

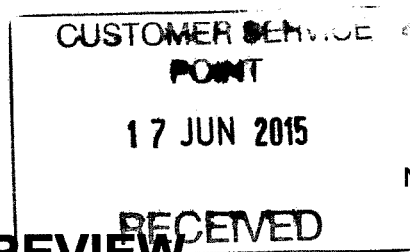
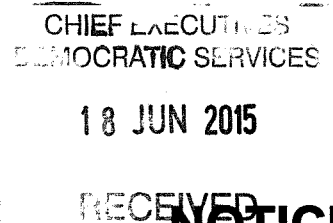
TCP/11/16(366)
Planning Application 15/00586/IPL – Erection of a dwellinghouse and garage (in principle), land 90 metres north east of Craignorth House, Balthayock

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TCP/11/16(366)
Planning Application 15/00586/IPL – Erection of a dwellinghouse and garage (in principle), land 90 metres north east of Craignorth House, Balthayock

**PAPERS SUBMITTED
BY THE
APPLICANT**



Notice of Review

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name ROSS TOWNSLEY
Address 9 SKELTON ROAD
METHVEN
Postcode PH13PJ
Contact Telephone 1 [REDACTED]
Contact Telephone 2 [REDACTED]
Fax No [REDACTED]
E-mail* [REDACTED]

Agent (if any)

Name [REDACTED]
Address [REDACTED]
Postcode [REDACTED]
Contact Telephone 1 [REDACTED]
Contact Telephone 2 [REDACTED]
Fax No [REDACTED]
E-mail* [REDACTED]

Mark this box to confirm all contact should be
through this representative: ☐

Yes ☒ No ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

PERTH & KINROSS

Planning authority's application reference number

15/00586/IPL

Site address

LAND 90 METRES NORTH EAST OF
CRAIGNORTH HOUSE BALTHAYOCK

Description of proposed
development

ERECTION OF A DWELLINGHOUSE
& GARAGE (IN PRINCIPLE)

Date of application

13/04/15

Date of decision (if any)

26/05/15

Note. This notice must be served on the planning authority within three months of the date of the decision
notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

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

Review procedure

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

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

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

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|--|---|-----------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

In my opinion the property that I own would be an ideal location for a house. There is a house 50 metres on the left hand side of property & another 150 metres on the right hand side. The property already has existing water and electricity along with a number of large sheds & horse stable. It also has good access from the public road. There has been a number of beech trees planted around the land. We also own the paddock adjacent to the plot. We would be happy to comply with any suggestions made by the planning officers in relation to an erection of dwelling house & garage (in principle). If you require any further information please don't hesitate to contact myself on 07788962772.

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

Yes ☒ No ☐

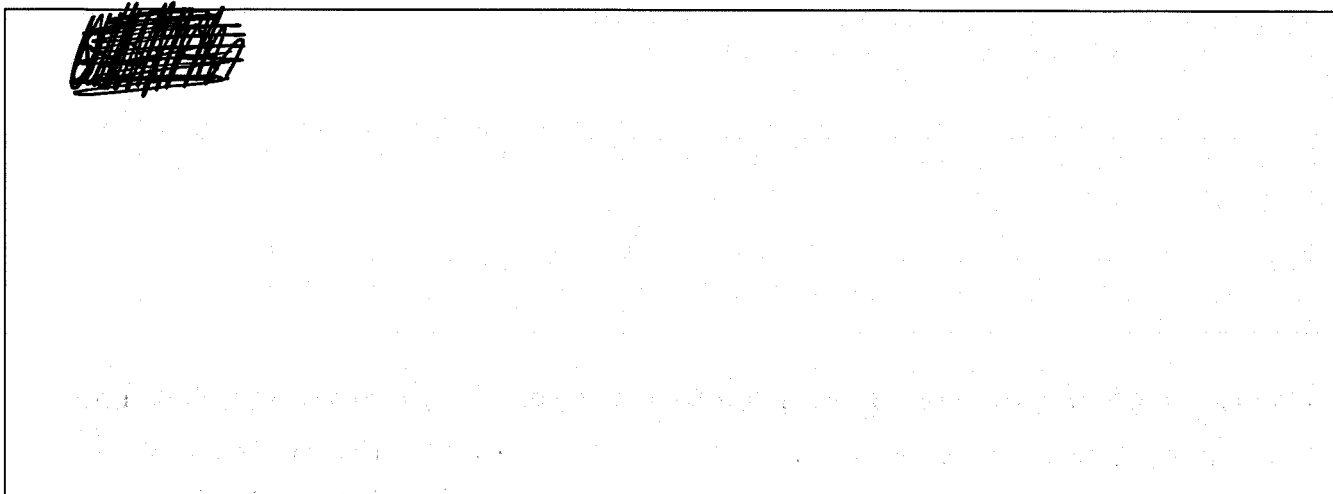
If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

Planning board

Because I feel that the appointed ~~officer~~ should have went to the property to view it before making a decision. I was told by one of your planning officers that there is 5 points in which they can fail a planning application for a house and property didn't have any.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.



Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


- ☐ Full completion of all parts of this form
- ☐ Statement of your reasons for requiring a review
- ☐ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

12/06/15

18 JUN 2015

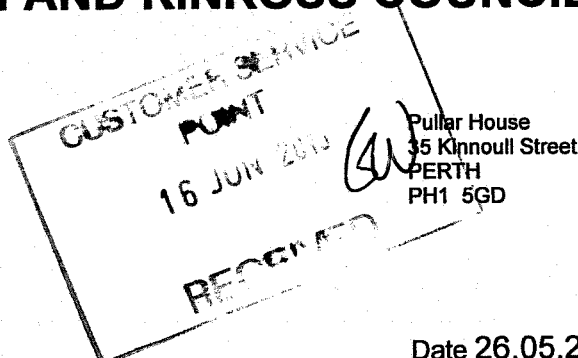
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17 JUN 2015

PERTH AND KINROSS COUNCIL

Mr R Townsley
c/o Allan Thomson
102 Tweedsmuir Road
Perth
PH1 2HG



Date 26.05.2015

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 15/00586/IPL

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 13th April 2015 for permission for **Erection of a dwellinghouse and garage (in principle) Land 90 Metres North East Of Craignorth House Balthayock** for the reasons undernoted.



PP Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy NE5 Greenbelt, of the adopted Perth and Kinross Local Development Plan 2014. The erection of a dwellinghouse on this site would not meet any of the criteria set out in Policy NE5 sections a) to f). The site is located in a rural area; a dwellinghouse would have a negative impact on the local landscape which has an existing open, agricultural character.
2. The proposal is contrary to Policy PM1: Placemaking of the adopted Perth and Kinross Local Development Plan 2014 as a dwellinghouse in this location would not contribute positively to the quality of the surrounding area in terms of character, amenity or natural heritage.

Justification

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

TCP/11/16(366)
Planning Application 15/00586/IPL – Erection of a dwellinghouse and garage (in principle), land 90 metres north east of Craignorth House, Balthayock

PLANNING DECISION NOTICE *(included in applicant's submission, see page 109)*

REPORT OF HANDLING

REFERENCE DOCUMENT

REPORT OF HANDLING

DELEGATED REPORT

Ref No	15/00586/IPL	
Ward No	N1- Carse Of Gowrie	
Due Determination Date	12.06.2015	
Case Officer	Craig Swankie	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse and garage (in principle)

LOCATION: Land 90 Metres North East Of Craignorth House
Balthayock

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Perth and Kinross Local Development Plan 2014 and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 24 April 2015

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

This application seeks permission in principle to erect a dwellinghouse on a site 90 metres north east of Craignorth House, Balthayock. The site lies within the Perth Green Belt Area as defined in the Perth and Kinross Local Plan 2014.

The site, located on the eastern side of Kinnoull Hill is currently a hardstanding used to store vehicles, with a small workshop and shed in the west of the site. The 0.9 ha site is rectangular in shape, approx. 55 metres x 20 metres. A public road bounds the site to the east, with the north, east and west boundaries defined by a mixture of hedging and fencing. The wider area at Balthayock is largely agricultural land with a narrow strip of mature woodland to the south west of the site. An existing residential property Craignorth House is located approx. 90m south of the site.

Previously application 12/01351/IPL for the erection of a dwelling house and garage in principle on this site was refused, as the proposals were contrary to Policy 1 and 32 of the Perth Area Local Plan 1995 and the Council's Policy on Housing in the Countryside (2009).

SITE HISTORY

12/01351/IPL Erection of a dwellinghouse and garage (in principle) 3
September 2012 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

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

Policy PM3 - Infrastructure Contributions

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

Policy NE5 - Green Belt

Development in the Green Belt will only be allowed where it conforms with the 5 criteria set out. The Housing in the Countryside Policy RD3 does not apply in the Green Belt.

OTHER POLICIES

PKC Developer Contributions Supplementary Planning Guidance 2014

CONSULTATION RESPONSES

Scottish Water – No response

Education And Children's Services - No contribution required for in principle permission. Any contribution will be calculated upon submission of a detailed planning application.

Contributions Officer – Any education contribution will be calculated upon submission of a detailed planning application. The application falls within the full contribution area identified by the Transport Infrastructure Supplementary Guidance.

Transport Planning – No objection, subject to condition.

Environmental Health – No objection, subject to condition and informatives

Community Waste Advisor, Environment Service – Waste to be collected from road end.

REPRESENTATIONS

No representations were 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

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

Since the refusal of application 12/01351/IPL, the Perth and Kinross Local Development Plan 2014 has been adopted. Under the Local Development Plan 2014 the site sits within an area designated as Green Belt which surrounds Perth, therefore Policy NE5 is applicable.

Development within the Green Belt is not supported unless the requirements of Policy NE5 are met. With regard to the present application for the erection of a dwelling house in principle, under Policy NE5 there is no support for the erection of new buildings including residential dwellinghouses. Policy NE5 Green Belt will only support development within the green belt where it meets at least one of the five criteria set out in points a) to f) of Policy NE5. Parts a) and b) of Policy NE5 support development which is essential to agriculture, horticulture or forestry. Part c) supports developments which improve access to the countryside and parts d) and e) support the appropriate alteration and extension of buildings and development relating to essential infrastructure where appropriate. Finally, part f) requires new development within the green belt to consider mitigation of any adverse impacts on the green belt. The proposed erection of a dwellinghouse at this site is not considered to meet any of the criteria of Policy NE5. Policy RD3 Housing in the Countryside of the Perth and Kinross Local Development Plan 2014 does not apply to applications within the green belt area.

For the reasons outlined in this report, the application is considered contrary to Policy NE5 and PM1 of the Perth and Kinross Local Plan 2014.

Design and Layout

The rectangular site is relatively flat with a slight eastern slope. Any dwellinghouse on the site would be detached from any other development. There is only one residential property nearby, Craignorth House, which is situated 90 metres south west of the site. Whilst the applicant has not submitted any detailed plans with the application a Proposals Justification statement was submitted which outlines the client's intention to erect a single storey 5 apartment dwellinghouse with detached garage. There is considered to be some potential for the site to accommodate a dwellinghouse and garage, but the long nature of the site would limit the amount of amenity space available. Further to this, as the site and wider area is open in nature with a public road running along the east of the site, any dwelling would be a prominent feature in the landscape. The proposals are considered to be contrary to Policy PM1A and Policy NE5. Policy PM1A requires development to contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. A dwellinghouse at this site would sit in a prominent position, detached from existing dwellinghouses and the sites rectangular nature and width of only 20 metres would create a development which appears restricted. This would not be in keeping with the character of the area and would not contribute positively to the wider landscape. The majority of existing developments close

to the application site and within the green belt are farms, with a small number of individual dwellings with large garden areas.

The development is not considered suitable under any of the criteria outlined in Policy NE5.

Landscape and Visual Amenity

As above, Policy NE5 requires any development within the green belt to meet specific criteria relating to use and landscape impact. A dwellinghouse within this site, next to a public road with relatively open agricultural land to the north and south is considered to have a negative impact on the wider landscape. It is acknowledge the sites existing use as a storage area with workshop is not of high value to the wider landscape, but vehicle and equipment storage on the site is in keeping with the rural character of the area. The erection of a dwellinghouse at the site would be contrary to the aims and criteria of Policy NE5 which seeks to maintain and improve access, support recreational activities in the countryside and only support proposals which benefit the wider landscape.

In September 2012, when previous application 12/01351/IPL was refused, the site was within an Area of Great Landscape Value (AGLV). This designation ended with the adoption of the Perth and Kinross Local Plan 2014. The council is set to adopt Landscape Supplementary Guidance in June 2015, within this guidance the application site is in the Sidlaw Hills Landscape Area. As such, the supplementary guidance and policy ER6 of the Local Development Plan would apply. Whilst the supplementary guidance is yet to be adopted (scheduled June 2015) it is noted that the proposed development would be considered contrary to the Landscape Supplementary Guidance and Policy ER6 which aim to preserve and enhance the natural character and environment of the area. A dwelling house at this site would not preserve or enhance the rural, agricultural character of the area nor contribute to the quality of the local countryside in terms of outdoor access or rural business use.

Residential Amenity

As this proposal is only in principle, the exact layout and orientation of the dwelling and window placements are not known at this stage. However, considering the size and shape of the plot and that there is no developments neighbouring the site, I do not foresee any issues in terms of the impact on existing residential amenity.

Roads and Access

Following consultation with Transportation Planning, no objections have been raised. A condition is recommended requiring further details be submitted. Any full application must outline access, parking, turning and surface water disposal arrangements at the site. Use of the existing access onto a public

road is considered acceptable. Given the sites restrictive width consideration will need to be given to parking provision within the site.

Drainage and Flooding

There are no known flood risks to the site.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

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

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to fail 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

Reasons for Refusal

1. The proposal is contrary to policy NE5 Green Belt, of the adopted Perth and Kinross Local Development Plan 2014. The erection of a dwellinghouse on this site would not meet any of the criteria set out in Policy NE5 sections a) to f). The site is located in a rural area; a

dwellinghouse would have a negative impact on the local landscape which has an existing open, agricultural character.

2. The proposal is contrary to Policy PM1: Placemaking of the adopted Perth and Kinross Local Development Plan 2014 as a dwellinghouse in this location would not contribute positively to the quality of the surrounding area in terms of character, amenity or natural heritage.

Justification

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

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

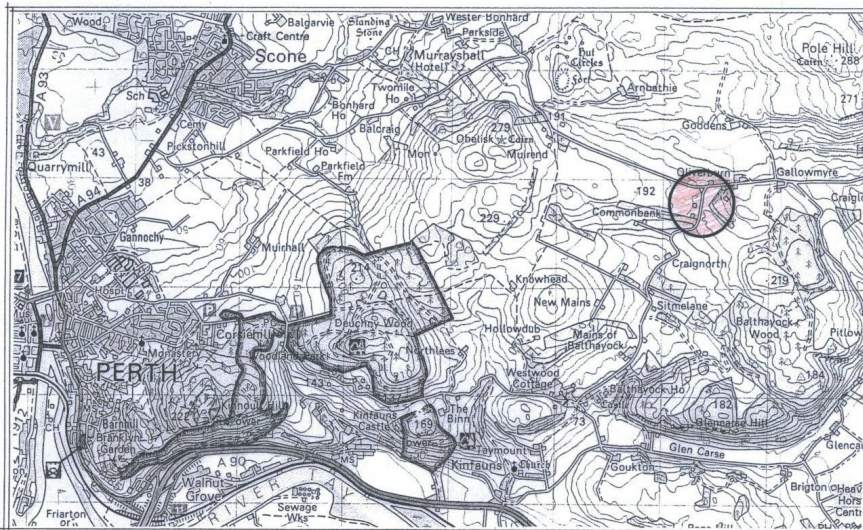
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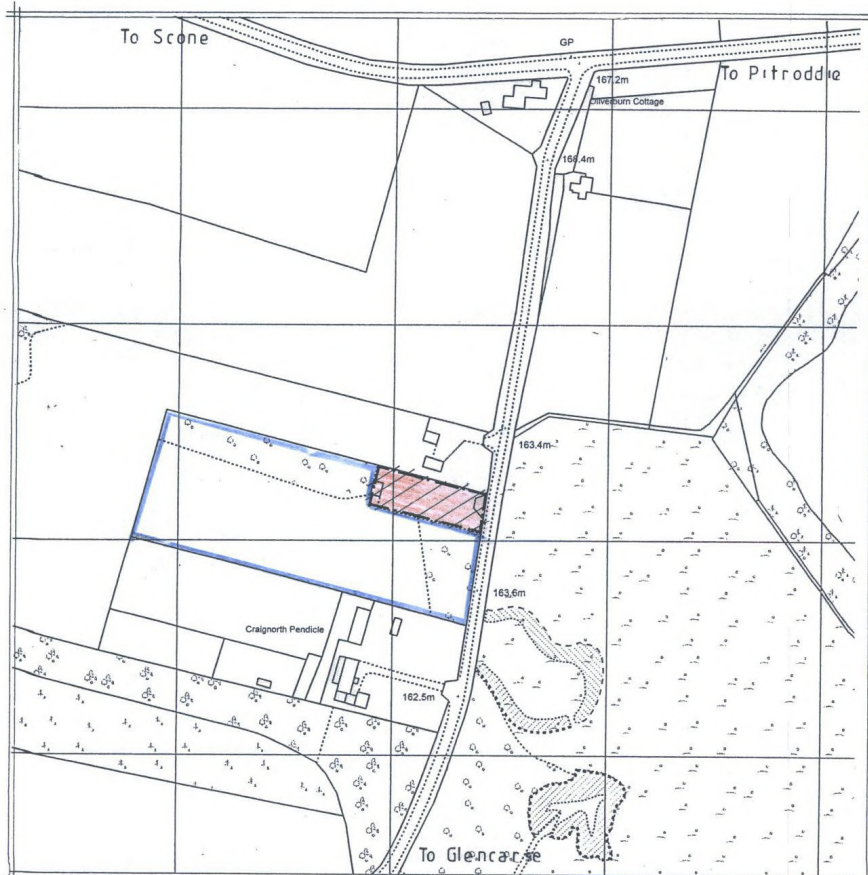
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PROPOSAL JUSTIFICATION

Date of Report 21.05.2015



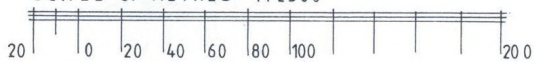
LOCATION PLAN 1: 50 000



LOCATION PLAN 1: 2500

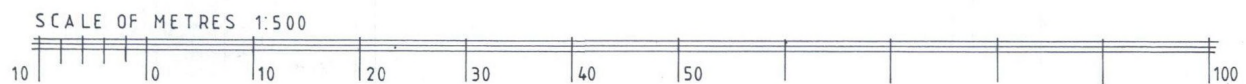
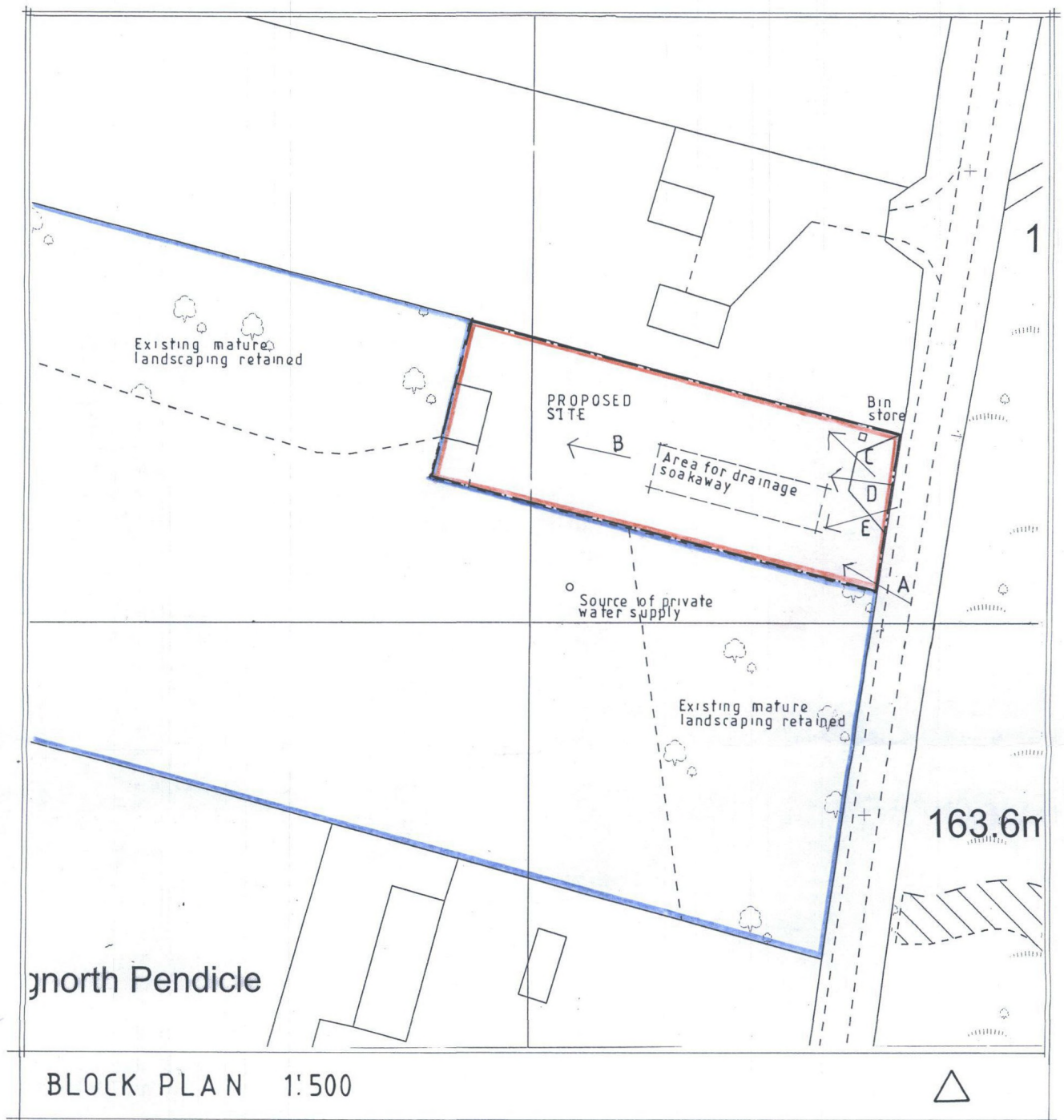


SCALE OF METRES 1: 2500



PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00586/1



PROPOSED NEW HOUSE, IN OUTLINE, ON GROUND TO THE NORTH
OF CRAIGNORTH HOUSE, BALTHAYOCK, PERTH PH2 7LQ
FOR R TOWNSLEY ESQ

DATE APRIL 2015

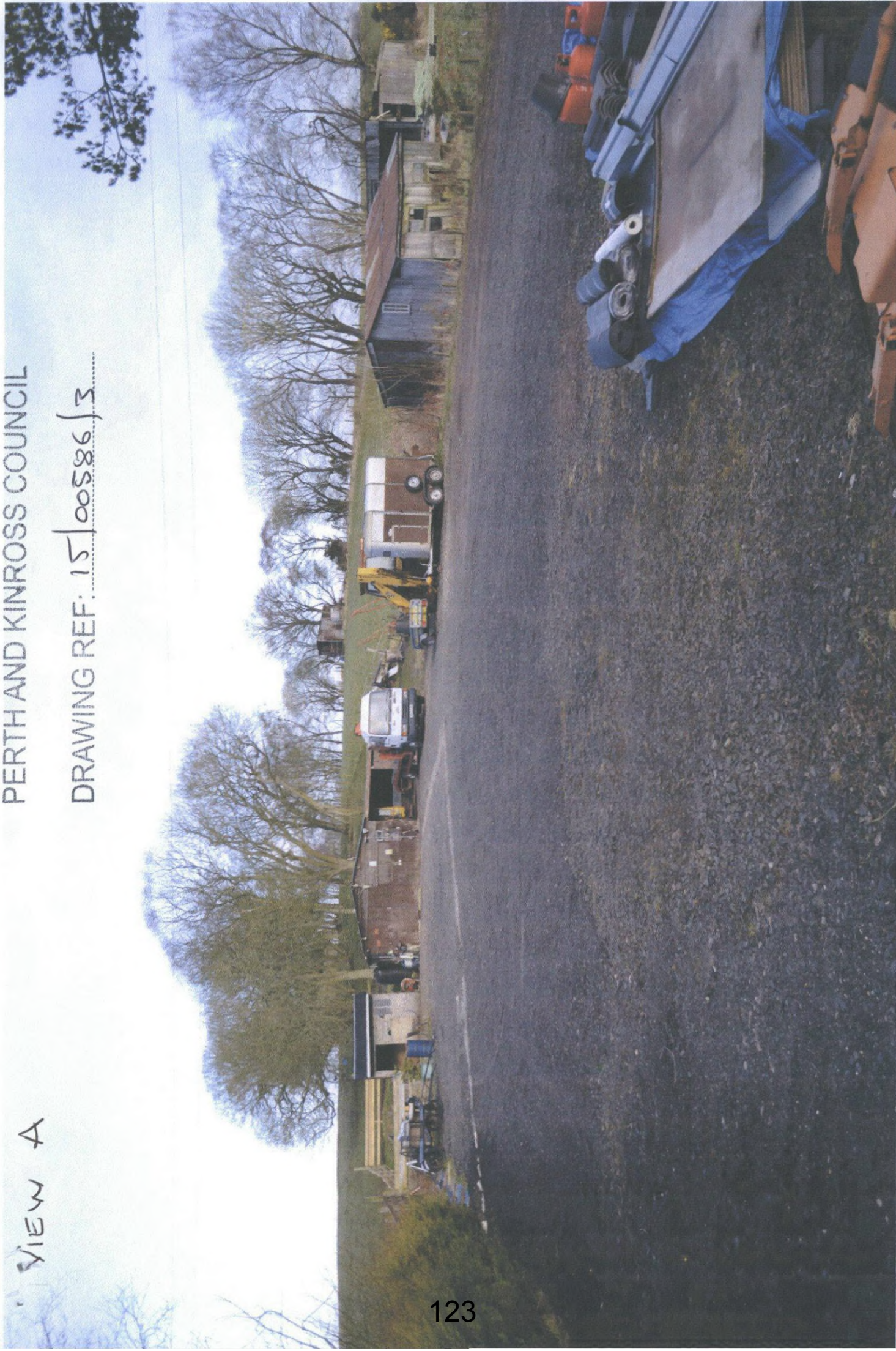
PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00586/2

View A

PERTH AND KINROSS COUNCIL

DRAWING REF: 15/00586/3



View B



View C



View D



View E



**Proposed New House [In Outline] on Ground to the North of Craignorth House,
Balthayock, Perth. PH2 7LQ for R Townsley Esq.**

Site Description & Proposals:

The site, which extends to 936s.m., lies on the west side of the unclassified road between Balthayock & the junction with the Scone to Pitroddie road approximately 80m to the north of the existing property known as Craignorth House. The site is relatively flat with just a slight fall in a West to East direction. In addition the applicant owns the adjoining grassed paddock to the South & West of the site extending to 8200s.m. [0.82Ha] on which he currently has horses out to graze. There is currently a vehicular access on to the site from the main road which will comply with the site lines which are required for access to a site.

My clients have owned the land for approximately thirteen years having purchased it as a workshop and yard which was used by a master joiner. Currently the site is used for the storage of machinery and equipment together with the majority of the site being hardcored with type 1 for access & parking. There is a timber workshop & shed on the site with an adjoining covered store, both of which are in poor condition. The site boundaries are fenced off to the adjoining lands with post & wire stockproof fences.

The site lies within an area of great landscape value but benefits from mature landscaping in the form of a tree belt which is in the paddock adjoining and provides substantial cover to the site when approached from the south. In addition there are existing mature trees to the west of the site again providing landscaping from the west. A recently planted beech hedgerow is on the north & east boundaries and will mature in years to come to provide screening to the development.

In its present condition the site can be classified as a brownfield site which, by development, would benefit the site and will produce significant environmental improvements to the area.

Proposals:

My client proposes to construct a single story 5 Apt. house with a detached garage for himself & his family. The proposed house will be sited to the west side of the site and be designed & constructed to a high standard with the external materials being of natural stone, timber & wet dash roughcast under a slated roof. High levels of insulation will be provided [Substantially more than the current Building Regulations request] in the house with the heating & hot water provided by means of a ground source heat pump. The west facing elevation being provided with large glazed areas to take advantage of the solar gain. An office will also be provided to facilitate working from home. The site will generally be cleared of the hardcore apart from the new access and generous landscaping of native trees will be introduced to the site. In addition the existing artificial stone wall which bounds the site adjoining the road will be removed & replaced with a beech hedge or a low natural stone dyke.

Services to the house will be from a private water supply with electricity from the existing overhead cable. Drainage from the house will be to a private sewage treatment plant to current SEPA legislation and the surface water taken to a soakaway all within the site boundaries.

Conclusion:

Although the site lies within the AGLV the construction of a new, creatively designed house with substantial new landscaping will provide a nett benefit to the area from the current brownfield land which is presently an environmental eyesore.

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Planning Application 15/00586/IPL – Erection of a dwellinghouse and garage (in principle), land 90 metres north east of Craignorth House, Balthayock

REPRESENTATIONS

- Representation from Development Negotiations Officer, dated 23 April 2015
- Representation from Regulatory Services Manager, dated 7 May 2015
- Representation from Transport Planning, dated 8 May 2015
- Representation from Waste Services, dated 13 May 2015
- Representation from Education and Children's Services

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00586/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse and garage (in principle)		
Address of site	Land 90 Metres North East Of Craignorth House Balthayock for Mr R Townsley		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Robert Douglas Memorial Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>This site is within the full Transport Infrastructure Contribution Boundary.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>As this application is only "in principle" it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.</p> <p>Transport Infrastructure</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		

Recommended informative(s) for applicant	N/A
Date comments returned	23 April 2015

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 15/00586/IPL

Our ref ALS/LJA

Date 7/5/2015

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE: Erection of a dwellinghouse and garage (in principle) Land 90 Metres North East Of Craignorth House Balthayock for Mr R Townsley

I refer to your letter dated 22/04/2015 in connection with the above application and have the following comments to make.

Water (assessment date –7/5/2015)

Recommendation

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

Comments

The development is for a dwelling house in a rural area with private water supplies (including Craignorth House) believed to serve properties in the vicinity. The applicant has indicated that they will use a private water supply. To ensure the new development has an adequate and consistently wholesome supply of water and to maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following informatives. No public objections relating to the water supply were noted at the date above.

Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

Informative 2

The applicant shall ensure the private water supply for the house/ development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.

Contaminated Land (assessment date – 04/05/2015)

Informative

An inspection of the proposed development site did not raise any real concerns, although the site is occupied by a yard and workshops where potentially contaminative materials may have been stored. The site has been used to store plant and machinery so there may have been associated leaks or spills of oils. In addition there was a small quarry to the south east of the site. No information is available regarding the nature or volume of infill material and so the applicant should satisfy themselves that this former quarry site is not impacting the proposed development site. A watching brief during redevelopment is required.

The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority.

AS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00586/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	x76512
Description of Proposal	Erection of a dwellinghouse and garage (in principle)		
Address of site	Land 90 Metres North East Of Caignorth House Balthayock		
Comments on the proposal	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.		
Recommended planning condition(s)	Prior to the occupation and use of the approved development all matters regarding access, car parking, turning and the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.		
Recommended informative(s) for applicant			
Date comments returned	8 May 2015		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00586/IPL	Comments provided by	Shona Alexander
Service/Section	Waste Services	Contact Details	01738 476435
Description of Proposal	Erection of a dwellinghouse and garage (in principle)		
Address of site	Land 90 Metres North East Of Craignorth House Balthayock		
Comments on the proposal	Waste will be collected from the Road end.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	13/05/2015		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	15/00586/IPL	Comments provided by	ECS
Service/Section		Contact Details	Maureen Watt ext 76308
Description of Proposal			
Address of site			
Comments on the proposal	<p>This development falls within the Robert Douglas Memorial Primary School catchment area.</p> <p>As this application is only "in principle" it is not possible to provide a definitive answer at this stage however it should be noted that the Developer Contributions Policy would apply to all new residential units with the exception of those outlined in the policy. The determination of appropriate contribution, if required, will be based on the status of the school when the full application is received.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned			

