

<p>LRB-2022-38 22/00506/FLL - Erection of a dwellinghouse, land 90 metres south east of Church Pool Cottage, Aberfeldy, PH15 2EF</p>
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LRB-2022-38

22/00506/FLL - Erection of a dwellinghouse, land 90 metres south east of Church Pool Cottage, Aberfeldy, PH15 2EF

**PAPERS SUBMITTED
BY THE
APPLICANT**



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100579394-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Iona	Building Name:	Broxden House
Last Name: *	Sutherland	Building Number:	
Telephone Number: *	07471012595	Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH1 1RA
Email Address: *	iona.sutherland@bidwells.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Ian"/>	Building Number:	<input type="text" value="20"/>
Last Name: *	<input type="text" value="McBride"/>	Address 1 (Street): *	<input type="text" value="Farragon Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberfeldy"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH15 2BQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

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

Please identify/describe the location of the site or sites

<input type="text" value="Land 90 Metres South East of Church Pool Cottage Aberfeldy."/>
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Northing	<input type="text" value="751480"/>	Easting	<input type="text" value="288549"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of a dwellinghouse Land 90 Metres South East of Church Pool Cottage Aberfeldy

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

See Notice of Review Statement.

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

☒ Yes ☐ No

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

The neighbours immediately adjacent to the site have provided Bidwells with a letter of support for the application. The letter has been provided at this stage to show support for the application following its refusal.

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)

Decision Notice, Report of Handling, Notice of Review Statement, plans, consultee responses, design statement, letter of support from neighbour.

Application Details

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

22/00506/FLL

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

18/03/2022

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

25/05/2022

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Undertaking a site inspection would allow the context of the site within the existing housing group to be better understood.

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: Miss Iona Sutherland

Declaration Date: 18/07/2022

**ERECTION OF A
DWELLING, LAND 90
METRES SOUTH EAST
OF CHURCH POOL
COTTAGE, ABERFELDY
NOTICE OF REVIEW
STATEMENT**

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1.0 Introduction

- 1.1 This Notice of Review Statement has been submitted on behalf of Mr Ian McBride for the erection of a dwelling on land 90 metres south east of Church Pool Cottage, Aberfeldy. The application, 22/00506/FLL, was refused by Perth and Kinross Council on the 25th of May 2022.

2.0 Background

- 2.1 The planning officer refused the application through delegated powers on the grounds that:
“The proposal is contrary to Policy 19 ‘Housing in the Countryside’...‘Placemaking’ Policies 1A & 1B of the adopted Perth and Kinross Local Development Plan 2 (2019).”
- 2.2 There is no other planning history associated with this site.
- 2.3 One objection was lodged against this application from a neighbour who expressed concern for the impacts of surface water and drainage on their nearby property. The objection letter suggests that an appropriately worded condition could be placed on consent to ensure suitable surface water drainage would be in place as part of this proposal.
- 2.4 Following the refusal of this application, neighbours of the adjoining land to this site provided Bidwells with a letter for support for this application, which has been submitted alongside this Notice of review. The letter expresses that the proposed dwelling would be welcomed in this area.
- 2.5 A site visit was not conducted by the planning department as part of their determination: though the Design Statement provided images of the site, it is felt that there would have been value in visiting the site to understand the siting of the proposed dwelling within the context of the existing building group.
- 2.6 The applicant applied to develop a house on this site due to their personal ties to the Aberfeldy area; the applicant is a stone mason in Aberfeldy and has been looking for a house to buy in the local area; this search for a house has been unsuccessful due to the lack of suitable housing available for local people. The applicant wishes to raise a family in the same area in which he was raised himself. Moreover, the applicant’s parents reside in Comelybank House, adjacent to the site, creating a further significant tie to the area.

3.0 Grounds for Appeal

- 3.1 Following the refusal of the application, Bidwells have carried out a review of the reasons for refusal presented by Perth and Kinross Council, to appeal this decision. This section of the Notice of Review Statement will address each of the policies raised in the Decision Notice as well as any other material considerations pertinent to this Notice of Review.

Perth and Kinross Council Local Development Plan 2 (2019)

Policy 1A & 1B Placemaking

- 3.2 The Decision Notice implies that the proposed dwelling would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character or amenity.
- 3.3 However, The Report of Handling highlights that the proposed dwelling is considered to compliment the area in its design, layout, and massing and appears to directly contradict the Decision Notice:
- “the proposals will not result in any significant impact on the landscape character or visual amenity of the area.”*
- The report of Handling goes on:
- “the proposed development does not raise any concerns in relation to residential amenity.”*
- 3.4 The Report of Handling also highlights that the massing and general layout of the proposed dwelling are acceptable in comparison to similar developments in the local area.
- 3.5 The Decision Notice implies that this site is an isolated plot of ground however, it is a clearly defined plot which would extend the existing building group and ultimately round off development in this area.
- 3.6 It is therefore suggested in the Report of Handling that there are no placemaking issues surrounding this proposal, and that the proposed dwelling would in fact be a viable addition to the existing group.

Policy 19 Housing in the Countryside

- 3.7 The Decision Notice suggests that the proposed dwelling is contrary to Policy 19 Housing in the Countryside as it fails to comply with the categories within this policy. However, the proposal would constitute an extension of the existing building group into a readily definable adjacent site.
- 3.8 The Perth and Kinross Council Housing in the Countryside Supplementary Guidance (SG) states that permission will be granted for houses within building groups provided it can be demonstrated that:
- The new house will respect the character, scale and form of the existing group;
 - The new house will not detract from the visual amenity of the group when viewed from the wider landscape;
 - A high standard of residential amenity will be provided for both existing and new housing.

The Report of Handling, as highlighted in section 3.3 above, confirms that the proposed dwelling would conform with the above guidance.

- 3.9 The character of the area would be respected as the proposed dwelling would reflect the development style of the group in being a large detached house set within large garden grounds.

The Report of Handling addresses that the scale of the proposed is acceptable in the context of the local area.

- 3.10 The form of the group is reflected in this proposal as the site is defined by the same boundaries which define the adjacent sites: the existing road network and the dismantled railway create the well-defined group, which includes this site.
- 3.11 The scale of the dwelling itself is confirmed in the Report of Handling to be acceptable. However, issue is raised with the size of the plot: which is deemed to be considerably larger than the adjacent plots. However, as highlighted in the Report of Handling, the most relevant category within the Housing in the Countryside policy is the building group category: there is no mention of plot sizes within this category. Moreover, the plot is well defined within a landscape framework formed by roads which also create similar boundaries to the adjacent properties.
- 3.12 The Report of Handling raises that the siting of the proposed dwelling would open the remaining area of the site to be developed upon, however, the proposed siting of the dwelling is due the ground conditions of the lower parts of the site. The lower area to the north is boggy and not suitable for development.
- 3.13 It is felt that the proposed dwelling does in fact conform with the Housing in the Countryside policy and supplementary guidance as the site is clearly defined and the proposed dwelling, as addressed in the Report of Handling, would compliment the character of the surrounding area.

4.0 Conclusions

- 4.1 For the reasons set out in Section 3 above, it is considered that the erection of a dwelling on this site would not only promote the high quality landscape character and amenity associated with this area, but would also round off the historic building group which surrounds the site.
- 4.2 Permitting this develop would also allow the applicant to end their extensive search for a suitable family home in the area they work in and desire to live in, immediately adjacent to their family.
- 4.3 The Report of Handling has highlighted that the proposed dwelling would not impact on the landscape character or visual amenity of the area, it is well screened, and is designed suitably to compliment the style and design of the wider area.
- 4.4 Prior to the determination of this Notice of Review Appeal, we would respectfully request that the LRB undertake a site inspection to assess the proposal for themselves in the context of the above grounds of appeal. We would welcome the opportunity to provide any further input or respond to any specific further information requests that the LRB may raise.
- 4.5 For the reasons set out in this Notice of Review Statement, it is considered that the proposal does comply with the relevant Development Plan policies subject to any conditions Perth and Kinross Council may feel necessary to address their concerns.

Mr and Dr Peter and Sheena Weidig
Grandtully Church
Grandtully
Aberfeldy
Perthshire
PH15 2EF

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

15.07.2022

Dear Sir or Madam,

Town & Country Planning
Application Reference 22/00506/FLL

We write to you to strongly support the above planning application of Mr and Mrs McBride following your refusal notice dated 25th May 2022.

As neighbours to the adjoining land, we would welcome further development as the impact to the area would be minimal. Drainage issues as mentioned in one of the objections would not be of any concern, particular if development was granted in the proposed area. We would encourage a site visit to clarify this rather than remote assessment as carried out previously.

The availability and affordability of housing for working families in the local area is very limited. As such we would encourage Perth & Kinross Council to reconsider the decision to refuse the above planning application. Further development such as the proposed dwelling would allow Mr and Mrs McBride to move back to their local area and contribute to the community of Aberfeldy and surrounding areas.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Peter & Sheena Weidig



Mr and Mrs Ian and Leire McBride
c/o CASA
Colin Smith
Treetops
Dull
Aberfeldy
PH15 2JQ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00506/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 24th March 2022 for Planning Permission for **Erection of a dwellinghouse Land 90 Metres South East Of Church Pool Cottage Aberfeldy**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policy 19 'Housing in the Countryside' of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.
2. The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would result in the development of an isolated plot of ground which would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character or amenity.

Justification

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

Notes

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

Plan Reference

01

02

03

04

05

06

07

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00506/FLL	
Ward No	P4- Highland	
Due Determination Date	23rd May 2022	
Draft Report Date	23rd May 2022	
Report Issued by	DN	Date 23/05/22

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 90 Metres South East Of Church Pool
Cottage Aberfeldy

SUMMARY:

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

SITE VISIT:

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

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

SITE PHOTOGRAPHS





BACKGROUND AND DESCRIPTION OF PROPOSAL

This application relates to a large undulating paddock of open grassland located to the south east of an small grouping of properties just off the A827, between Aberfeldy and Grandtully. The proposed site extends to approximately 6700sqm and it is bound to the south by the A827, to the west by a mature row of trees, to the east by a mature woodland and to the north lies the properties at Comelybank and Church Pool Cottage.

Full planning permission is sought for the erection of a two storey dwellinghouse and detached single storey garage/workshop. The proposed house is a relatively contemporary design with a strong traditional vernacular, finished in natural stone to the ground floor, grey timber cladding to the first floor, galvanised corrugated tin to the roof and grey aluclad windows and doors. The garage will be a similar but simpler affair, with the same design cues but finished in a matching timber cladding and curated roof. Access to the plot will be taken via an existing private access to the east that presently serves Comelybank and Church Pool Cottage.

SITE HISTORY

None

PRE-APPLICATION CONSULTATION

None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2 – Adopted November 2019

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

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 5: Infrastructure Contributions

Policy 19: Housing in the Countryside

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 53B: Water Environment and Drainage: Foul Drainage

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

Policy 58A: Contaminated and Unstable Land: Contaminated Land

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

OTHER POLICIES

Developer Contributions Guide 2020

Housing in the Countryside Guide 2020

CONSULTATION RESPONSES

Environmental Health (Contaminated Land)

Potential risk of contamination. Condition regarding contamination required.

Environmental Health (Noise Odour)

No objection

Environmental Health (Private Water)

No objection but recommend a condition and informative notes that seek to ensure that existing private water supplies and drainage arrangements are identified and protected.

Structures And Flooding

No objection but recommend that the developer should seek to mitigate against surface water flood risk, by elevating thresholds slightly above adjacent ground levels, installing suitable land drainage and considering other flood resilient construction methods.

Transport Planning

No objection

Development Contributions Officer

No contributions required.

REPRESENTATIONS

The following points were raised in the 2 representations received:

- Potential impact on existing drainage – recommend suitable conditions relating to SuDs

ADDITIONAL STATEMENTS

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

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

Policy Appraisal

As the site lies within the landward area in the adopted Perth and Kinross Local Development Plan 2 2019 (LDP2), the proposal falls to be principally considered against Policy 19 'Housing in the Countryside' and its associated SPG on Housing in the Countryside 2020 (HiCG), which is the most recent expression of Council policy towards new housing in the open countryside.

Policy 1A and 1B which relate to placemaking also state that all 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.

It is considered that the most relevant category of the guide is 1) Building Groups. Under this category of the guide consent may be granted for houses which extend an existing the group into definable sites formed by existing topography, roads or well-established existing landscape features.

In this instance, there is an existing identifiable grouping of traditional properties, albeit there is no distinctive shape or character to the group. The varied access arrangements to many of the existing houses creates a rather scattered sense and the existing mature landscaping screens much of the development from view. That said, there is quite clearly a group of houses that are set within the same landscape and are visually interrelated.

However, it is considered that the proposed plot of land to the south east of the group cannot reasonably be viewed as a viable extension to the existing grouping. The proposed house will be around 50 to 60m from the existing buildings to the north and north west, with the intervening mature landscaping and rising topography making the site both isolated from the main grouping and visually detached. The proposed plot is also far larger than any of the existing plots with the building group and as such the development of this plot would not respect the character, scale or form of the existing group and would not be integrated into the existing layout and building pattern. Instead, it would simply appear as a single house development within a large paddock.

Furthermore, given the size of the proposed plot, approval of this development could invite further developments seeking to subdivide the site to create further housing plots which would be detrimental to the character of the existing small rural building group.

As such, it is considered that the proposed plot does not comply with the requirements of any of the accepted categories of development outlined with the HiCG and therefore fails to comply with Policy 19 of LDP2.

Design and Layout

The design of the proposed house and quality of finishing materials is not considered to be an issue. The use of both traditional and more modern materials creates a building that would sit comfortably within the site, complimenting the traditional style of architecture in the wider area whilst also having a more contemporary appeal. The general layout and massing are also acceptable when compared with other similar developments in the local area, albeit the plot is far larger than any of the plots nearby.

Landscape/Visual Amenity

As illustrated within the site photos, the plot is quite well defined with well-established boundaries that will provide a good level of containment within the wider landscape. It is also quite well screened when viewed on approach from the west and to a lesser degree from east. It is only upon passing the site that the plot becomes clearly visibly but even then, the mature trees along the roadside provide some level of screening.

It is therefore considered that the proposals will not result in any significant impact on the landscape character or visual amenity of the area.

Residential Amenity

The proposed development does not raise any concerns in relation to residential amenity. The proposed plot would provide sufficient private amenity space and would not introduce overlooking or overshadowing of the neighbouring property.

Drainage and Flooding

The Council's Flood Team has confirmed that they have no objection to the development but advise that site appears to naturally collect surface water, but that some re-contouring will be occurring. It is therefore recommended that the developer should seek to mitigate against surface water flood risk, by elevating thresholds slightly above adjacent ground levels, installing suitable land drainage and considering other flood resilient construction methods. Whilst it is not considered necessary to condition these requirements, a suitably worded informative note would be recommended to highlight the matter to the developer.

It is also noted that a local resident has raised concerns in respect to the potential impact that the development could have on existing nearby drainage arrangements. The concern relates to the potential for surface water from the development site impacting on neighbouring reed bed drainage systems.

In response to these concerns, the development would be required to employ adequate surface water drainage measures for the site and if approved, this would be made a condition of any permission. Furthermore, as recommended by Environmental Health, a condition and informative notes would be applied to seek to ensure that existing private water supplies and drainage arrangements are identified and protected.

Natural Heritage and Biodiversity - Trees

The site contains a number of mature trees, particularly along the access route and around the perimeter of the site. The majority of these trees are unlikely to be impacted by the development of the site, subject to suitable protection measures, but the applicant has identified that two trees will need to be removed to form the new access into the site.

Given the small number of trees that will be lost and the commitment to plant new trees to offset any impact, it is considered that the proposals are unlikely to result in loss of any significant number of trees. That said, any permission should be made subject to a condition that requires suitable tree protection measures to be installed for the duration of the construction phase.

Ground Contamination

The Environmental Health Officer (EHO) has advised that the proposed development area is on an in-filled area of ground which lies to the East of the site. It is unclear as to the nature of the material that may have been used to infill this area, but it is possible that it contains waste organic material that may

be producing carbon dioxide and possibly methane gas. It is therefore recommended that any permission is made subject to a standard contamination condition applied to ensure that a proper site investigation is undertaken, and any mitigation measures undertaken.

Roads and Access

There are no roads or access related matters arising for the proposals.

Conservation Considerations

The proposed development of the site does not raise any issues or concerns in respect to conservation related matters.

Embedding Low & Zero Carbon Generating Technologies

Policy 32 'Embedding Low & Zero Carbon Generating Technologies in New Development' of the recently adopted LDP2 states that all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. It further specifies that a statement must be submitted demonstrating compliance with this requirement.

If approved, a condition should be applied to ensure compliance with the requirements of Policy 32 of LDP2.

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.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

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

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

Conditions and Reasons

The proposal is contrary to Policy 19 'Housing in the Countryside' of the Perth and Kinross Local Development Plan 2 (2019) and the Council's Housing in the Countryside Guide 2020 as the proposal fails to satisfactorily comply with any of the categories (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, or (6) Rural Brownfield Land.

The proposal is contrary to 'Placemaking' Policies 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019) as the proposed development would result in the development of an isolated plot of ground which would not complement its surroundings or contribute positively to the quality of the surrounding area in terms of character or amenity.

Justification

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

Informatives

None

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

02

03

04

05

06

07



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100543688-001

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

Type of Application

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

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

Description of Proposal

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

Erection of New House at Comelybank

Is this a temporary permission? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ No ☐ Yes – Started ☐ Yes - Completed

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:	CASA		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	Treetops
Last Name: *	Smith	Building Number:	
Telephone Number: *		Address 1 (Street): *	Dull
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberfeldy
Fax Number:		Country: *	Perthshire
		Postcode: *	PH15 2JQ
Email Address: *			

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Ian and Leire	Building Number:	
Last Name: *	McBride	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

COMELYBANK

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERFELDY

Post Code:

PH15 2EF

Please identify/describe the location of the site or sites

Northing

751548

Easting

288563

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

6550.00

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)

Unoccupied Field.

Access and Parking

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

☐ Yes ☒ No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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?	<input style="width: 100%;" type="text" value="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)? *	<input style="width: 100%;" type="text" value="3"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
<input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? *	
<input type="checkbox"/> New/Altered septic tank. <input checked="" type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *	
<div style="border: 1px solid black; padding: 5px;"> Aeration Treatment Plant to existing stream via partial soakaway. </div>	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, using a private water supply <input type="checkbox"/> 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)

Bin Stance at track end.

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.

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

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

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ Yes ☐ No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

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

or –

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

Name:

Dr and Mrs H McBride

Address:

[REDACTED]

Date of Service of Notice: *

17/03/2022

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

or –

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

Name:

Address:

Date of Service of Notice: *

Signed: Colin Smith

On behalf of: Mr and Mrs Ian and Leire McBride

Date: 17/03/2022

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☒ Other.

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

Design Statement

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

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

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

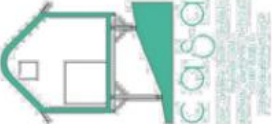
Declare – For Application to Planning Authority

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

Declaration Name: Mr Colin Smith

Declaration Date: 17/03/2022

Payment Details



APPLICANTS:

Ian and Leire McBride and family currently live in rented accommodation in Aberfeldy. Ian is a stone mason working in the Aberfeldy area and Leire teaches Spanish in Aberfeldy. Ian was brought up in Aberfeldy and is keen that their children are also able to be brought up in the same location. They have for some time been looking for a house to buy, unsuccessfully, due to the lack of housing suitable for local people. With this in mind Iain's parents who own Cornelbank house have given them the land to build a new house for them and their family.

SITE and CONTEXT:

The proposed site is located to the South of Cornelbank and the area is a grouping of buildings consisting of the houses including a converted barn and a converted outbuilding. The site is located on the 1900 Map depicting the area as a small farmstead. The site is surrounded by woodland much like its current form. The site is clearly shown on this historic map and is an excellent example of an infill site to an existing building group.

The site is well defined with the former church, school and infill houses to the West, beyond dykes as is Cornelbank House to the North, the free lined access track to Cornelbank to the East and the free lined Public Road to the South. Additionally the whole grouping is set between the former Aberfeldy Branch railway embankment, the A827 and the steeply rising ground of Tom a' Mhain.

BRIEF:

To design a house that is bespoke to its location and responding to its site and outlook. To suit budget it has to be compact but equally feel spacious for family living. This house should be of its time, distinctive in design and architectural expression but remaining sensitive to the site and its special surrounding landscape and use the traditional building materials of the area. In addition to current needs the house should anticipate future ones.

DESIGN SOLUTION:

The house is set into the landscape to the edge of the Northern boundary to Cornelbank to separate it from the public road and at the same time have a robust backdrop against the existing trees. Allowing the contours in this area allows the house to be set lower and have visual protection from and to the public road whilst allowing for the southerly aspect to encourage all day solar gains.

This location avoids the lower lying boggy parts of the site and avoids a long access drive as it is easily accessed directly from the existing track.

The overall design is on two levels to allow an efficient use of space but the external visual form has a one storey appearance to maintain a low profile. The outbuildings have been detached to reduce bulk with separation, being a collection of smaller buildings rather than one large house. This strategy has been used for generations of buildings in the countryside throughout Scotland and indeed mimics other buildings within the grouping.

Simplicity and longevity are the key to this house. The design is based on the highest quality materials. Traditional quality masonry for the roof finish with battered lower level stone wall separated with board on board cladding. The intention is to create a contemporary building that is in sympathy with its surroundings but reflecting through materials and form the historical buildings of the past. The overall effect heightens the presence in the wider landscape.

Two of the existing trees are planned to be removed to allow access. These two trees have been recently planted. All the other existing mature trees bounding the site are planned to be retained and augmented with new native trees offering an excellent mature screening to the development. This along with the low profile design ensures visual compatibility with its location.



Clearer view of site from the South showing house and outbuilding locations.



1900 Map showing the historical grouping with wooded defined boundaries



Current OS Map showing the grouping with wooded defined boundaries



View of site from the South. The large pine trees in the centre offering a backdrop. The house to be set into the rising ground.



Position of new access from the existing track showing footprint of house and outbuilding. The young tree in the centre to be removed.



Existing Access to Cornelbank from the A827 to be used by the development

Battered stone base wall join to the form from historical longhouses which used to parallel in this area.

House split into a series of smaller parts to visually reduce the bulk

Large windows to the south for solar gain to reduce energy use

reuse existing stone from demolished building in Aberfeldy

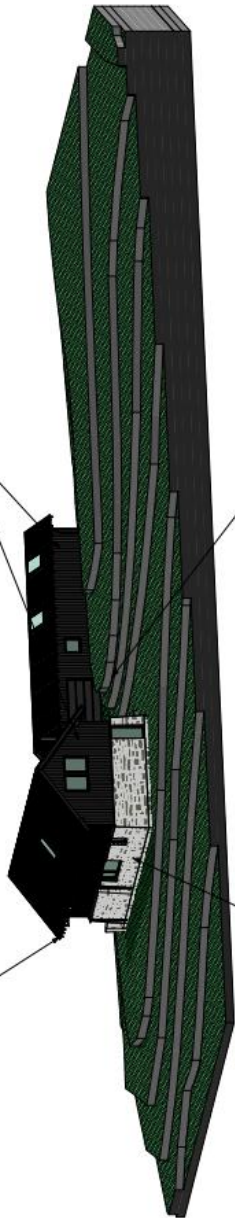
Deep overhangs to protect timber walls to allow the use of less durable locally sourced wood.

Dark colouring ensured the design is recessive and blends into the landscape

Altered contours allow the house to sit lower on the site allowing visual protection to and from the A827.

Flow and small windows to the North to maximise heat retention and reduce energy use.

Position of house located where the land is least boggy and closer to existing track

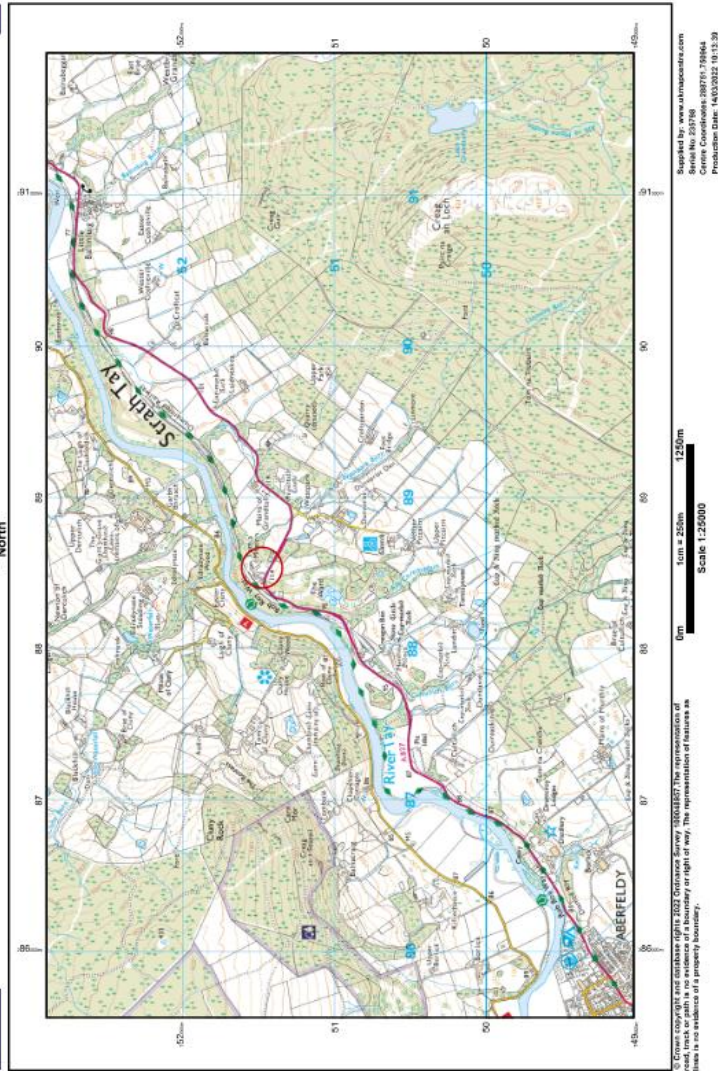


ECO-CREDENTIALS OF PROPOSED HOUSE

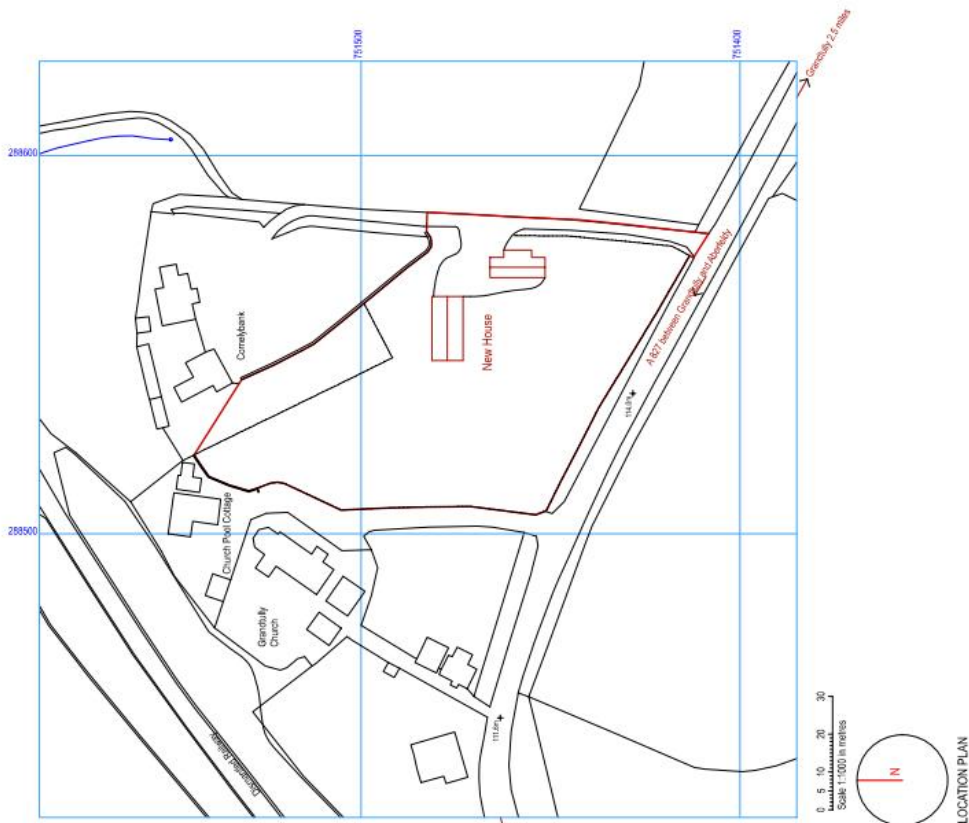
- 1.0 Super insulated and air tight building fabric to reduce need for energy
- 2.0 Renewable heat pump heating system with underfloor low energy output
- 3.0 Triple glazed windows with u values as low as 0.7
- 4.0 Orientated to maximise solar gains.
- 5.0 Thermal mass with the use of solid floors.
- 6.0 Materials carefully chosen for low embodied energy, used in their natural state.
- 7.0 Re-use of stone from demolition of existing building in Aberfeldy.



323-Comelybank-McBride-25K



Supplied by: www.ulmapcentre.com
Serial No: 205768
Centre Coordinates: 288761, 758664
Production Date: 14/03/2022 10:13:39



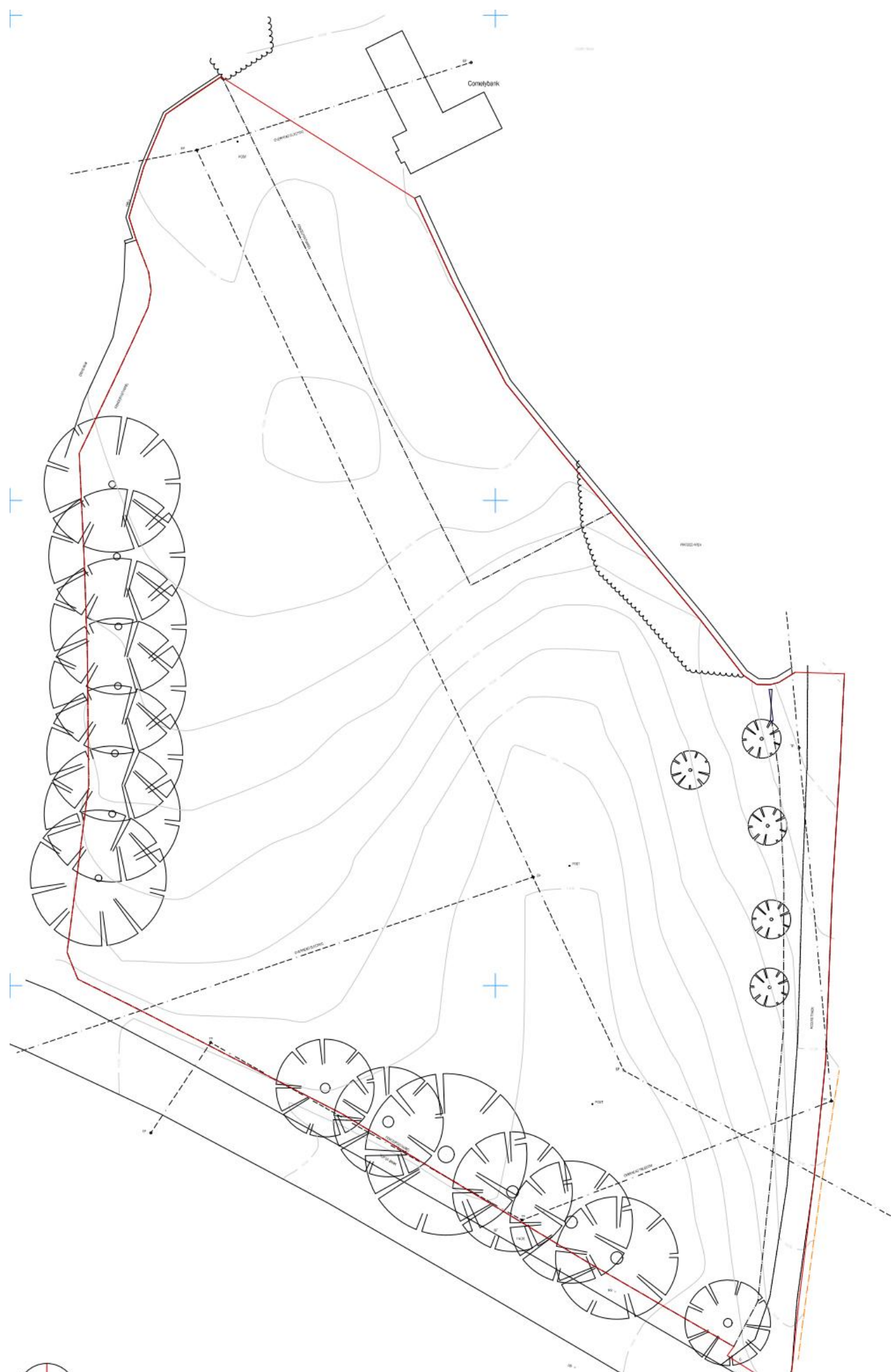
LOCATION PLAN

**New House at
COMELYBANK
Grandbury
Aberleghy
PH15 2EF**

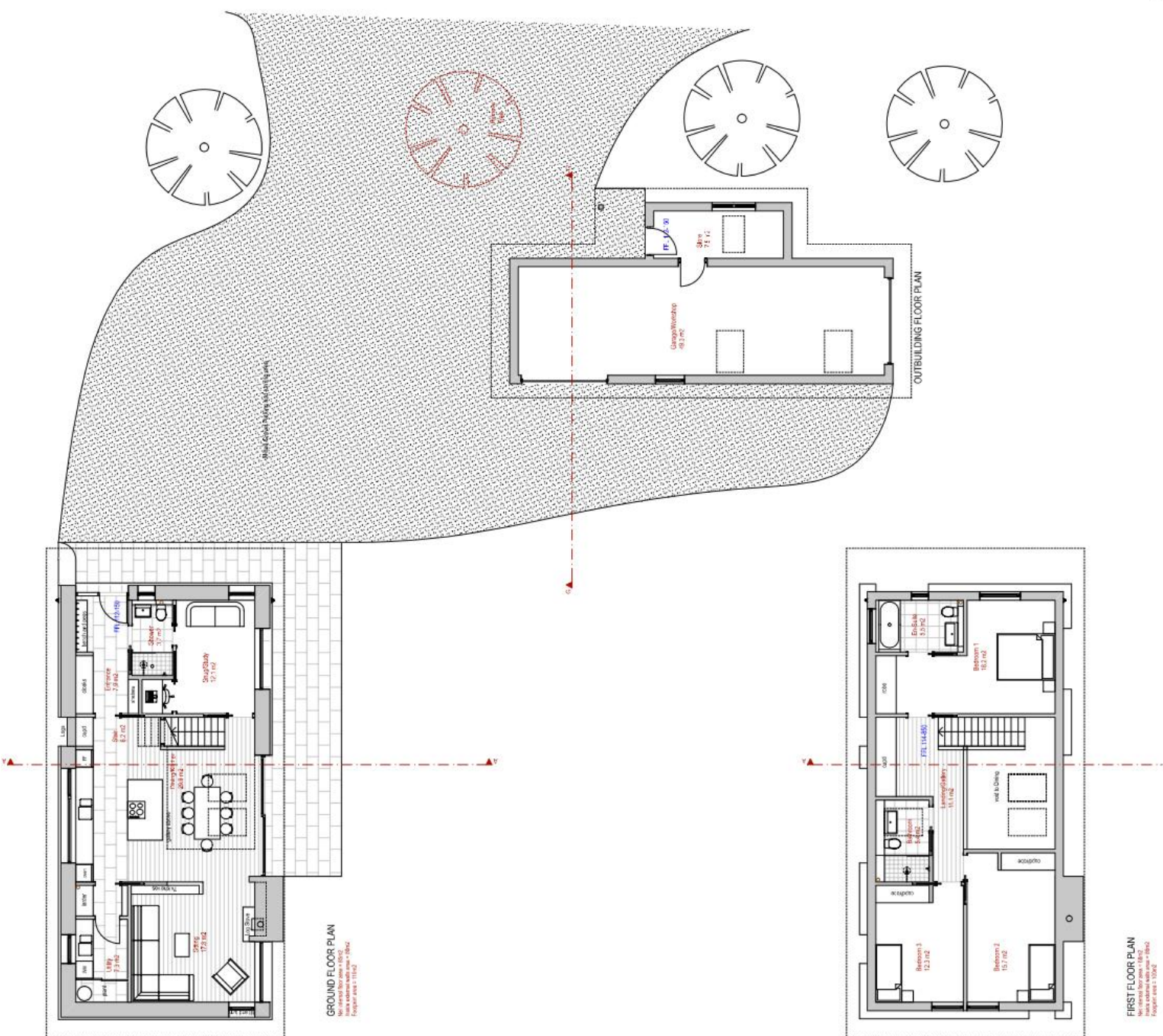
for
status:
title
drawing no.
scale:
date

James Lees-Melville
Planning
Location Plan
drawing no. 323-66P
scale:
March 2002

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Jøtul F 162 / F 162 C Jøtul F 163 / F 163 C

GB	- Installation and Operating Instructions	4
FR	- Manuel d'installation et d'utilisation	15
ES	- Instrucciones para instalación	26
IT	- Manuale di installazione ed uso	37
NL	- Installatie- en montagehandleiding	48



Jøtul F 162

Jøtul F 162 C

Jøtul F 163

Jøtul F 163 C



Manualene må oppbevares under hele produktets levetid. The manuals which are enclosed with the product must be kept throughout the product's entire service life. Les manuels fournis avec le produit doivent être conservés pendant toute la durée de vie du produit. Los manuales suministrados con este producto deben guardarse durante todo el ciclo de vida del producto. I manuali inclusi con il prodotto vanno conservati per l'intera durata di vita del prodotto. Das im Lieferumfang des Produkts enthaltene Begleitmaterial ist über die gesamte Nutzungsdauer aufzubewahren. De bij de haard meegeleverde handleidingen moeten gedurende de volledige gebruiksduur van de haard bewaard blijven.



Meldeskjema og sjekkliste for montering av ildsted

Eiers navn		Tlf.	
Eiendommens adresse:			
Post nr.	Sted	Gnr.	Bnr.
Ildstedets navn og type:		Maks. effekt i kW	Brenseltype
Skorsteinstype (eks. tegl, element eller stålskorstein):			
Høyde fra røykinnføring til skorsteinstopp og innvendig diameter): _____ Meter Dia. Ø _____ mm		Antall ildsteder på skorsteinen: _____ Stk.	

Følgende punkter er sjekket under/etter installasjonen:

	OK	Ikke OK
Er ildstedet montert etter monteringsanvisningen?	<input type="checkbox"/>	<input type="checkbox"/>
Er størrelsen/avstand til brannmur i henhold til mont. anvisningen?	<input type="checkbox"/>	<input type="checkbox"/>
Er avstand til brennbart materiale kontrollert?	<input type="checkbox"/>	<input type="checkbox"/>
Er avstand til tak kontrollert?	<input type="checkbox"/>	<input type="checkbox"/>
Er underlagsplate/forplatens størrelse i henhold til mont. anvisningen?	<input type="checkbox"/>	<input type="checkbox"/>
Tåler gulvet vekten av ildsted med omramming?	<input type="checkbox"/>	<input type="checkbox"/>
Er røykinnføring/innmuringsstuss montert?	<input type="checkbox"/>	<input type="checkbox"/>
Er røykrøret montert med stigning fra ildsted mot skorstein?	<input type="checkbox"/>	<input type="checkbox"/>
Er ildstedet sikret tilstrekkelig tilførsel av forbrenningsluft?	<input type="checkbox"/>	<input type="checkbox"/>
Er det fjernet et ildsted?	<input type="checkbox"/>	<input type="checkbox"/>
Er tidligere hull i skorsteinen forskriftsmessig fjernet?	<input type="checkbox"/>	<input type="checkbox"/>
Er ildstedet prøvefyrt og fungerer tilfredsstillende?	<input type="checkbox"/>	<input type="checkbox"/>

Installasjonen er utført av: _____

_____ Sted _____ Dato _____ Eiers signatur

OBS! Husk at huseier plikter å melde fra til kommunen ved Brann og Feiervesen om at ildsted er montert i følge norsk regelverk

Sørg derfor at denne side blir utfylt og at en kopi sendes til det stedlige Brann og Feiervesen samt ta godt vare på originalen da denne er et verdipapir for boligen.

Dette er forutsetningen for at Jøtuls reklamasjonsrett (10 år på utvendige støpejernsdeler, 2 år på dørglass) er gjeldende.

Table of contents

Installation manual with technical data

1.0 Relationship to the authorities 4

2.0 Technical data 4

3.0 Safety 8

4.0 Installation 9

5.0 Daily use 12

6.0 Service..... 13

7.0 Maintenance 13

8.0 Optional Equipment 14

9.0 Warranty..... 14

1.0 Relationship to the authorities

Installation of a fireplace must be according to local codes and regulations in each country.

All local regulations, including those that refer to national and European standards, shall be complied with when installing the product.

Before use read the Installation and Operating Instructions carefully. Prior to using the product the installation must be inspected by a qualified person.

A name plate of heat-resistant material is affixed to the product on the underside of the burnchamber (Fig. 3 B). This contains information about identification and documentation for the product.

2.0 Technical data

	Jøtul F 162	Jøtul F 163
	Jøtul F 162 C	Jøtul F 163 C
Material:	Cast iron	Cast iron
Finish:	Paint	Paint/enamel
Fuel:	Wood	Wood
Log length, max:	33 cm	33 cm
Flue outlet:	Top/rear	Top/rear
Flue pipe dimension:	Ø150 mm, 177 cm² cross section	Ø150 mm, 177 cm² cross section
Weight F 162 / F 163:	115 kg	115 kg
Weight F 162 C / F 163 C:	134 kg	134 kg
Optional equipment:	Cover for rear leg, soapstone top (not for F 162 C / F 163 C)	Cover for rear leg, soapstone top (not for F 162 C / F 163 C)
Dimensions, distances:	See fig. 1	See fig. 1

Technical data according to EN 13240

	Jøtul F 162	Jøtul F 163
	Jøtul F 162 C	Jøtul F 163 C
Nominal heat output:	5 kW	5 kW
Flue gas mass flow:	5,0 g/s	5,0 g/s
Recommended chimney draught:	12 Pa	12 Pa
Efficiency:	83%@5,9 kW	82%@5,9 kW
CO emission (13% O ₂):	0,06%	0,10%
CO emission (13% O ₂):	792 mg/Nm³	1242 mg/Nm³
Flue gas temperature:	260° C	260° C
Operational type:	Intermittent	Intermittent

Intermittent combustion is here taken to mean normal use of a fireplace. I.e. that a new flame chamber is lit as soon as the fuel has burnt down to the appropriate quantity of embers.



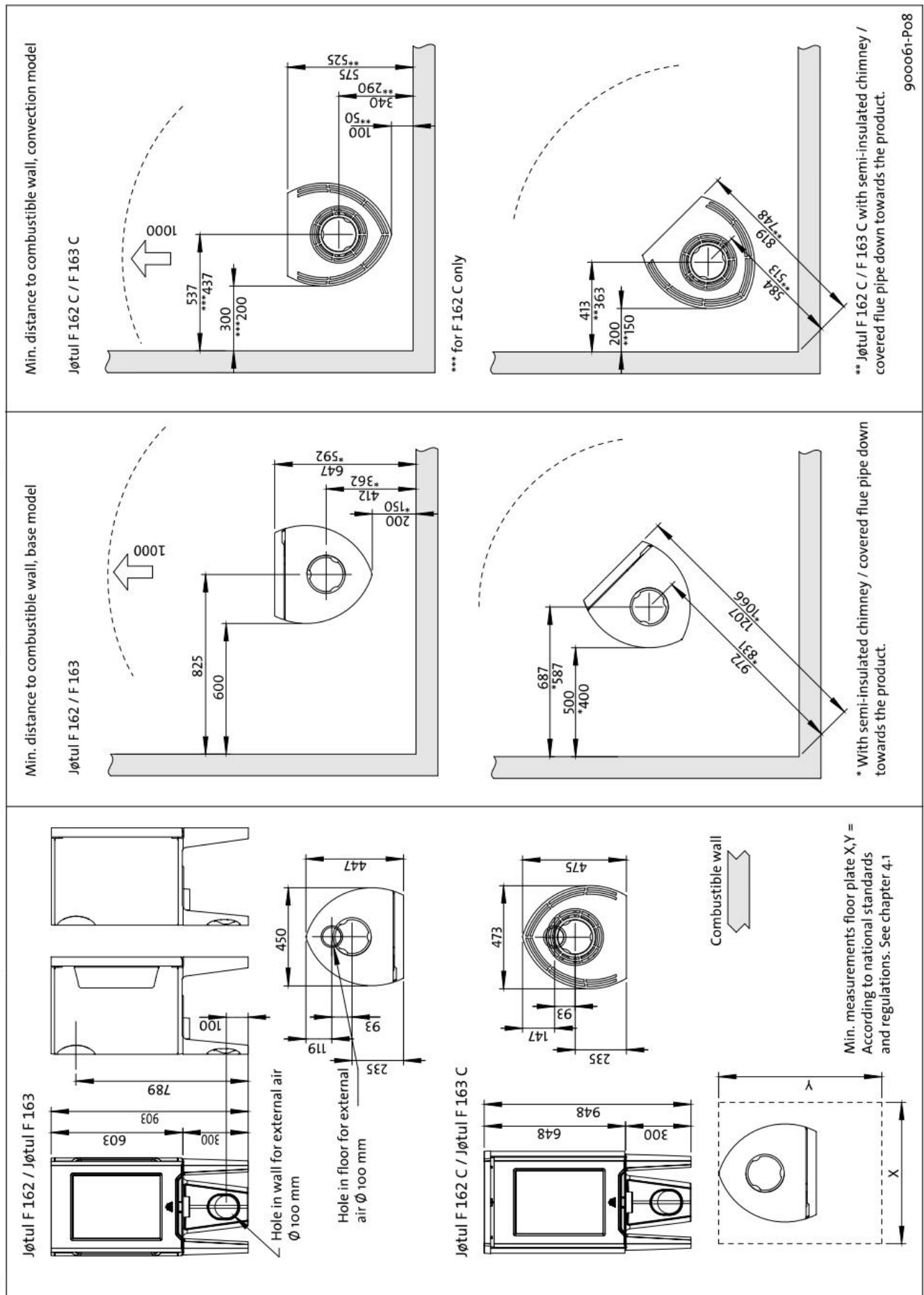
On all our products there is a label indicating the serial number and year. Write this number in the place indicated in the installation instructions.

Always quote this serial number when contacting your retailer or Jøtul.

Serial no.

Jøtul F 162 / Jøtul F 163 / Jøtul F 162 C / Jøtul F 163 C

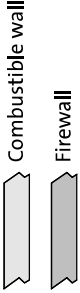
Fig. 1a



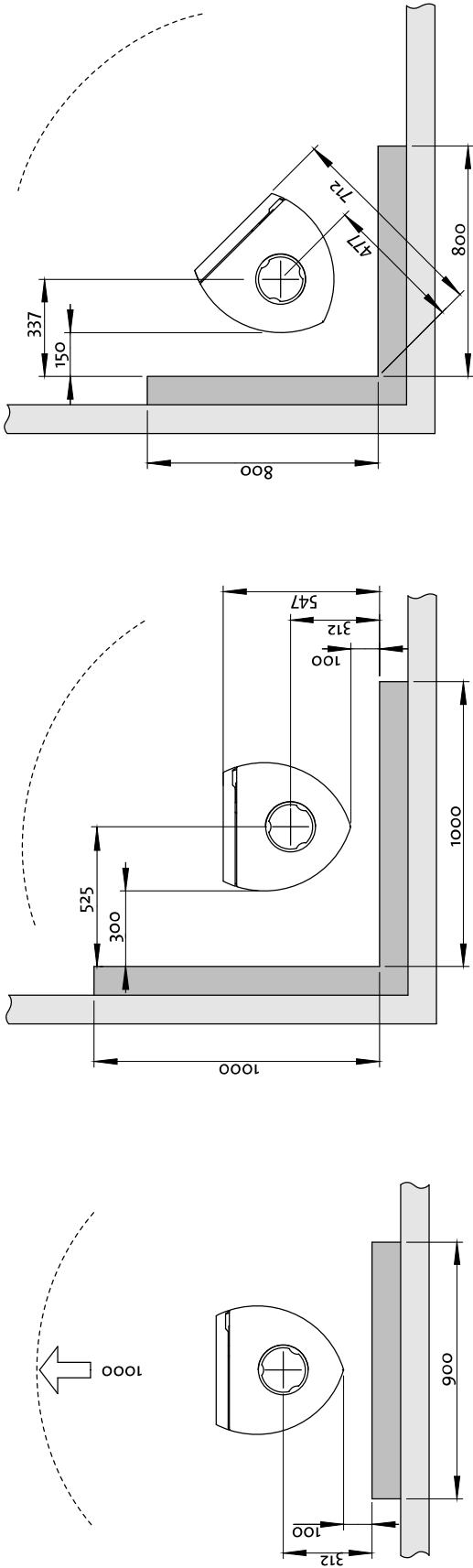
Jøtul F 162 / Jøtul F 163

Fig. 1b

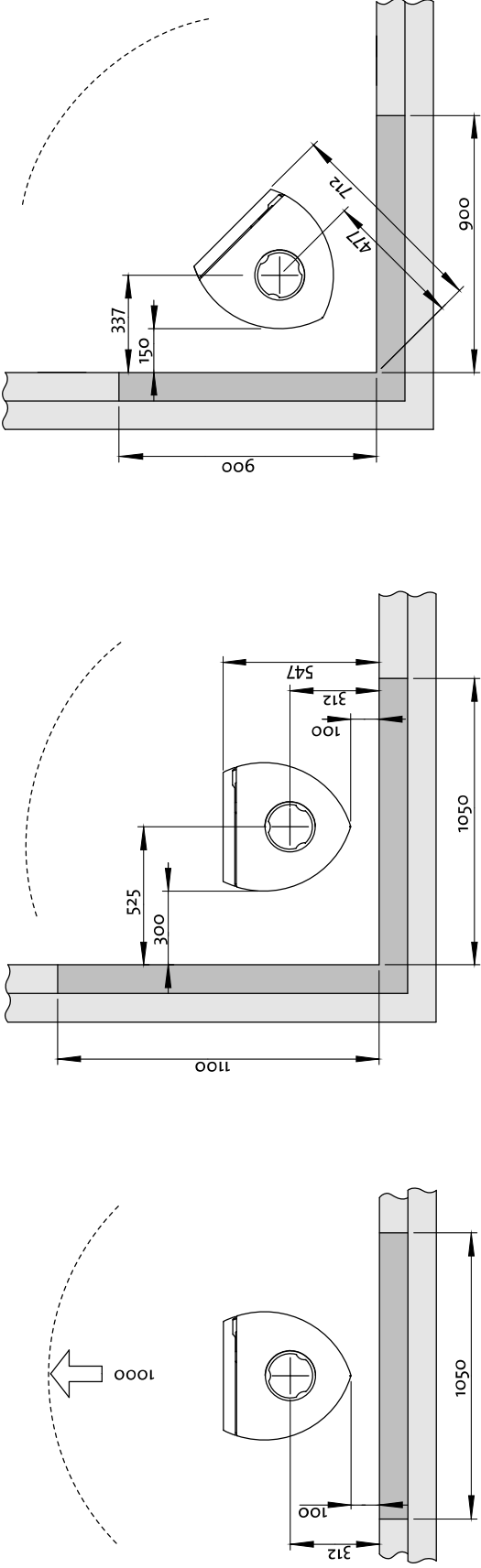
Min. distance to combustible wall protected by firewall:



External



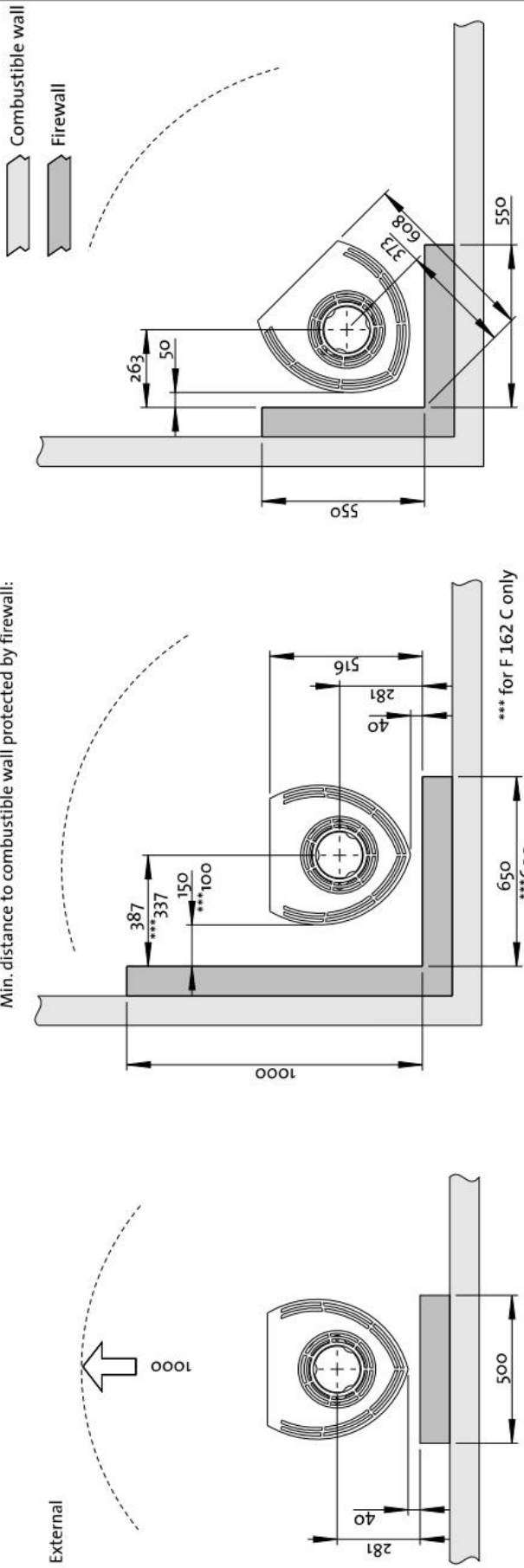
Integrated



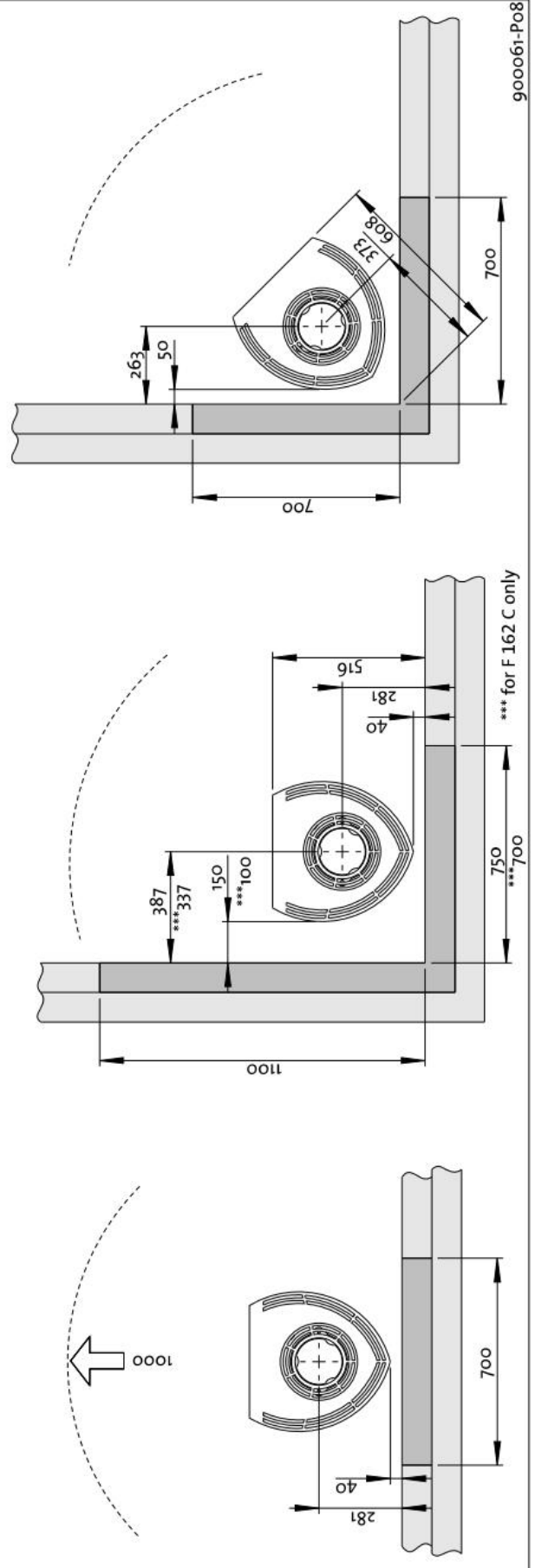
900061-P08

Jøtul F 162 C / Jøtul F 163 C

Min. distance to combustible wall protected by firewall:



Integrated



ENGLISH

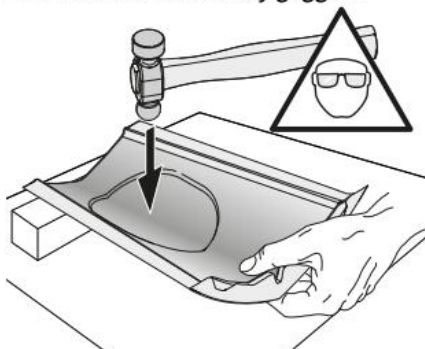
Air supply

The outside air connection may be fitted directly to the product through:

- Through a flexible supply hose from the outside or chimney (only if the chimney has its own duct for external air) and to the product's outside air connector.

Fig. 2a, through an outside wall

Important! The knockout for the outside air connection must be removed from the inside. Use safety goggles.



Tip: It is a great advantage if the rear leg is dismantled before removing the knockout.

1. Lay the product carefully down on its side. You can put the cardboard packaging on the floor to protect it from scratches, etc.
2. Remove the rear leg.
3. Use a heavy mallet and strike hard in the middle of the knockout.

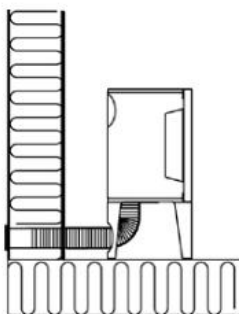


Fig. 2b, through the floor and ground plate

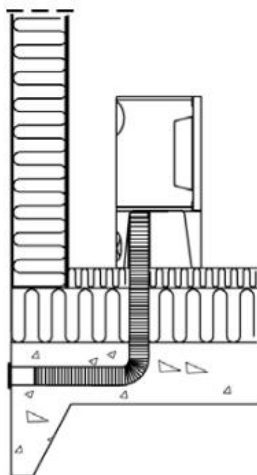


Fig. 2c, through the floor and basement

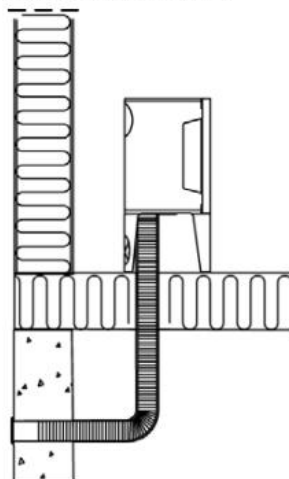
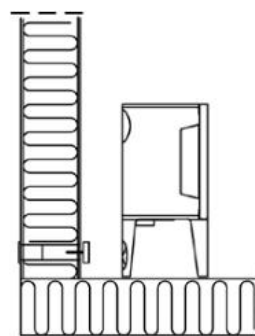


Fig. 2d, indirectly through an outside wall



3.0 Safety

NB! To guarantee optimal performance and safety, Jøtul stoves must be fitted by a qualified installer.

Any modifications to the product by the distributor, installer or consumer may result in the product and safety features not functioning as intended. The same applies to the installation of accessories or optional extras not supplied by Jøtul. This may also be the case if parts that are essential to the functioning and safety of the fireplace have been disassembled or removed.

In all these cases, the manufacturer is not responsible or liable for the product and the right to make a complaint becomes null and void.

3.1 Fire Prevention Measures

There is a certain element of danger every time you use your fireplace. The following instructions must therefore be followed:

- The minimum safety distances when installing and using the fireplace are given in **fig. 1**.
- Ensure that furniture and other flammable materials are not too close to the fireplace. Flammable materials should not be placed within 1 metre of the fireplace.
- Allow the fire to burn out. Never extinguish the flames with water.
- The fireplace becomes hot when lit and may cause burns if touched.
- Only remove ash when the fireplace is cold. Ash can contain hot embers and should therefore be placed in a non-flammable container.
- Ash should be placed outdoors or be emptied in a place where it will not present a potential fire hazard.

In case of chimney fire:

- Close all hatches and vents.
- Keep the firebox door closed.
- Check the loft and cellar for smoke.
- Call the fire service.
- Before use after a fire an expert must check the fireplace and the chimney in order to ensure that it is fully functional.

4.0 Installation

N.B. Check that the fireplace is free of any damage prior to commencing installation.

The product is heavy! Make sure you have assistance when erecting and installing the fireplace.

4.1 Floor

Foundations

Ensure that the floor is strong enough for the fireplace. See «2.0 Technical data» for weights. It is recommended that flooring which is not fastened to the foundations – so-called floating flooring – is removed during installation.

Combustible floor protection

If the fireplace is to be mounted on a combustible floor, cover the floor under and in front of the fireplace with a plate of metal or other non-combustible material. The recommended minimum thickness is 0,9 mm.

Any flooring made of combustible material, such as linoleum, carpets, etc. should be removed from under the floor plate.

The plate must be in accordance with national laws and regulations.

Contact your local building authority regarding restrictions and installation requirements.

4.2 Walls (fig. 1a)

Distance to wall made of combustible material

You may use the fireplace with an uninsulated flue pipe provided the distances to walls made of combustible materials are as shown in fig. 1.

Distance to wall with insulated flue pipe: See fig. 1.

Distance to walls covered by a firewall (fig. 1b and fig. 1c)

Contact your local building authority regarding restrictions and installation requirements.

Firewall requirement

The firewall must be at least **100 mm** thick and be made of brick, concrete-stone or light concrete. Other materials and constructions with satisfactory documentation may also be used.

Distance to non combustible walls

By non combustible one means a non load-bearing wall of solid brickwork/concrete.

Contact your local building authority regarding restrictions and installation requirements.

4.3 Chimneys and flue pipes

- The fireplace can be connected to a chimney and flue pipe approved for solid fuel fired appliances with flue gas temperatures specified in «2.0 Technical data».
- The chimney's cross-section must be at least as big as the flue pipe's cross-section. See «2.0 Technical data» when calculating the correct chimney cross-section.
- Several solid fuel fired appliances can be connected to the same chimney if the chimney's cross-section is sufficient.
- Connection to the chimney must be carried out in accordance with the installation instructions from the supplier of the chimney.
- Before making a hole in the chimney the fireplace should be test-mounted in order to correctly mark the position of the fireplace and the hole in the chimney. See fig. 1 for minimum dimensions.
- Ensure that the flue pipe is inclined all the way up to the chimney.
- Use a flue pipe bend with a sweeping hatch that allows it to be swept.

Be aware of the fact that it is particularly important that connections have a certain flexibility in order to prevent movement in the installation leading to cracks.

N.B. A correct and sealed connection is very important for the proper functioning of the product.

Chimney draught; See «2.0 Technical data». If the draught is too strong you can install and operate a flue damper to control the draught.

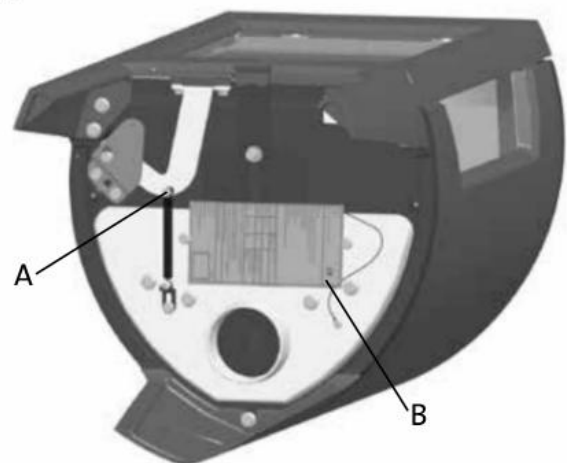
4.4 Assembly prior to installation

The product is delivered in a single packing case. After unpacking the stove check that the stove is free of any damage and that the regulating handles works.

4.5 Selfclosing doormechanism

The product is delivered with a selfclosing doormechanism. If wanted this can be removed.

Fig. 3



1. Unscrew the screw and nut (fig. 3 A).
2. Unhook and remove the spring.

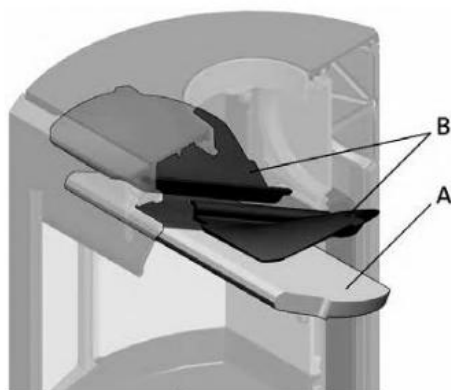
ENGLISH

4.6 Fitting the flue pipe with the rear outlet

The product is supplied from the factory with the smoke outlet fitted for the top outlet.

NB! Proceed as follows for installation with a rear outlet:

Fig. 4



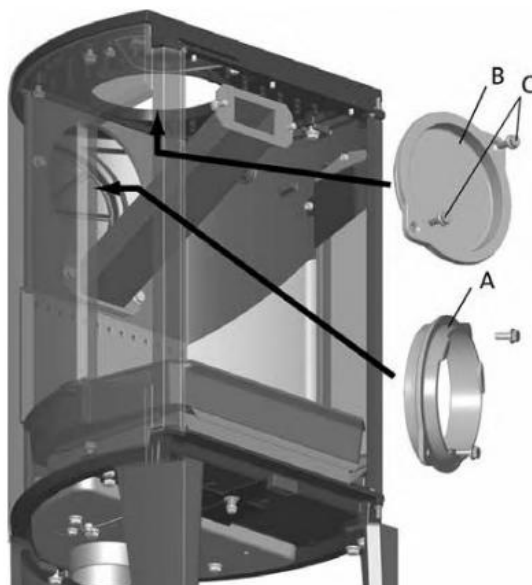
1. Lift the baffle (**Fig. 4 A**) up carefully.
2. Remove one of the side burn plates by lifting them up a little and then out. (Be aware if using tools, that vermiculite plates may be damaged by rough handling).
3. Remove the baffle.
4. Remove the other side burn plate.
5. Remove the exhaust deflectors (**Fig. 4 B**).

Fig. 5



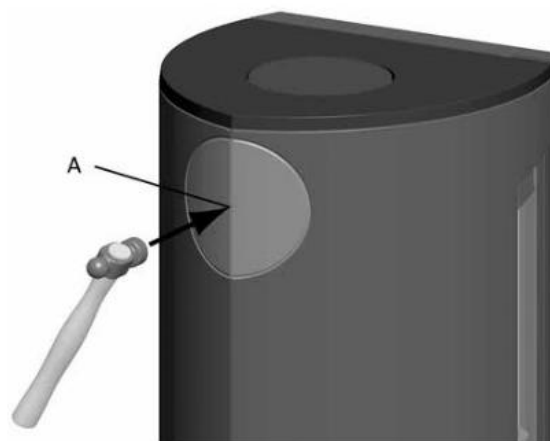
6. Unscrew the screws (**fig. 5 A**) and remove the smoke outlet (**fig. 5 B**) from the top outlet from the inside of the burn chamber.

Fig. 6a



7. Unscrew the screws (**fig. 6a C**) and remove the cover (**fig. 6a B**) from the rear outlet from the inside of the burn chamber.

Fig. 6b



8. Knock out the removable cover plates (**fig. 6b A**).
9. Attach the smoke outlet (**fig. 6a A**) on the inside of the burn chamber where the cover was.
10. Install the cover (**fig. 6a B**) where the smoke outlet was.
11. Refit the exhaust deflectors (**fig. 4 B**) and the baffle plate (**fig. 4 A**).

4.7 Control of functions

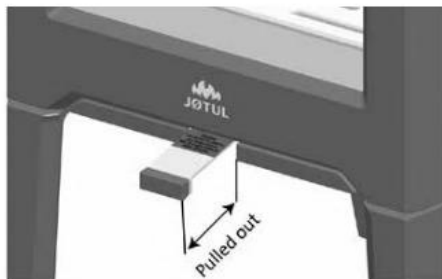
When the product is set up, always check the control functions. These shall move easily and function satisfactorily.

Jøtul F 162, F 162 C, F 163 and F 163 C are equipped with the following control:

Ignition vent/air vent

Ignition

Fig. 7a



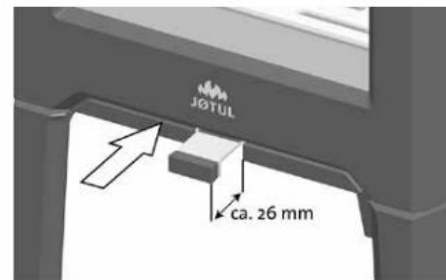
- Open the ignition vent and air vent by pulling the handle all the way out. (Use a glove or something similar to protect your hand in case the handles are hot.)



- Place two logs at the bottom of the burn chamber and pile the kindling in layers.
- Finally, place a medium-sized log on the top of the pile.
- Place 2 or 3 briquettes or kindling sticks under the top layer of kindling and light the fire.

Heating

Fig. 7b



- Leave the ignition-/air vent 26 mm (**fig. 7 B**) open when the wood has caught fire properly and is burning well.
- Close the door.
- You can then regulate the rate of combustion to give the heat you want by adjusting the air vent.
- Check that the afterburning (secondary combustion) starts. This is best indicated by yellow, flickering flames in front of the holes under the baffle.

Adding firewood

Stoke the stove frequently but only add small amounts of fuel at a time. If the stove is filled too full, the heat created may cause extreme stress in the chimney. Add fuel to the fire in moderation. Avoid smouldering fires as this produces the most pollution. The fire is best when it is burning well and the smoke from the chimney is almost invisible.

4.7 Danger of overheating

The fireplace must never be used in a manner that causes overheating

Overheating occurs when there is too much fuel and/or too much air so that too much heat develops. A sure sign of overheating is when parts of the fireplace glow red. If this happens, reduce the air vent opening immediately.

Seek professional advice if you suspect that the chimney is not drawing properly (too much/too little draught). For further information, see «4.0 Installation» (Chimney and flue pipe).

ENGLISH

5.0 Daily use

Odours when using the fireplace for the first time

When the fireplace is used for the first time, it may emit an irritating gas which may smell slightly. This happens because the paint dries. The gas is not toxic but the room should be thoroughly ventilated. Let the fire burn with a high draught until all traces of the gas have disappeared and no smoke or odours can be detected.

5.1 Operation

Heating advice

NB: Logs that have been stored outdoors or in a cold room should be brought indoors 24 hours before use to bring them up to room temperature.

There are various ways of heating the stove but it is always important to be careful about what you put in the stove. See the section on “Wood quality”.

Wood quality

By quality wood we mean most well-known types of wood such as birch, spruce and pine.

The logs should be dried so that the moisture content is no more than 20%.

To achieve this, the logs should be cut during the late winter. They should be split and stacked in a way that ensures good ventilation. The wood stacks should be covered to protect the logs from rain. The logs should be brought indoors during early autumn and stacked/stored for use in the coming winter.

Be especially careful never to use the following materials as fuel in your fireplace:

- Household rubbish, plastic bags, etc.
- Painted or impregnated timber (which is extremely toxic).
- Laminated wooden planks.
- Driftwood

These may harm the product and are also pollutants.

NB: Never use petrol, paraffin, methylated spirit or similar liquids to light the fire. You may cause serious injury to yourself and damage to the product.

Wood consumption

Use of wood, with nominal heat emission: Approx. **1,6 kg/h**. Another important factor for proper fuel consumption is that the logs are the correct size. The size of the logs should be:

Kindling:

Length: 23-33 cm

Diameter: 2 - 5 cm

Amount per fire: 6 - 8 pieces

Daily use

Firewood (split logs):

Length: 23 - 33 cm

Diameter: Approx. 8 cm

Intervals for adding wood: Approximately every 45 minutes

Size of the fire: 1,2 kg

Amount per load: 2 pieces

Nominal heat emission is achieved when the air vent is open approximately 57 %.

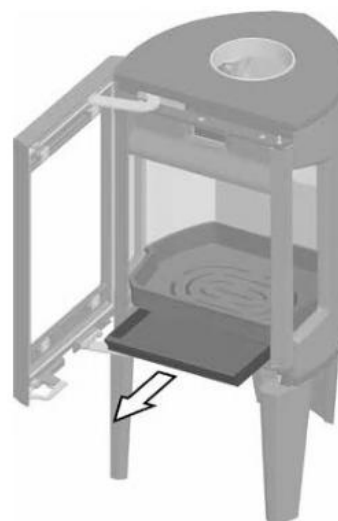
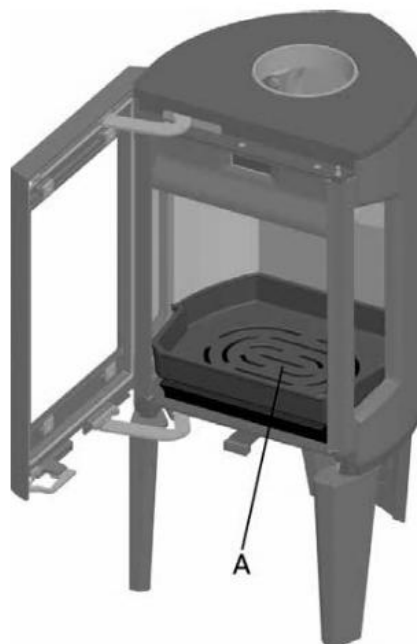
Maximum use

Max. load: 2,9 kg/h (max. 3 pieces per load/2,2 kg per load)

5.2 Ash removal

Jøtul F 162 / F 162 C / F 163 / F 163 C have an ash pan which makes it easy to remove the ash.

Fig. 8



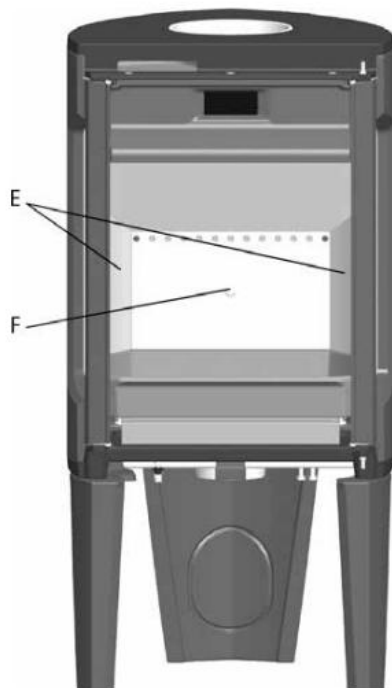
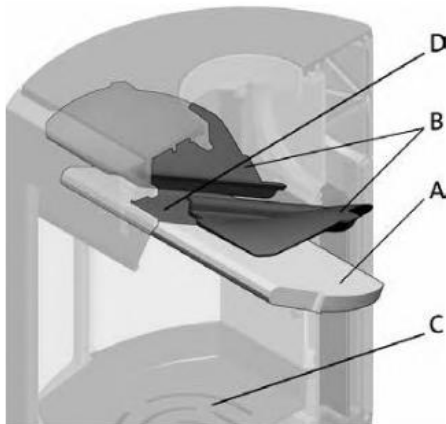
1. Scrape the ash through the grate (fig. 8 A) in the base plate and into the ash pan. Use a glove to grab the handle on the ash pan.
2. Make sure that the ash pan doesn't fill up so high that it keeps ash from coming through the grate into the pan.

6.0 Service

Warning! Any unauthorised change to the product is not allowed. Only use original spare parts.

6.1 Changing the burn plates/inner bottom plate

Fig.9



1. Lift the baffle (**Fig. 9 A**) up carefully.
2. Remove one of the side burn plates (**Fig. 9 E**) by lifting them up a little and then out. (Be aware if using tools, that vermiculite plates may be damaged by rough handling).
3. Remove the baffle.
4. Remove the other side burn plate.
5. Unscrew the M8x25 mm screw on the rear burn plate (**Fig. 9 F**) and remove the burn plate.
6. Then lift up and remove the inner bottom plate (**Fig. 9 C**). Follow the same procedure for installation, but in the opposite sequence.

6.2 Changing the baffle plate

- Follow step 1 -3 under **Fig. 9**.
 - Access is then easy to the smoke deflectors (**Fig. 9 B**) if they need to be removed. They are situated on 1 knob on the side and on the air manifold (**fig. 9 D**).
 - Edge them down and remove them through the door.
- For re-installation follow the same procedure in the opposite sequence.

7.0 Maintenance

7.1 Cleaning and soot removal

Soot deposits may build up on the internal surfaces of the fireplace during use. Soot is a good insulator and will therefore reduce the fireplace's heat output. If soot deposits accumulate when using the product, they can easily be removed by using a soot remover.

In order to prevent a water and tar layer from forming in the fireplace, you should regularly allow the fire to burn hot in order to remove the layer. An annual internal cleaning is necessary to get the best heating effect from your product. It is a good idea to do this when cleaning the chimney and flue pipes.

7.2 Sweeping flue pipes to the chimney

Flue pipes must be swept through the flue pipe sweeping hatch or through the door opening.

One of the baffles will have to be removed first in order to do this.

7.3 Inspection of the fireplace

Jøtul recommends that you carefully inspect your fireplace yourself after it has been swept/cleaned. Check all visible surfaces for cracks. Also check that all joints are sealed and that the gaskets are in the correct position. Any gaskets showing signs of wear or deformation must be replaced.

Thoroughly clean the gasket grooves, apply ceramic glue (available from your local Jøtul dealer) and press the gasket well into place. The joint will dry quickly.

7.4 Exterior maintenance

Painted products may change colour after several years' usage. The surface should be cleaned and brushed free of any loose particles before new paint is applied.

8.0 Optional equipment

8.1 Leg cover - outside air connection

Cat. no. 51012329

8.2 Soapstone top - 50 mm, complete

Important! Soapstone top can not be used with Jøtul F 162 C / Jøtul F 163 C.

Cat. no. 51012327

9.0 Warranty

Jøtul AS provides its customers with a ten-year warranty with the right to return external cast-iron items if they show defects as a result of faulty materials and/or manufacturing after the initial purchase/installation of the fireplace. The buyer is entitled to return the goods provided that the fireplace has been installed in compliance with current laws and regulations and in compliance with Jøtul's installation and operating instructions.

The warranty does not cover:

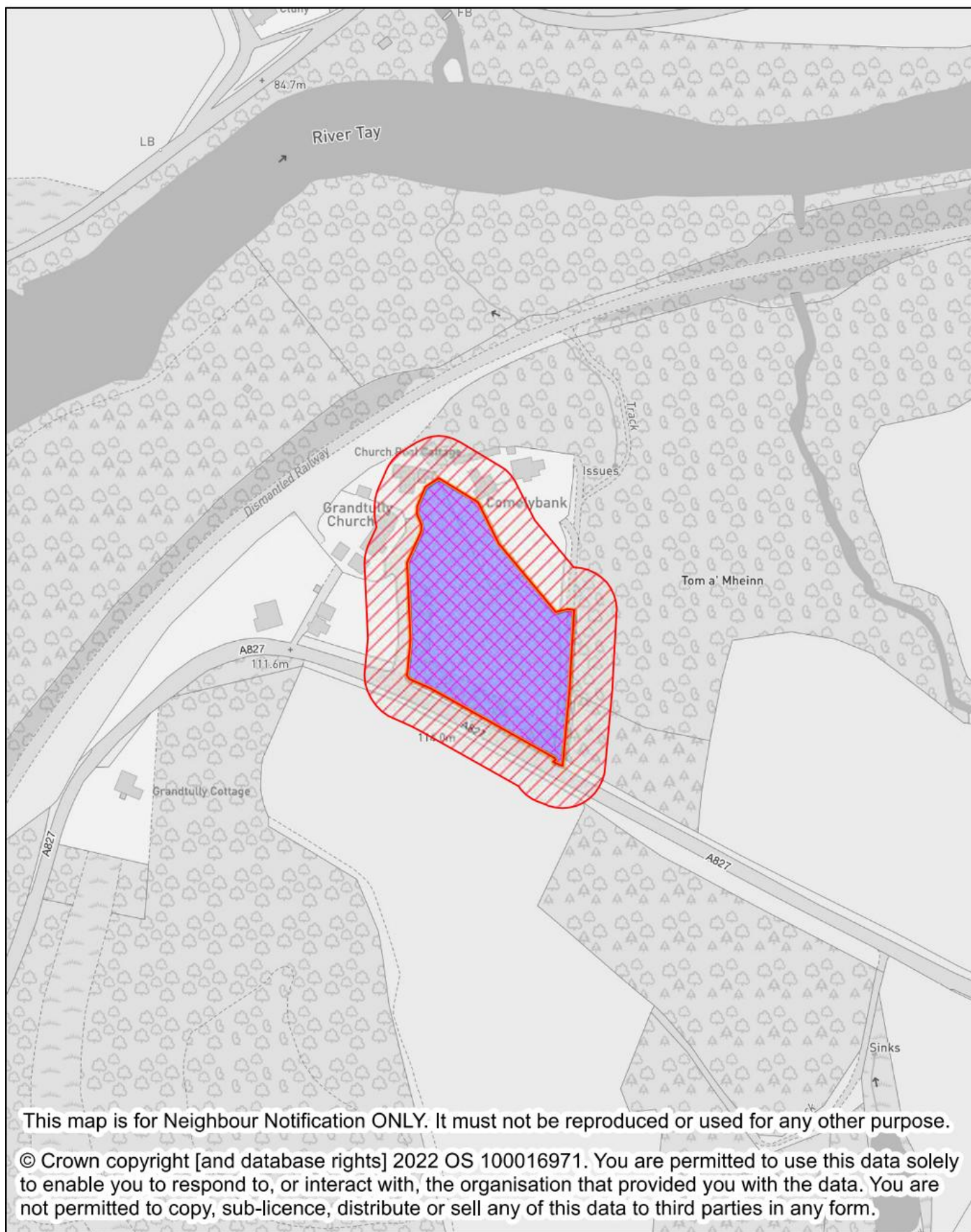
The installation of optional extras, for example, to rectify local draught conditions, air supply or other circumstances beyond Jøtul's control. The warranty does not cover consumables, such as burn plates, smoke baffles, fire grates, bottom grates, brick refractories, dampers and gaskets as they deteriorate over time due to normal wear and tear. The warranty does not cover damage caused as a result of using unsuitable fuel when lighting the fire, such as driftwood, impregnated and painted wood, plank offcuts, chipboard, etc. Overheating may easily occur if unsuitable fuel is used, i.e. the fireplace becomes red hot, which causes the paint to discolour and the cast iron parts to crack.

The warranty is not valid for damage caused while the product is in transit from the distributor to the delivery address. The warranty is not valid either for damage caused by the use of non-original parts.

Perth & Kinross Council

NEIGHBOUR NOTIFICATION

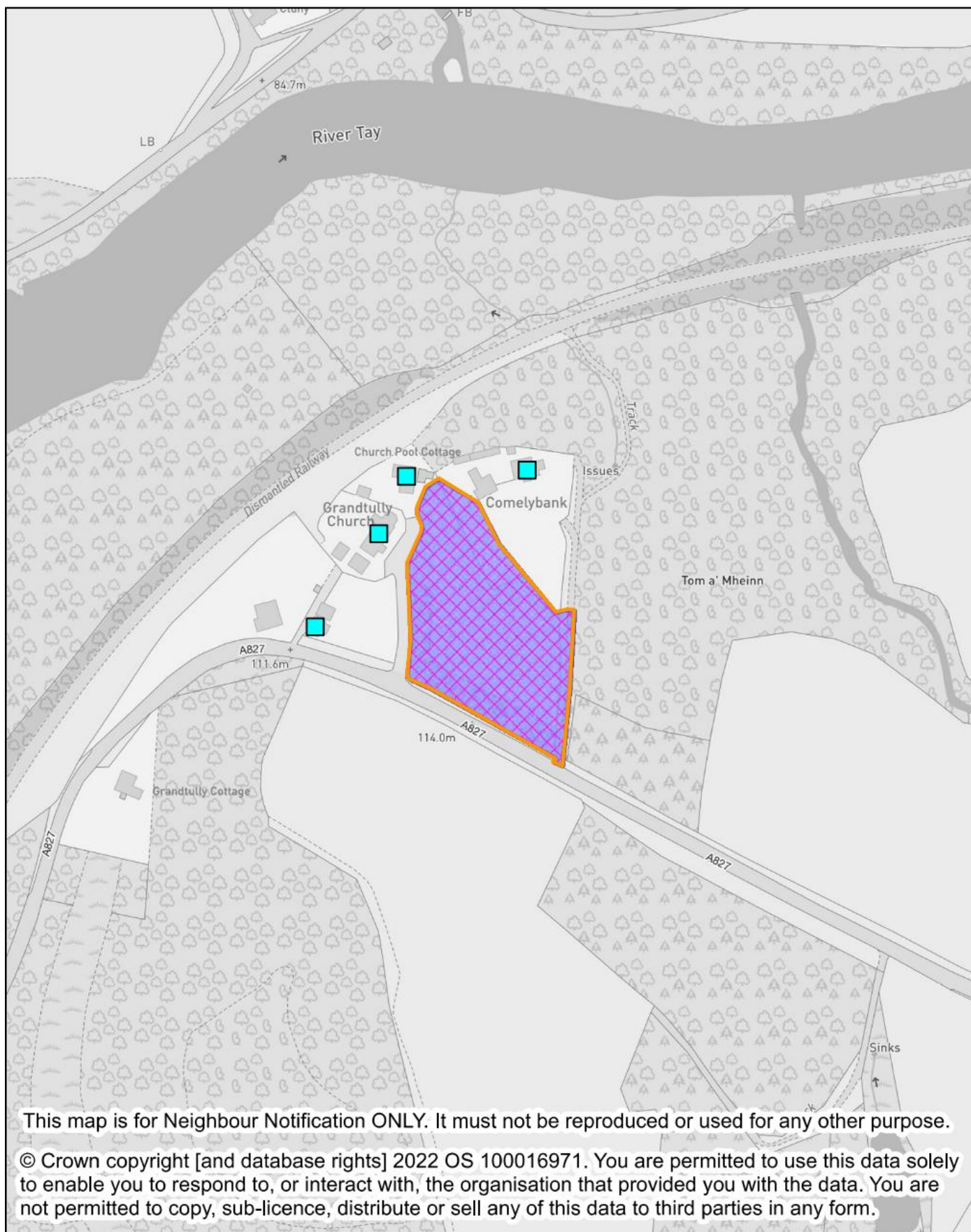
Location Plan showing planning application site



Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



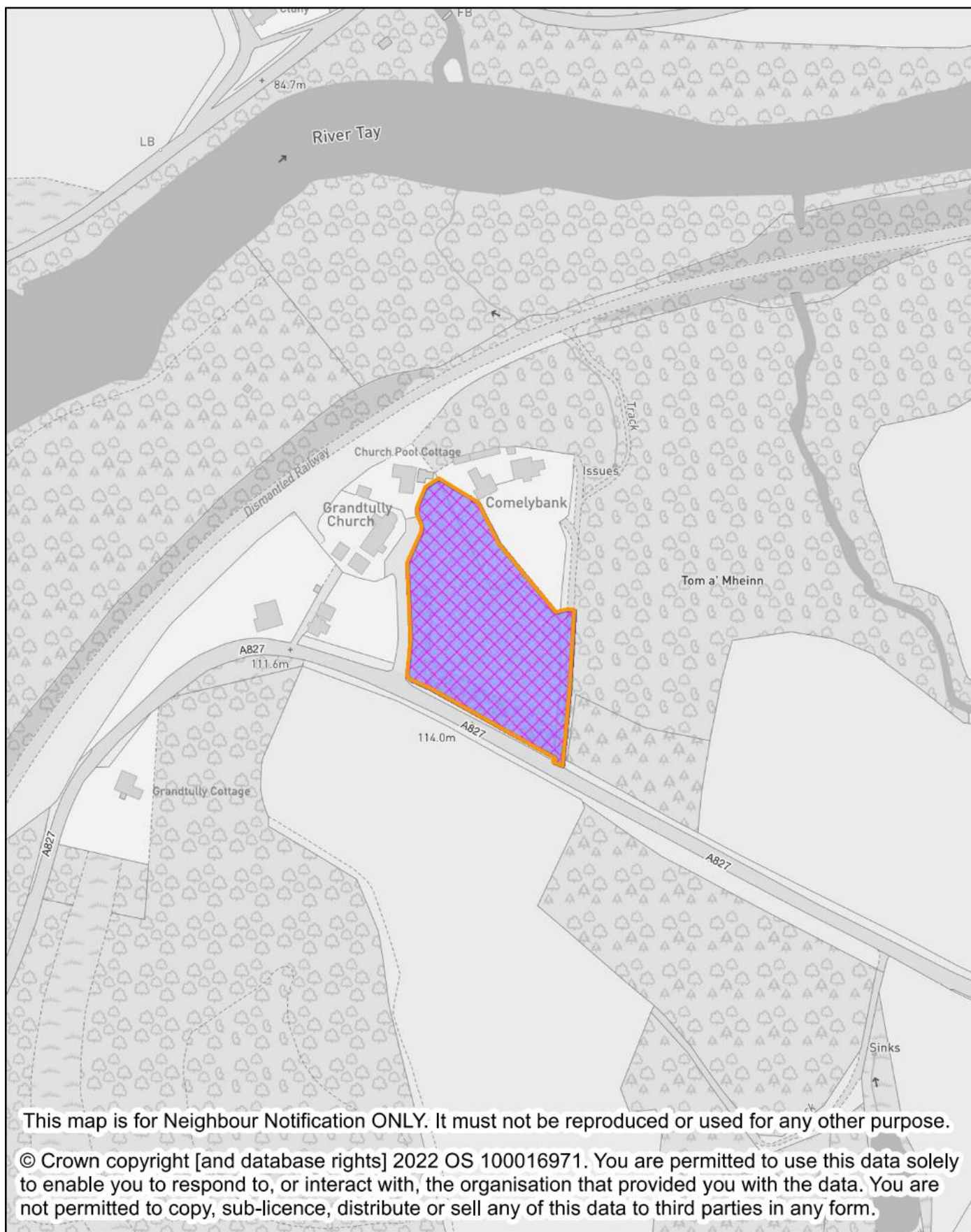
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Perth & Kinross Council

NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



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Perth and Kinross Council

List of Neighbours notified for 22/00506/FLL

Sunday School Cottage
Aberfeldy
PH15 2EF

Comelybank
Aberfeldy
PH15 2EF

Church Pool Cottage
Aberfeldy
PH15 2EF

Grandtully Church
Aberfeldy
PH15 2EF

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/00506/FLL

Our ref CHF

Date 29/04/2022

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

22/00506/FLL RE: Erection of a dwellinghouse at Land 90 Metres South East Of Church Pool Cottage Aberfeldy for Mr and Mrs Ian and Leire McBride

I refer to your letter dated 12 April 2022 in connection with the above application and have the following comments to make.

Contaminated Land

Recommendation

A review of the historic records held by this Service indicates that the proposed development area is on an in-filled area of ground which lies to the East of the site. It is unclear as to the nature of the material that may have been used to infill this area but it is possible that it contains waste organic material that may be producing carbon dioxide and possibly methane gas.

I therefore recommend the following condition be applied to the application.

Condition

EH41

Prior to the commencement of works on site, an evaluation for the potential of the site to be affected by contamination by a previous use should be undertaken and as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) will be submitted for consideration by the Council as Planning Authority. If after the preliminary risk assessment identifies the need for further assessment, an intrusive investigation should be undertaken to identify;

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed
- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the agreed measures to decontaminate the site shall be fully implemented as approved by the Council as Planning Authority. Validation that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00506/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner Email: [REDACTED]
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 90 Metres South East Of Church Pool Cottage Aberfeldy		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.</p> <p>This proposal is within the catchment of Grandtully Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0 <u>Total: £0</u></p>		
Recommended informative(s) for applicant			
Date comments returned	22 April 2022		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/00506/FLL

Our ref OLW
Tel No 01738 476958

Date 2 May 2022

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PKC 22/00506/FLL RE: Erection of dwellinghouse, Land 90 Metres South East Of Church Pool Cottage, Aberfeldy for Mr and Mrs Ian and Leire McBride

I refer to your letter dated 12 April 2022 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted informative be included on any given consent.

Comments

This application is for the erection of a dwellinghouse which will include the provision of a single woodburning stove and associated flue.

Air Quality

Perth and Kinross Council have a duty to assess biomass boilers for capacity within the range of 50kW to 20MW in terms of nitrogen dioxide and particulate matter based on their effect on air quality in the area. This will not be necessary with the domestic sized stove in this case and therefore I have no adverse comments to make with regards to air quality.

Odour

Another matter pertaining to the stove which could cause an issue has the potential for smoke or odour disamenity. This Service has seen an increase in complaints with regards to smoke and odour due to the installation of biomass appliances. This can be caused due to poor installation and maintenance of the biomass appliances and also inadequate dispersion of emissions due to the inappropriate location and height of a flue with regards to surrounding buildings.

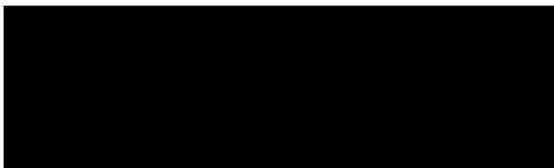
I note from the submitted plans that the flue will terminate close to roof ridge height, which will aid in dispersion of emissions. I would advise that smoke/odour could be further minimised through the use of fuel recommended by the stove manufacturer.

In light of the above, the residential amenity at neighbouring dwellinghouses should not be adversely affected by smoke/odour.

I would therefore have no objections to this development provided that the following informative is attached to the consent.

Informative

The approved stove system shall be installed and thereafter operated and maintained in accordance with the manufacturer's recommendations, such that smoke odours are not exhausted into or escape into any neighbouring dwellings. Failure to do so may result in an investigation and possible action by Environmental Health under the Environmental Protection Act 1990.



Development Management

From: Communities Flooding Development Control
Sent: 23 April 2022 10:59
To: Development Management; David Niven
Subject: RE: Planning Application Consultation for Application No 22/00506/FLL 3346

Hi David,

I have no objection on this application. I would only note that that area does appear to naturally collect surface water (note that part of the site described as 'boggy'), but that some re-contouring will be occurring. I would encourage the developer to ensure they mitigate against surface water flood risk, by elevating thresholds slightly above adjacent ground levels, installing suitable land drainage and considering other flood resilient construction methods.

Regards,
Gavin

-----Original Message-----

From: Development Management <DevelopmentManagement@pkc.gov.uk>
Sent: 06 April 2022 17:22
To: Communities Flooding Development Control <FloodingDevelopmentControl@pkc.gov.uk>
Subject: Planning Application Consultation for Application No 22/00506/FLL 3346

Please see attached.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00506/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 90 Metres South East Of Church Pool Cottage, Aberfeldy		
Comments on the proposal	<p>The applicant is proposing to build a three bedroomed dwellinghouse on an empty field at Comleybank. The vehicle access to the public road network for the proposed site will be via the existing vehicle access into Comleybank, which shall be formed to current standards in Perth & Kinross Council's Road Development Guide and a condition is recommend for its construction.</p> <p>Three car parking spaces are proposed for the new property, which is in line with the requirements of the National Roads Development Guide.</p> <p>If the applicant is successful in gaining planning consent, they must apply for a Vehicle Access Consent before starting works. More information on the process can be found on the following website: https://www.pkc.gov.uk/vehicleaccess. Please note, that as planning permission has been applied for, currently no fee is required for the Vehicle Access Consent (VA1 form), please include the planning application number on your VA application form.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>		
Recommended planning condition(s)	<p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail. The Type B Road construction detail shall continue to the entrance for a minimum distance of 3 metres.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>		

Recommended informative(s) for applicant	The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess . Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
Date comments returned	22 April 2022

Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 22/00506/FLL

Our ref MA

Date 19 April 2022

Tel No 01738 476476

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

Erection of a dwellinghouse Site Land 90 Metres South East Of Church Pool Cottage
Aberfeldy

I refer to your letter dated 6 April 2022 in connection with the above application and have the following comments to make.

Water (assessment date – 19/4/2022)

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 believed to serve properties in the vicinity. 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 condition and informatives. No public objections relating to the water supply were noted at the date above.

WS00 Condition

Prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The subsequently agreed protective or replacement measures shall be put in place prior to the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

WAYL - 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.

PWS - Informative 2

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. 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.



[REDACTED]

Head of Planning
Perth & Kinross Council
DX PE126
PERTH



Our Ref: SAC/AB/GRE022AC

Your ref:

25th April 2022

By email: developmentmanagement@pkc.gov.uk

Dear Sirs

Planning Application – 22/00506

[REDACTED]

We act on behalf of Mr Greig [REDACTED] and we wish to lodge Mr Greig's objection to the proposed planning application.

Our client's main concern relates to surface water and drainage. Our client advises that the properties in the area have a high water table and that his own property and the disused railway are continually affected with water seepage from the ground and running surface water draining down onto them. Our client's property is between 5-7 metres below the building site. Our client is concerned that this development will further impact on that especially with a reed bed drainage system causing more ground water seepage, more surface water and drainage issues especially given the removal of existing trees and the disruption to the ground levels.

Our client has advised that there have already been deliveries to the building site which is feeding into our clients fears that building has already commenced, and we would be grateful for your comment on this.

Should the planning permission be granted our client would hope that the Council would insert suitable conditions that the applicant must have suitable surface water drainage arrangements in place to avoid run off affecting our client's property.

Yours faithfully,

[REDACTED]
Partner
For and on behalf of Macnabs

LRB-2022-38

22/00506/FLL - Erection of a dwellinghouse, land 90 metres south east of Church Pool Cottage, Aberfeldy, PH15 2EF

PLANNING DECISION NOTICE *(included in applicant's submission, pages 441-442)*

REPORT OF HANDLING *(included in applicant's submission, pages 443-452)*

REFERENCE DOCUMENTS *(included in applicant's submission, pages 463-482)*

LRB-2022-38

22/00506/FLL - Erection of a dwellinghouse, land 90 metres south east of Church Pool Cottage, Aberfeldy, PH15 2EF

REPRESENTATIONS

(part included in applicant's submission, pages 487-500)

Mrs Margaret McBride (Supports)

Comment submitted date: Fri 15 Apr 2022

I strongly support this application because:

1. It is a sensitively designed development that will fit well and unobtrusively into its surroundings, using timber and locally sourced stone .
2. It will use the latest eco-friendly technology to create a low carbon footprint.
3. It will form part of a small local cluster of houses, with utilities close at hand. At the applicant's expense, SSE will relocate an obtrusive pole and upgrade the transformer that serves all the other houses.
4. It is to be built as a permanent home for a couple who work and wish to remain locally with their young family.

