for **Erection of dwellinghouse Land 120 Metres East Of 10 Holding Kingswell Road Longforgan** for the reasons undernoted.



Development Quality Manager

### Reasons for Refusal

1. The proposal is contrary to Policy PM4 of the Local Development Plan 2014 as the proposed development site is located immediately outwith the defined settlement boundary of Longforgan as identified in the LDP.
2. The proposal is contrary to Policy PM1A of the Local Development Plan 2014 as the proposed development would not contribute positively, to the quality of the surrounding built and natural environment.

### Justification

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

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

### Plan Reference

14/01127/1	14/01127/3
14/01127/2	14/01127/4





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 necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000078938-002

The online ref number 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: \*

We strongly recommend that you refer to the help text before you complete this section.

- ☒ 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)

Erection of a Detached Dwelling House

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

Have the works already been started or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

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

☐ Applicant ☒ Agent



## Agent Details

Please enter Agent details

Company/Organisation:	ARKTX
Ref. Number:	
First Name: *	Fraser
Last Name: *	Middleton
Telephone Number: *	01382 831557
Extension Number:	
Mobile Number:	
Fax Number:	01382 831558
Email Address: *	enquiries@arktx.co.uk

You must enter a Building Name or Number, or both:\*

Building Name:	
Building Number:	187
Address 1 (Street): *	Strathmartine Road
Address 2:	
Town/City: *	Dundee
Country: *	UK
Postcode: *	DD3 8BL

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Mr & Mrs
First Name: *	D
Last Name: *	Maxwell
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	12
Building Number:	
Address 1 (Street): *	Bingham Terrace
Address 2:	
Town/City: *	Dundee
Country: *	Scotland
Postcode: *	DD4 7HH



## Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

729976

Easting

330276

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

1380.00

Please state the measurement type used:

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

## Existing Use

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

Garden Ground

## Access and Parking

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

☒ Yes ☐ No

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

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

☐ Yes ☒ No

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

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

0

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

2

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, cycle spaces).

## Water Supply and Drainage Arrangements

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

☒ Yes ☐ No

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

- ☒ Yes – connecting to public drainage network
- ☐ No – proposing to make private drainage arrangements
- ☐ Not Applicable – only arrangements for water supply required

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

☐ Yes ☒ No

Note: -

Please include details of SUDS arrangements on your plans

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

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

- ☒ Yes
- ☐ No, using a private water supply
- ☐ No connection required

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

## Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

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

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

☐ Yes ☒ No ☐ Don't Know

## Trees

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

☐ Yes ☒ No

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

## Waste Storage and Collection

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

☒ Yes ☐ No

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

3No Bins

## Residential Units Including Conversion

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

☒ Yes ☐ No

How many units do you propose in total? *	1
Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.	
<b>All Types of Non Housing Development - Proposed New Floorspace</b>	
Does your proposal alter or create non-residential floorspace? *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Schedule 3 Development</b>	
Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.	
<b>Planning Service Employee/Elected Member Interest</b>	
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? *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Certificates and Notices</b>	
CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013	
One Certificate must be completed and submitted along with this 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 ? *	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is any of the land part of an agricultural holding? *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Certificate Required</b>	
The following Land Ownership Certificate is required to complete this section of the proposal:	
Certificate A	
<b>Land Ownership Certificate</b>	
Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013	
Certificate A	
I hereby certify that –	
(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.	
(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.	
Signed:	Fraser Middleton
On behalf of:	Mr & Mrs D Maxwell
Date:	23/06/2014
<input checked="" type="checkbox"/> Please tick here to certify this Certificate. *	

## Checklist - Application for Planning Permission

Town and County 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 developments (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 County 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.

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: Fraser Middleton

Declaration Date: 23/06/2014

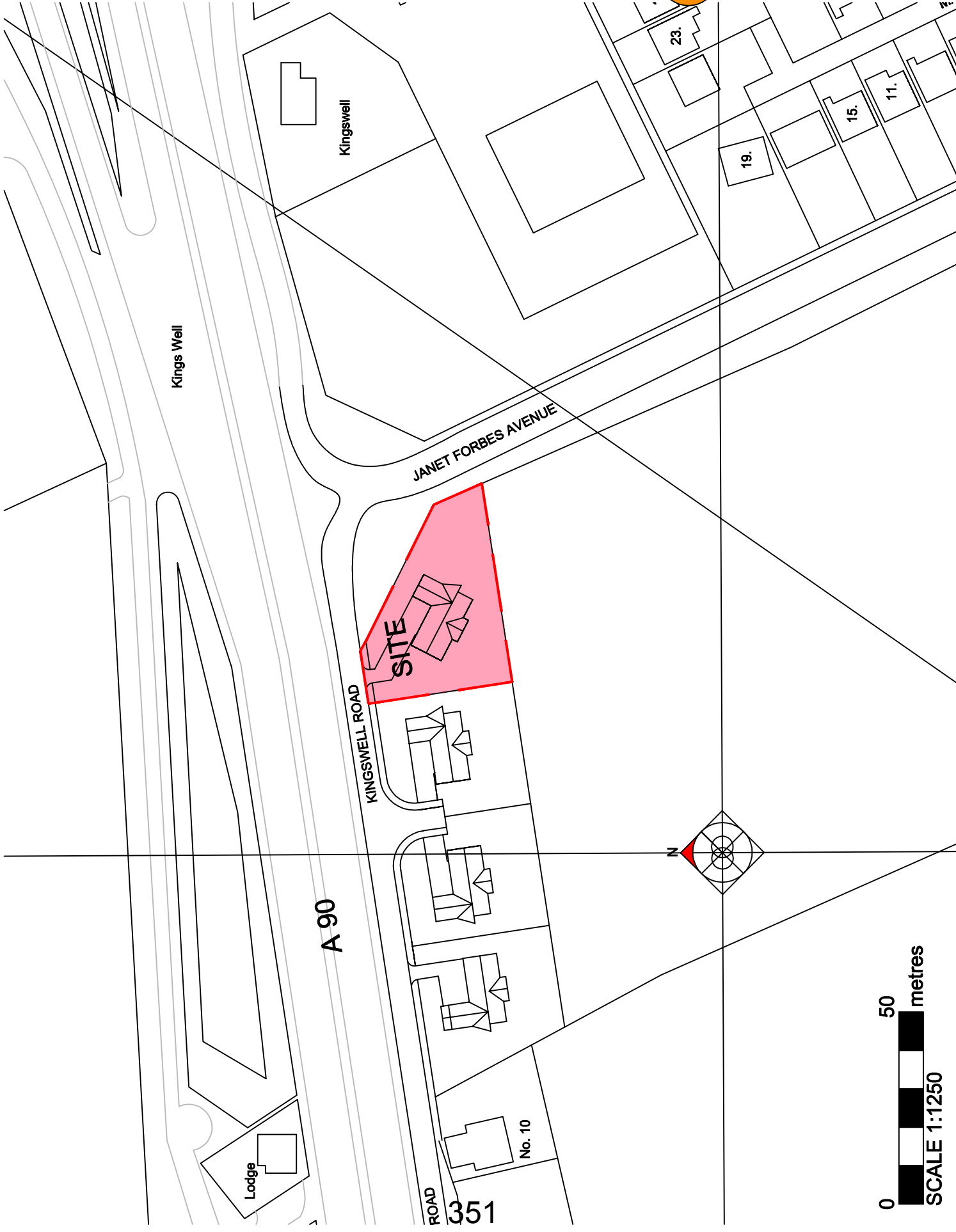
Submission Date: 23/06/2014

## Payment Details

Cheque: George Martin (Builders) Ltd, 022296

Created: 23/06/2014 14:31





DRAWING TO BE READ IN CONJUNCTION WITH  
STRUCTURAL ENGINEERS DETAILS TO TAKE  
PRECEDENCE.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON  
SITE.

ALL DIMENSIONS IN MILLIMETRES UNLESS  
STATED OTHERWISE.

CONTRACTOR NOT TO SCALE DIMENSIONS  
FROM DRAWINGS REFER TO ARCHITECT FOR  
DIMENSIONS IF NOT INDICATED ON THE  
DRAWING.



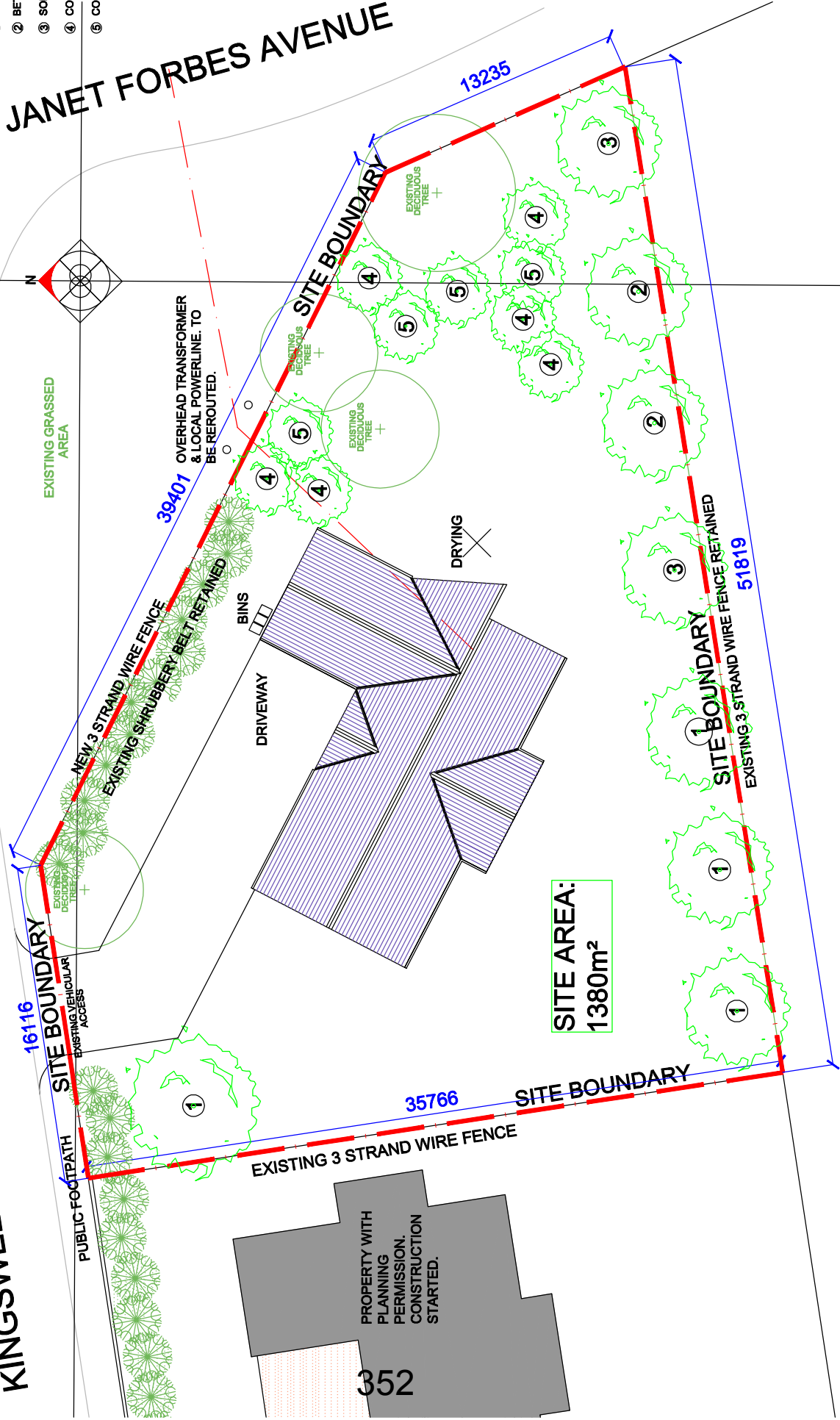
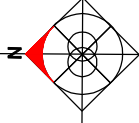
187 Seathemarine Road, Dundee, DD3 8BL  
T : 01382 851591 F : 01382 851555  
E : enquiries@arktx.co.uk

Project Title  
KINGSWELL ROAD,  
DUNDEE  
MR. & MRS D. MAXWELL

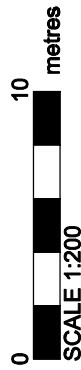
LOCATION PLAN			
Scale	1:1250	Drawn By	PA
Check		CAD File	
Project No.	853	Drawing No.	01
Rev	00		

KINGSWELL ROAD

- PLANTING SCHEDULE
- ① PRUNUS KANZAN
  - ② BETULA PENDULA
  - ③ SORBUS AUCUPARIA
  - ④ CORNUS ALBA 'SIBIRICA'
  - ⑤ CORNUS STOLONIFERA 'FLAVIRAMEA'



SITE PLAN  
SCALE 1:200



DRAWING TO BE READ IN CONJUNCTION WITH  
STRUCTURAL ENGINEERS DETAILS AND  
SPECIFICATION. ENGINEERS DETAILS TO TAKE  
PRECEDENCE.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON  
SITE.

ALL DIMENSIONS IN MILLIMETRES UNLESS  
STATED OTHERWISE.

CONTRACTOR NOT TO SCALE DIMENSIONS  
FROM DRAWINGS. REFER TO ARCHITECT FOR  
DIMENSIONS IF NOT INDICATED ON THE  
DRAWING.



187 Strathmartine Road, Dundee, DD3 8BL  
t : 01382 831557 f : 01382 831558  
e : enquiries@arktx.co.uk

Project No. 820  
Revision No. 02  
Author/Client  
KINGSWELL ROAD  
LONGFORDGATE  
DUNDEE  
MR. & MRS. D. MAXWELL

SITE PLAN

Date	2014	Drawn By	
Scale	1:200	Check By	
Project No.	820	Revision No.	02
This drawing is the property of arktx and is not to be used for any other project without the written permission of arktx.			

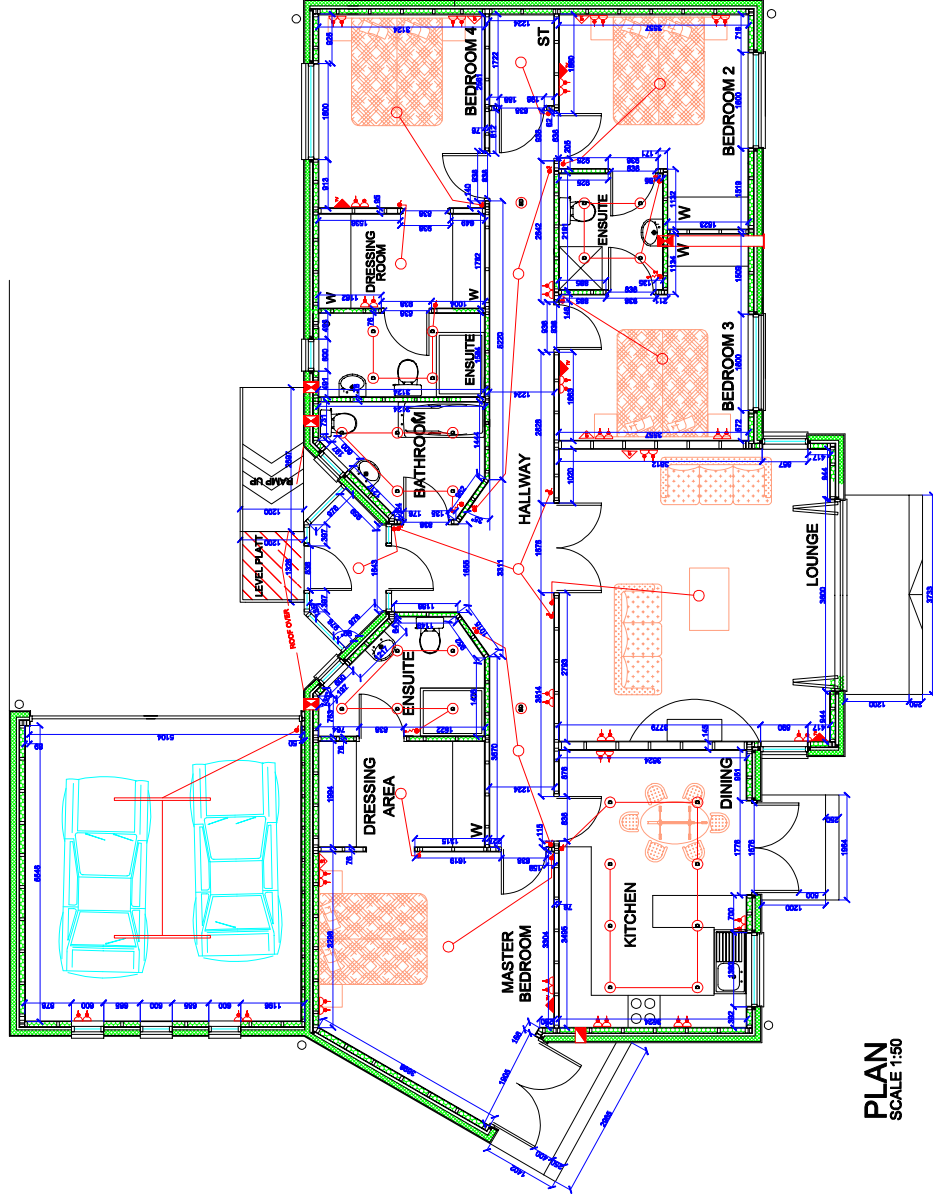


**ROOF CONSTRUCTION:** ROOF DECK: CEMENT SLATE (1800x24x36) ON DPIPE. INSULATION: 2" POLYSTYRENE (1500x30x48) ON W.W. SARGING BOARDS ON PROPRIETARY ROOF TRUSSES AT 60MM C/S. TRUSSES TO BE INSTALLED IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS' WRITTEN SPECIFICATIONS. ROOFING: 1.5mm GALVANIZED STEEL ROOFING TILE HEADLAP AND GALLAP TO BE INSTALLED, AS PER MANUFACTURERS' RECOMMENDED GUIDELINES. ROOF PITCH: TO BE 2% LAYERS. 150MM MINIMUM INSULATION TO BE 2"O. LAYERS. CEILING JOISTS TO BE REINFORCED DRY ROOF SYSTEM. ROOF TO BE REINFORCED DRY ROOF SYSTEM WITH HALF ROUND ROUGE TILE. ROUGE TILE TO MATCH ROOF TILES. CEILING TO MATCH ROOF TILES. ROUGE DRY VERGE SYSTEM. CEILING TO MATCH ROOF TILES.

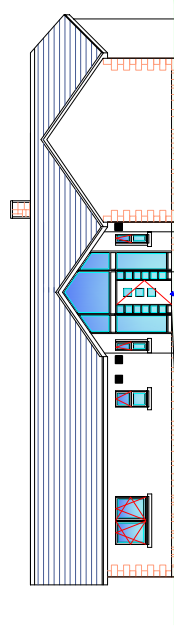
**285x19mm WBP PLYWOOD FASCIA BOARD WITH STAINED FINISH  
COLOUR: MAHOAGANY.**

MARLEY DEEPFLOW RAINWATER GUTTER ON PROPRIETARY GUTTER BRACKETS AT CENTRES TO SUIT MANUFACTURERS' RECOMMENDATIONS. DOWNPIPES TO BE 68MM DIA. MARLEY DOWNPIPES WITH ACCESS HOLES 200MM ABOVE F.G.L. ALL FIXING BRACKETS INSTALLED AS PER MANUFACTURERS' WRITTEN INSTALLATION INSTRUCTIONS. ALL RAINWATER

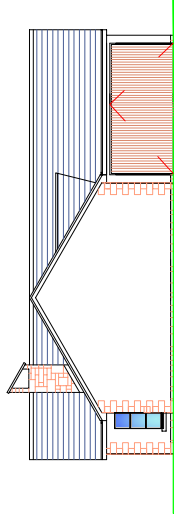
ALL CILLS TO BE TINTED PRECAST CONCRETE (150MM DEEP ) ON D.P.C. COLOUR TO BE TILCON Y137 OR EQUIVALENT APPROVED.



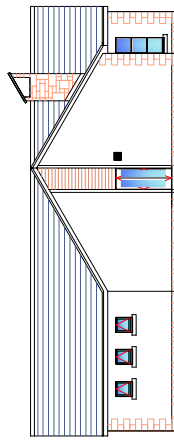
**PLAN**  
**SCALE 1:50**



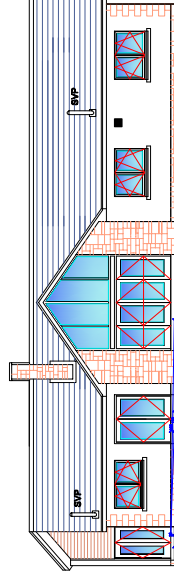
**NORTH ELEVATION**  
**SCALE 1:100**



**EAST ELEVATION**  
**SCALE 1:100**



**WEST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
**SCALE 1:100**

Date	Drawn By:	
JULY 2014	PG	
Scale	CAD Ref.	
1:500		
Project No.	Drawing No.	Rev.
<b>820</b>	<b>04</b>	

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**TCP/11/16(331)**  
**Planning Application 14/01127/FLL – Erection of dwellinghouse on land 120 metres east of 10 Holding, Kingswell Road, Longforgan**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see page 341)*

**REPORT OF HANDLING** *(included in applicant's submission, see pages 333-340)*

**REFERENCE DOCUMENT** *(included in applicant's submission, see pages 351-354)*



**TCP/11/16(331)**  
**Planning Application 14/01127/FLL – Erection of**  
**dwellinghouse on land 120 metres east of 10 Holding,**  
**Kingswell Road, Longforgan**

## **REPRESENTATIONS**

- Representation from Education and Children's Services, dated 30 July 2014
- Representation from Regulatory Service Manager, dated 1 August 2014
- Representation from Development Negotiations Officer, dated 8 August 2014
- Representation from Transport Planning, dated 18 August 2014



# Memorandum

To	Nick Brian Development Quality Manager	From	Maureen Watt Assistant Asset Management Officer
Your ref	14/01127/FLL	Our ref	JC
Date	30 July 2014	Tel No	(4) 76308

Education & Children's Services

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Planning Application Ref No 14/01127/FLL

This development falls within the Longforgan Primary School catchment area.

Based on current information this school will reach the 80% capacity threshold.

Approved capacity	144
Highest projected 7 year roll	139
Potential additional children from previously approved applications	9.18
Possible roll	148.18
Potential % capacity	103%

Therefore I request that the Finalised Primary Education and New Housing Contributions Policy be applied to this application.

Please do not hesitate to contact me should you require any further information.

Support Services is committed to providing a high level of customer service designed to meet the needs and expectations of all who may come into contact with us. Should you have any comments or suggestions you feel may improve or enhance this service, please contact [ecssupportservices@pkc.gov.uk](mailto:ecssupportservices@pkc.gov.uk)





# Memorandum

To Development Quality Manager From Regulatory Service Manager

Your ref PK14/01127/FLL

Our ref LJ

Date 1 August 2014

Tel No (4)75248

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

**PK14/01127/FLL RE: Erection of dwellinghouse Land 120 Metres East Of 10 Holding Kingswell Road Longforgan for Mr & Mrs D Maxwell**

I refer to your letter dated 22 July 2014 in connection with the above application and have the following comments to make.

**Contaminated Land** (assessment date – 01/08/2014)

### 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.





## **INTERNAL CONSULTATION ON PLANNING APPLICATION**



**To:** Development Management  
**From:** Euan McLaughlin  
**Date:** 08 August 2014  
**Planning Reference:** 14/01127/FLL

**Description of Proposal:** Erection of dwellinghouse Land 120 Metres East Of 10 Holding Kingswell Road Longforgan for Mr & Mrs D Maxwell

**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.

THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.

### **Primary Education**

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

This proposal is within the catchment of Longforgan Primary School.

### **Transport Infrastructure**

With reference to the above planning application the Council Transport Infrastructure Development 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.

This site is out with the Perth Core Area where a reduced contribution level applies.

### **Summarised as follows**

Education: £6,395 (1 x £6,395)  
Transport Infrastructure: £2,639 (1 x 2,639)

**Total: £9,034**

### **Phasing**

It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.

The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.

If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation of the dwelling.

### **Payment**

**Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.**

### **Methods of Payment**

On no account should cash be remitted.

### **Scheduled within a legal agreement**

This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.

**NB:** The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.

### **Other methods of payment**

Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.

### **Remittance by Cheque**

The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.

Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:

Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH15GD

### **Bank Transfers**

All Bank Transfers should use the following account details;

**Sort Code:** 839125

**Account Number:** 61079504

Education Contributions

For Education contributions please quote the following ledger code:

1-30-0060-0001-859136

## Transport Infrastructure

For Transport infrastructure contributions please quote the following ledger code:

1-30-0060-0003-859136

## Direct Debit

The Council operate an electronic direct debit system whereby payments may be made over the phone.

To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:

- a) Your card details.
- b) Whether it is a Debit or Credit card.
- c) The full amount due.
- d) The planning application to which the payment relates.
- e) If you are the applicant or paying on behalf of the applicant.
- f) Your e-mail address so that a receipt may be issued directly.

## Indexation

All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.

## Accounting Procedures

Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.

## Contacts

The main point of contact for enquiries relating to the interpretation of developer contributions will be the Development Negotiations Officer:

Euan McLaughlin

Tel: 01738 475381

Email: [emcloughlin@pkc.gov.uk](mailto:emcloughlin@pkc.gov.uk)

If your query specifically relates to the provision of affordable housing please contact the Council's Affordable Housing Enabler:

Stuart McLaren

Tel: 01738 476405

Email: [sjmclaren@pkc.gov.uk](mailto:sjmclaren@pkc.gov.uk)





# MEMORANDUM

To	David Niven Planning Officer	From	Tony Maric Transport Planning Officer Transport Planning
Our ref:	TM	Tel No.	Ext 75329
Your ref:	14/01127/FLL	Date	18 August 2014

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

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997, - ROADS (SCOTLAND) ACT 1984

With reference to the application 14/01127/FLL for planning consent for:- **Erection of dwellinghouse Land 120 Metres East of 10 Holding Kingswell Road Longforgan for Mr and Mrs D Maxwell**

Insofar as the Roads matters are concerned I do not object to the proposed development provided the conditions indicated below are applied, in the interests of pedestrian and traffic safety.

- Prior to the occupation or use of the approved development the vehicular access shall be formed in accordance with specification Type B, Fig 5.6 access detail to the satisfaction of the Planning Authority.
- Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
- Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site.

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.

I trust these comments are of assistance.

