

TCP/11/16(421)
Planning Application – 16/00535/FLL – Erection of a dwellinghouse on Land 60 Metres North East of The Spa, Pitkeathly Wells, Bridge of Earn

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TCP/11/16(421)
Planning Application – 16/00535/FLL – Erection of a
dwellinghouse on Land 60 Metres North East of The Spa,
Pitkeathly Wells, Bridge of Earn

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

CHIEF EXECUTIVES
DEMOCRATIC SERVICES

17 JUN 2016

RECEIVED

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

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Mr	Ref No.	
Forename	Alex	Forename	Alison
Surname	Burgess	Surname	Arthur
Company Name	N/A	Company Name	Arthur Stone Planning LLP
Building No./Name	Bellevue	Building No./Name	
Address Line 1	Main Street	Address Line 1	Jamesfield Business Centre
Address Line 2		Address Line 2	Abernethy Road
Town/City	Bridge of Earn	Town/City	Abernethy
Postcode	PH2 9PJ	Postcode	KY14 6EW
Telephone	As per Agent	Telephone	01738850873
Mobile	As per Agent	Mobile	07855538906
Fax		Fax	
Email	As Per Agent	Email	info@arthurstoneplanning.co.,uk
3. Application Details			
Planning authority		Perth and Kinross	
Planning authority's application reference number		16/00535/FLL	
Site address			
Land 60 Metres Noprrth East of the Spa Pitkeathly Wells Bridge of Earn			
Description of proposed development			
Erection of Dwellinghouse			

Date of application

Date of decision (if any)

06.06.2016

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

4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

6. Review procedure

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

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

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☒

Assessment of review documents only, with no further procedure

☐

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

7. Site inspection

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

Can the site be viewed entirely from public land?

☒

Is it possible for the site to be accessed safely, and without barriers to entry?

☐

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

8. Statement

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

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

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

Please see attached additional information

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

Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

- Supporting Statement that was submitted alongside planning application

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

10. Checklist

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

Full completion of all parts of this form ☒

Statement of your reasons for requesting a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

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

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:  Name: Alison Arthur Date: 15 June 2016

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



Local Review

16/00535/FLL

Erection of dwellinghouse land 60 metres north east of The Spa, Pitkeathly Wells Bridge of Earn

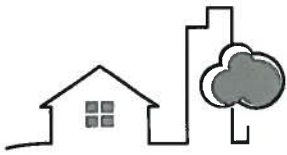
Dear Sir/madam,

We have been asked to submit this local review on behalf of our client Alex Burgess who currently lives in Bridge of Earn with his wife and children, and runs his business in the area. Alex and his family wish to continue to live and work in Bridge of Earn and the surrounding area to allow their children to stay in the local schools and maintain the business and personal links they have in the village.

As a bit of background to the case, Alex approached the planning department to discuss the possibility of building a house on the application site and was asked to produce additional information and indicative plans to allow the officer to provide more detailed pre-application advice as the design and siting of the proposed dwelling was important due to the previous refusal for 4 dwellings on the site on the grounds that the impact on the B Listed Spa building was unacceptable. This was mainly due to the proposed close proximity of the 4 new dwellings adjacent to the roadside 3 metres from the Spa building.

We then submitted draft designs and layout to the case officer, who has now left the council, and he arranged to meet us on site to discuss the proposals more fully. The main focus of the meeting was around the impact on the listed spa building which it was agreed was the fundamental issue.

It was agreed that positioning the new dwelling in the south eastern corner of the site would be a satisfactory site as the distance would be 80+ metres from the Spa building and would not therefore have a significant impact.



It was agreed that the principle of the design was acceptable but a smaller footprint was required. We more than halved the size of the dwelling as agreed.

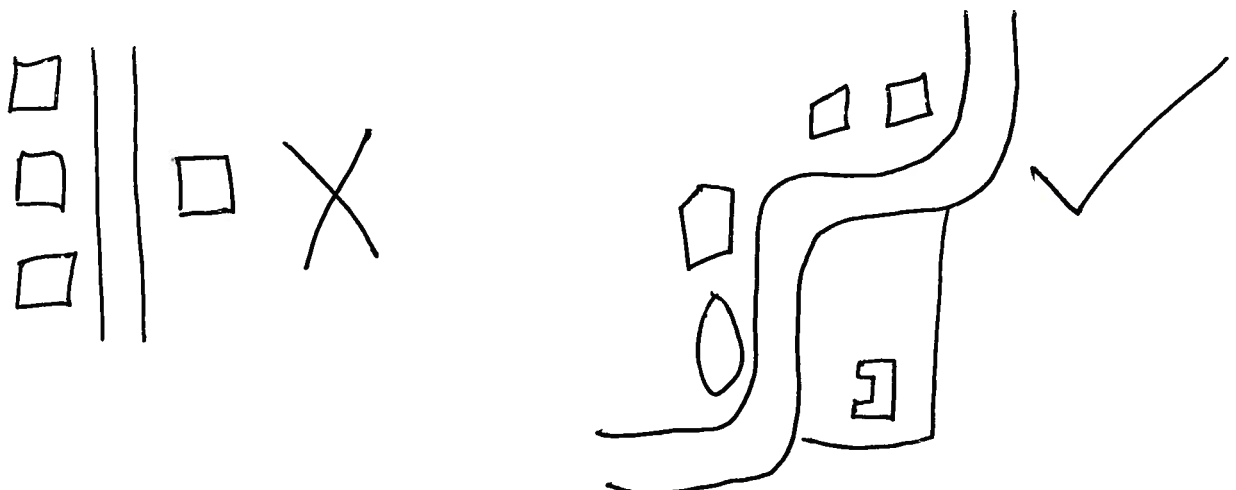
It was agreed that the principle of the farmhouse design with adjacent steading would be suitable for the site as this would reflect – on a smaller scale – the existing 3 ½ storey farmhouse adjacent to the site.

However, when the applicant had progressed the drawing of plans, at considerable expense, the full planning application was submitted. the planning officer had left. The new case officer refused the application primarily due to it being on the wrong side of the road and that the plot was too big

Pitkeathly Wells has a variety of architectural styles and building heights from 3 ½ storey Pitkeathly farmhouse adjacent to the Spa building to the 1970s 1 ½ storey suburban style dwellings to the north.

There is no standard building line or layout with each dwelling having a different orientation, height, architectural style and position within the site. The Spa building has its back to the road and the farmhouse has its side elevation to the road.

Due to the nature of the public road winding through Pitkeathly wells the fact that the proposed site is on the opposite side of the road is irrelevant as the inclusion of the site within the Pitkeathly Wells cluster makes visual sense as it is hugged on 4 sides by the Spa building and farmhouse to the west, the 1970s dwellings to the north, the dense evergreen woodland to the south and the mature high hedging and the silver walk to the east. This site is clearly part of Pitkeathly Wells and is not an outlying site with only one mutual boundary as below.





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The refusal states that plot size is a reason for refusal. We fail to understand why a large plot in the countryside is unacceptable. Surely this is the reason why people move to the country? Our client wishes to maintain the rural setting of the area and does not want to pack on 4 houses as previously refused which would be to the benefit of the residents. In addition, the plot sizes vary enormously within the area with plots larger than the proposed and some smaller. This ultimately is as expected in a rural setting and uniformity would have a negative impact on the organically grown cluster of dwellings in which its higgelty piggelty nature is its charm.

The decision notice notes that the proposals mass and scale would have a negative impact on the setting of the Listed Building over 80m to the west. The decision notice does not state what the impact on the listed Spa building would be. We fail to understand why the pre application advice has been completely disregarded as the proposed dwelling has been sited where the conservation officer and planning officer asked is to put it and the scale of the dwelling has been dramatically reduced to being only 6m wide and 1 ¾ storeys with no dormers, in the main, with a small, traditional, two storey farmhouse element to the rear against the back drop of trees. The materials proposed are of a very high quality – natural stone, timber windows, natural slate roof etc.

Pre-application advice not recorded by conservation and planning officers. This has led to our client investing substantial funds into a house design which he would not have done should we have been told that the site was on the wrong side of the road and was too big and therefore not acceptable at the pre-application enquiry stage.

Kind regards

Alison Arthur

Director

Arthur Stone Planning LLP

Supporting Planning Statement



Erection of Dwellinghouse
Land at Pitkeathly Wells
Bridge of Earn

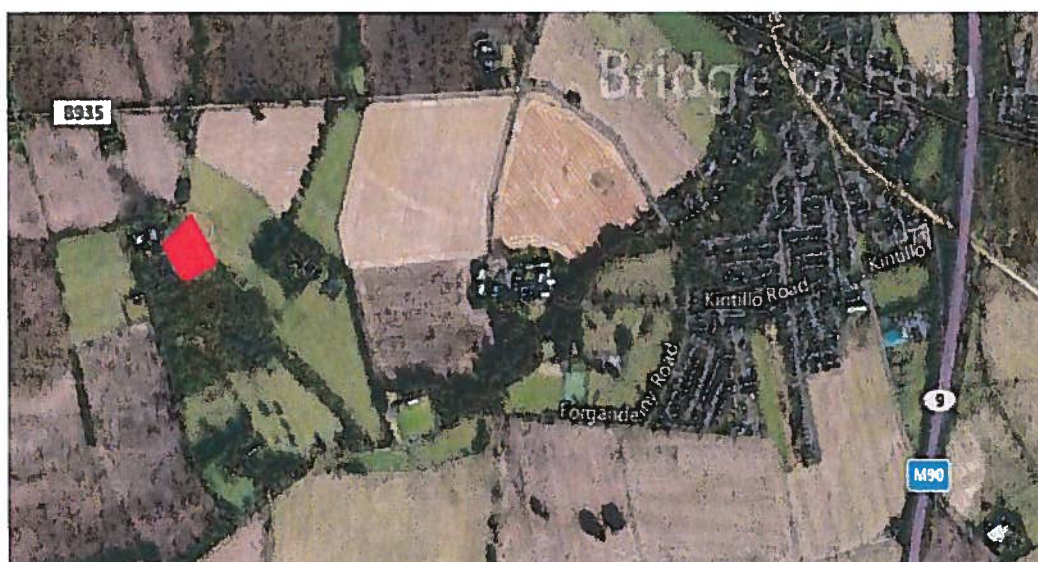
March 2016

Introduction

The purpose of this statement is to provide a reasoned justification in support of an application for full planning permission for the erection of a new dwellinghouse at Land at Pitkeathly Wells

The statement will deal with the following issues:

- Site Description
- Proposal
- Pre-application Submission Work
- Planning Site History
- Housing in the Countryside Policy
- Effect on the Setting of Listed Buildings
- Residential Amenity and Garden Ground
- Transportation
- Flooding & Surface Water
- Conclusion



Site Description

The application site is located on the eastern boundary of Pitkeathly Wells, to the south west of Bridge of Earn and to the south of the public B935 Road. The site was formally associated with Pitkeathly Wells farm but is now under the ownership of our client, Mr Burgess. The flat, 1000m² site is bounded to the west and north by a minor road that runs through the hamlet of Pitkeathly Wells from the B935 to the north.

Within the site the western boundary is clearly defined by a row of mature Linden trees lying opposite a B Listed former Spa and other related buildings with dense evergreen woodland to the south. In addition, there is dense hedgerow planting around the proposed site boundary line to the north and along the shared boundary with the adjacent public path to the east which leads into the thick wooded area to the south of the site. This hedgerow planting is up to approximately 3 metres in height in parts, which in conjunction with the adjacent residential units along both the western and northern boundaries, clearly defines the proposed site closely within the context of the surrounding hamlet.

At the south western corner of the proposed site there is an existing vehicular access point into the plot which our client would wish to retain as the main access point into the site.

The site occupies a low position within the surrounding topography and cannot be viewed from surrounding public roads (B935) or from Bridge of Earn itself. Subsequently, it is only visible from a few meters north or west due to the twisting road, intervening landforms and tree/boundary planting which render the plot out of sight from possible public vantage points at surrounding properties and beyond.



Existing Views to the Site from the Road Side



Existing Views to the Site from the Road Side



Existing Views to the Site from the Road Side



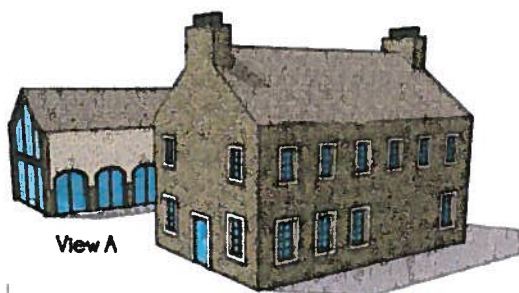
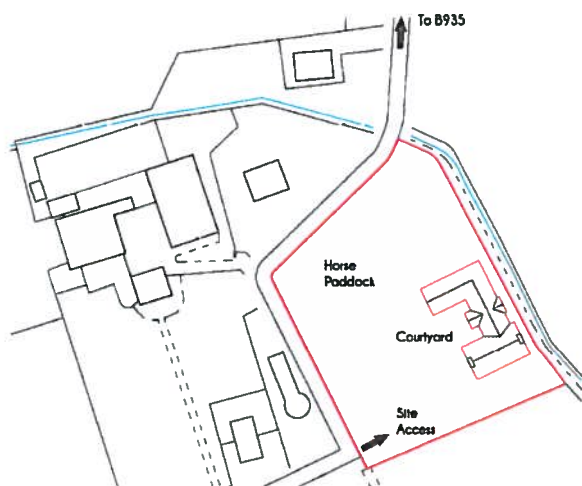
Existing Views to the Site from the Road Side

Proposal

This application seeks full planning permission for a 1 ¾ storey, family dwellinghouse set within an existing pony paddock in the south east corner of Pitkeathly Wells. The courtyard design of the new property would be based around the eclectic mix of architectural styles of the nearby dwellings and agricultural buildings. The materials proposed would be of a high standard and would reflect the traditional examples found within the surrounding local area. These would include, natural red sandstone on public elevations, coloured smooth render on the internal courtyard, natural slate and bespoke handmade timber windows and doors.

The existing site boundaries of mature Linden trees, dense foliage and thick woodland would remain as such with minimal formal landscaping proposed to retain the natural setting of the surrounding properties within Pitkeathly Wells. This would also include the retention of the pony paddock adjacent to the proposed dwelling and the planting of a hawthorn hedge alongside existing post and wire fencing on the north western stretch of the site boundary to improve the visual amenity of the existing roadside at this point.

Access into the site would be gained via the existing vehicular site access located at the south western corner of the proposed plot. A driveway is proposed to run from the access point along the southern boundary of the plot with a car parking area to the south of the dwelling, adjacent to the dense woodland to ensure vehicles are parked out of sight from the public road.





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Pre-application Submission Work

Due to the complicated planning history of the site, a pre-application enquiry was submitted which subsequently led to a site meeting with Richard Welsh (Conservation officer) and Mark Williamson (Planner) on Thursday 3rd March 2016.

The key points to be examined were:

1. Housing in the countryside policy – does the proposed siting of the dwellinghouse meet the criteria for extending the exiting building group
2. Setting of the Listed Building – would the proposed siting of the dwellinghouse impact on the rural nature of the site and the character and appearance of the listed building from key roadside views
3. Design – would the proposed design of the dwellinghouse sit comfortably with the existing eclectic architectural styles in Pitkeathly Wells and surrounds

1. Mark Williamson (planner) suggested that the clearly defined eastern and southern boundaries allows the proposed site to fill in a semi enclosed gap, which is currently densely enclosed on the western and northern boundaries. He noted that a single dwellinghouse in this site would technically meet the HIC policy for extending the existing grouping as demonstrated below.



2. Both Mark Williamson and Richard Welsh noted that the proposed siting of the dwellinghouse in the far south eastern corner of the site would be the most suitable location for development as it would be softened by the evergreen backdrop of the wooded area to the south reducing the visual impact when viewed from the northern approach road. In addition, this siting would maintain the rural setting of the Wellhouse due to the existing mature trees and planting around the peripheries of the site and the distances involved between the existing listed building and the proposed dwellinghouse, as demonstrated below.



Both Mark and Richard agreed that the views through to the Wellhouse from the public right of way to the east of the site would be completely obscured by dense foliage over 3 metres high with the Linden trees to the east of the Wellhouse. Both Richard and Mark agreed that setting the dwellinghouse back from the public road, as proposed, would be advantageous in maintaining the semi-rural style setting of the Wellhouse. Although it would be usual in a more urban setting to position the new dwellinghouse closer to the road, it was recommended that protecting the immediate setting of the listed Wellhouse was a more important objective to meet and this would be a material consideration in the determination of the application against current siting and design criteria in the Local Plan. However, they considered that the siting works well within the site and that the proposed house would have a limited impact on the area.

3. Both Richard and Mark agreed that the overarching principles of the proposed design was acceptable for the site location and that the design references to the neighbouring traditionally styled farmhouse and traditional steading buildings was wholly appropriate and the mix of 2 and 1 ¾ storey heights would be similar to surrounding buildings. It was also agreed that the proposed use of red sandstone to match local stone examples including stone coloured render would be acceptable as proposed for external finishes. The original footprint of the proposed dwelling as submitted for pre-application advice had a footprint of approximately 450 square metres. This has now been reduced considerably as per officer advice to just over 220 square metres as agreed on site. Consideration was also given to appropriate landscaping on the site as officers agreed that some limited tree planting to further assist the bedding in of the new dwellinghouse into the site would be acceptable with the northern section of the site remaining as existing for grazing ponies.



Planning Site History

There is a history to this site in respect of previous planning applications for residential development. In 2006 (Ref 06/01492/OUT) a planning application was submitted and later

withdrawn for the erection of 4 residential buildings in outline. In 2007 the application was resubmitted in outline (Ref 07/01392/OUT) also for the erection of 4 houses. The application was subsequently refused by Perth and Kinross Council. The principle concerns raised by this application were that the proposal did not meet the criteria for housing the countryside (at that time) and that the proposed 4 dwellinghouses would have a detrimental effect upon the setting and character of the adjacent listed buildings.

1. The proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 incorporating Alterations No1 'Housing Land 2000' **as the impact on the setting of the listed building would cause an unacceptable environmental impact.**
2. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 incorporating Alteration No1 'Housing Land 2000' in failing to satisfactorily comply with the associated criteria.
3. The proposal is contrary to the Council's revised Housing in the Countryside Policy 2005 as it **does not satisfy any of the criteria to justify a new dwellinghouse** in the landward area.
4. The proposal would have **detrimental effect on the setting of the Pitkeathly Spa and surrounding listed** buildings and would therefore be contrary to Structure Plan Environment and Resources Policy 8 and to Policy 25 of the Perth Area Local Plan 1995 incorporating Alteration No1 'Housing Land 2000'.

The applicant for this application subsequently appealed the decision by Perth and Kinross Council. The Scottish Government Reporter dismissed the appeal advising that the proposed four houses, the inevitable associated domestic outbuildings and parked cars would lessen the visibility of the B listed Wellhouse on the main approach road and would also diminish the rustic character of the setting of the Spa buildings, contrary to policy.

This decision and the pre-application discussions held between ourselves, Richard Welsh and Mark Williamson have been used as a basis to direct this new application. The comments made have influenced the reduced number of units involved in the proposal (to a single dwellinghouse), its traditional sympathetic design and its particular siting so as to have no detrimental visual impact upon the adjacent listed Spa Building.

Housing in the Countryside Policy

The most relevant part of the current Perth and Kinross Housing in the Countryside Policy (Perth and Kinross Local Plan, 2014) and the associated Supplementary Guidance (2012) is **Policy RD3**. Most specifically **Part A, Building Groups**. The excerpt below is from Perth and Kinross Housing in the Countryside Guide, 2012.

‘Consent will be granted for houses within building groups provided they do not detract from both the residential and visual amenity of the group. Consent will also be granted for houses which extend the group into definable sites formed by existing topography and or well established landscape features which will provide a suitable setting. All proposals must respect the character, layout and building pattern of the group and demonstrate that a high standard of residential amenity can be achieved for the existing and proposed house(s).

Proposals which contribute towards ribbon development will not be supported.’

In direct response to the criteria of Policy 3 of Perth and Kinross Housing in the Countryside Guide, 2012 it is considered that:

- the proposed plot would not detract from the residential or visual amenity of the Pitkeathly building group as it proposes a single dwelling carefully sited adjacent to existing woodland and dense boundary planting of similar design proportions and architectural style as neighbouring residential and ancillary farm properties. Due to the distances involved to adjacent residential sites there would be no impact on existing levels of privacy and there would not be any overshadowing issues.

- The proposed dwelling extends the existing building group into a clearly definable site of well-established landscape features, which is currently bound by existing residential properties on the northern and western boundaries. The dense woodland to the south, the mature Linden trees to the west, and the natural hedging along the northern and eastern boundaries maintain the clear final boundary of the Pitkeathly building group, which opens out into open countryside beyond. The surrounding undulating topography is such that the proposed development would not be visible from surrounding public roads and coupled with intervening features such as existing dwellings and wooded areas the site would only be partially visible from the roadside adjacent.
- The existing properties in Pitkeathly Wells do not necessarily incorporate a common style, layout and building pattern with the Well House turning its back on the road and the Pitkeathly farmhouse orientated towards the south showing its side elevation to the road. In addition, the two more modern 70s and 80s bungalows are positioned to take in the views to the south west rather than follow a building line. Therefore, there is no established pattern of development or common orientation of dwellings in the immediate grouping; rather a more organic layout has developed in which each property has been designed and orientated with its own merits in mind.



Siting Criteria Proposals for a new house in the countryside will require to demonstrate that if when viewed from surrounding vantage points, it meets all of the following criteria:

- ' a) it blends sympathetically with land form;*
- b) it uses existing trees, buildings, slopes or other natural features to provide a backdrop;*
- c) it uses an identifiable site, (except in the case of proposals for new country estates) with long established boundaries which must separate the site naturally from the surrounding ground (eg a dry stone dyke, a hedge at minimum height of one metre, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site). The sub-division of a field or other land artificially, for example by post and wire fence or newly planted hedge or tree belt in order to create the site, will not be acceptable; and,*
- d) it does not have a detrimental impact on the surrounding landscape.*

Alternatively, a new house site will not be acceptable if when viewed from surrounding vantage points; a) it occupies a prominent, skyline, top of slope/ridge location; b) the site lacks existing mature boundaries (for example, dry stone dyke, a hedge at minimum height of one metre, woodland or a group of trees or a slope forming an immediate backdrop to the site) and c) is unable to provide a suitable degree of enclosure for a new house in the countryside.'

In this case we would advise that:

- The single dwellinghouse has been designed to sit comfortably within the existing landscape as the proposed site occupies a discrete position; concealed by the natural topography of the area. Therefore, it is considered that there would be little or no impact on the surrounding more open areas of countryside.
- The site is enclosed on all sides by mature trees and planting which renders it only partially visible from the surrounding countryside and public roads.
- The site lies within a clearly definable site created by longstanding, neighbouring

property boundaries, the public road and mature trees and bushes. This allows the proposals to slot into the existing site with little impact on the surrounds and would contain any future spread of development.

- The proposals would not have a detrimental impact on the surrounding landscape and would provide a suitable degree of enclosure for new housing within this location.



Established Natural Boundaries Enclose the Site



Established Natural Boundaries Enclose the Site

Effect of Proposal on the Setting of Listed Buildings

The most relevant Local Plan Policy in relation to listed buildings is Policy HE2: Listed Buildings, of the Perth and Kinross Local Plan (2014), which advises that “the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building’s character, appearance and setting.”

In terms of National Policy, the Scottish Historic Environmental Policy (2012) advises that an understanding of the impact of a proposed change on setting should not be confined to whether key views to and from the historic asset or place are interrupted, but should also assess whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset.

In terms of the potential visual impact on the built heritage assets of the locality, it is considered that this degree of residential development would have a limited effect on the rural character of the area given the existing neighbouring residential and agricultural farm buildings and the enclosed, discrete nature of the site.

The rural setting of the existing settlement and particularly the Wellhouse is crucial to the special character of the immediate area. The Wellhouse is contained by the existing wooded area to its south and the tall Linden trees to its east with the residential property B listed Pitkeathly Wells farmhouse to its north. Therefore, the wider setting, with key views towards and from the Wellhouse would be maintained as existing, with a 65 metre buffer zone between the proposed dwelling and the Listed Wellhouse. The pony paddock would remain as such to ensure that the listed buildings, to the west of the site, would maintain the existing open and natural landscape character which would allow the historic curtilage to be preserved.

The site can only be partially viewed from the immediate surrounding, locally at the points illustrated in the previous photographs and not from the wider surrounding area, as

demonstrated in the photograph below, due to the established mature trees and foliage surrounding the site.



Scottish Historic Environmental Policy (2012) 'Setting', identifies certain factors to be considered in assessing the impact of a change on the setting of a historic asset or place. The Report will assess these points individually.

The visual impact of the proposed change relative to the current place of the historic asset or place in the landscape

It is considered that the proposed siting of the dwellinghouse in the far south eastern corner of the site would be the most suitable location for development as it would be softened by the evergreen backdrop of the wooded area to the south reducing the visual impact when viewed from the northern approach road. In addition, this siting would preserve the rural setting of the Wellhouse due to the existing mature trees and planting around the peripheries of the site

and the distances involved between the existing listed building and the proposed dwellinghouse, as demonstrated below.



The visual impact of the proposed change relative to the scale of the historic asset or place and its setting

Any views through to the Wellhouse from the public right of way to the east of the site would be completely obscured by dense foliage over 3 metres high with the mature, very tall Linden trees preventing a clear view through to the proposed dwelling to the east of the Wellhouse. During pre-application discussions it was agreed that setting the dwellinghouse back from the

public road, as proposed, would be advantageous in maintaining the semi-rural style setting of the Wellhouse. It was considered that the proposed siting would work well and that the proposed house would have a limited impact on the architectural heritage of the area as a consequence.

The presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this

The proposed dwellinghouse has been designed to reflect the scale and proportions of existing traditional style, 2 storey properties in the immediate area with 1 ¾ storey traditional steading elements commonly found within the agricultural surrounds. The site although sizable is to remain largely as a pony paddock as existing, which will maintain much of the main setting of the Wellhouse as it currently stands.

The Wellhouse faces out towards the north west with the rear elevation facing towards the mature trees on the boundary with the proposed site. Therefore, it is considered that the existing principle views of the Wellhouse would not alter when travelling along the public road from the north or walking along the public right of way to the east as the newly proposed dwellinghouse would not align within the same views with the listed Wellhouse or farmhouse with approximately 65 metres of pony paddock between the sites, thus preserving the natural, rural style setting of the curtilage around the Wellhouse and Pitkeathly farmhouse.

The magnitude and cumulative effect of the proposed change – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place; the ability of the landscape, which comprises the setting of a historic asset or place, to absorb new development without eroding its key characteristics

Over the last 40 years the two more modern style dwellings to the north west of the site have been built beside the Listed farmhouse. This adds to the eclectic mix of architectural styles within the Pitkeathly Wells hamlet and does not detract from the adjoining listed buildings within the area. The combination of the rural setting along with the intervening mature trees and surrounding rolling topography contain the hamlet in clearly defined boundaries and define the areas special character. The proposed dwelling and its surrounding pony paddock would, by means of its careful siting and design, sit comfortably alongside the existing mix of dwellings, both listed and of a modern style design and would not interfere, as detailed above, with the landscape setting and rural character which maintains the sense of place within the historic setting around the curtilage of the listed Wellhouse and Farmhouse buildings.

Residential Amenity & Garden Ground

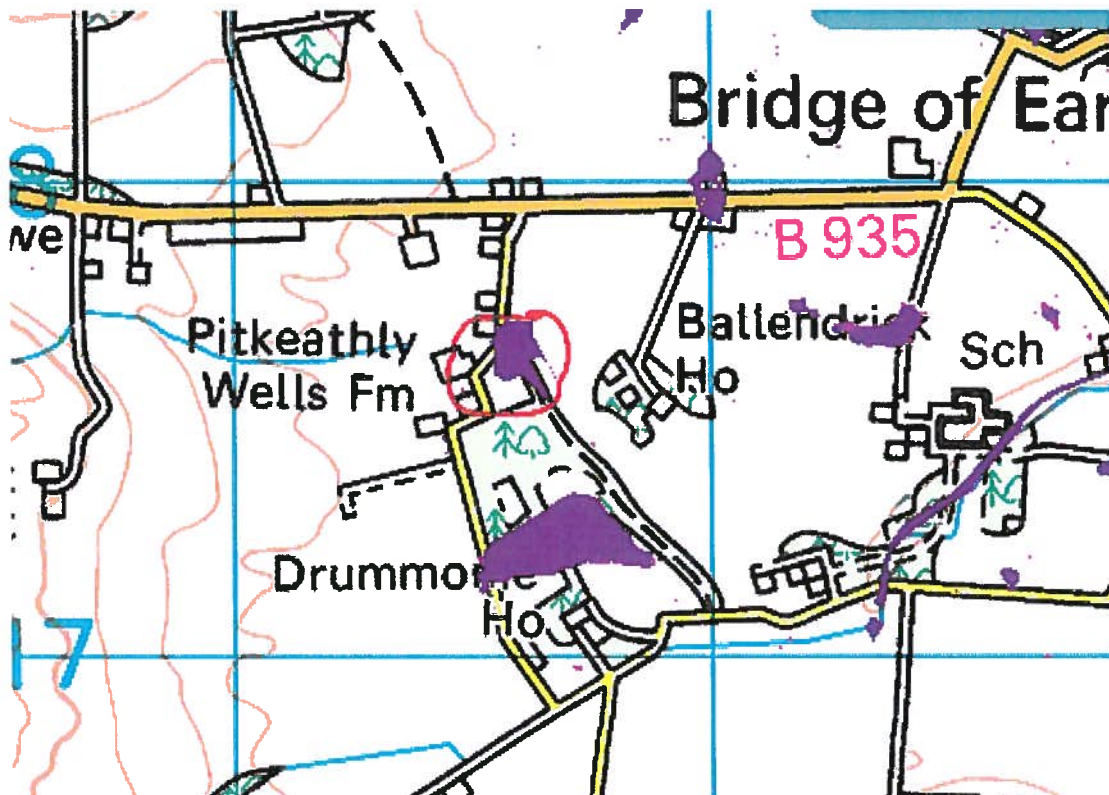
The layout plan submitted alongside this application clearly demonstrate that the site has capacity for the erection of the proposed single dwellinghouse proposed, with the plot being very generous in size. There would be more than sufficient space within the plot to provide the generous garden area, off street parking and sufficient space available to negate any direct overlooking concerns. In addition, as a result of the visual and physical containment of the site with woodland and mature trees the units would not create any undue loss of privacy for any neighbouring properties.

Transportation

The site is intended to be accessed from the existing site access located in the south western corner of the plot. Whilst the previous application for 4 dwellinghouses was refused in 2007 (and subsequently dismissed at appeal in 2008) neither the Scottish Government Reporter or Perth and Kinross Roads Department had any objection to the proposal subject to appropriate conditions.

Flooding and Surface Water

It is acknowledged that there is a high water table in the local area, which is landmarked by the location of the adjacent Spa Buildings. From our own investigations with SEPA it is understood that the principle surface water concerns are located to the north and north east of the site (see SEPA Map below). By locating the building in the proposed position it is considered that this significantly reduces the likelihood surface water being an issue in this case. This was acknowledged by SEPA in the previous planning application for this site (07/01392/OUT) in that SEPA made no objection to the proposal.



SEPA: Surface Water Map

Conclusion

In conclusion, it is considered that the proposal for the erection of the residential building on the site is acceptable in this case and meets the requirements of the current Development Plan for Perth and Kinross in relation to the principle of development, the site's landscape capacity and roadsafety.

We would be more than happy to discuss the proposal with the case officer should they have any concerns with the application or require any further information.

TCP/11/16(421)
Planning Application – 16/00535/FLL – Erection of a dwellinghouse on Land 60 Metres North East of The Spa, Pitkeathly Wells, Bridge of Earn

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT *(part included in applicant's submission, see pages 67-88)*

PERTH AND KINROSS COUNCIL

Mr Alex Burgess
c/o Arthur Stone Planning And Architectural Design
Alison Arthur
Jamesfield Business Centre
Abernethy
United Kingdom
KY14 6EW

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 06.06.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/00535/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 14th April 2016 for permission for **Erection of a dwellinghouse Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to the Perth and Kinross Local Development Plan 2014 Policy RD3 Housing in the Countryside and the supplementary Housing in the Countryside Guide 2012. The development would not meet the requirements of Category 1 Building Groups as the proposal would not respect the character, layout and building pattern of the group which is characterised by development located to the west of the public road within smaller plots.
2. The proposal is contrary to the Perth and Kinross Local Development Plan 2014 Policy HE2 Listed Buildings as the overall mass and scale of the development will have a detrimental impact on the setting of the adjacent listed building.

Justification

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

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

Plan Reference

16/00535/1

16/00535/2

16/00535/3

16/00535/4

16/00535/5

16/00535/6

16/00535/7

16/00535/8

16/00535/9

16/00535/10

16/00535/11

16/00535/12

16/00535/13

16/00535/14

16/00535/15

16/00535/16

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/00535/FLL	
Ward No	N9- Almond And Earn	
Due Determination Date	13.06.2016	
Case Officer	Joanne Ferguson	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse

LOCATION: Land 60 Metres North East Of The Spa Pitkeathly Wells
Bridge Of Earn

SUMMARY:

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

DATE OF SITE VISIT: 22 April 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The site is located to the southeast of the grouping of buildings known as Pitkeathly Wells. The site comprises of a large paddock which is bound by the public road to the north and west with the existing building group beyond, to the east by the public path/planting and to the south a wooded area.

An outline application for the erection of 4 houses on the site was refused in 2007 and a subsequent appeal was also dismissed. The current application is for a single dwellinghouse situated in the south eastern corner of a large plot.

Access is proposed to be taken from an existing access point in the southwest corner with the dwelling located in the southeast corner.

SITE HISTORY

06/01492/OUT Erection of 4 dwellinghouses (in outline) 5 December 2006
Application Withdrawn

07/01392/OUT Erection of 4 dwellinghouses (in outline) 24 November 2007
Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: Various discussions

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

The principal policies are, in summary:

Policy PM1A - Placemaking

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

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy RD3 - Housing in the Countryside

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

Policy HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

OTHER POLICIES

Housing in the Countryside Supplementary Guidance

CONSULTATION RESPONSES

Development Planning	Does not comply with HITC policy
Community Waste Advisor - Environment Service	No response within time
Transport Planning	No objection, conditions required
Contributions Officer	Contributions required
Scottish Water	No response within time
Local Flood Prevention Authority	No objection, no conditions required
Conservation Team	Concerns raised regarding impact on listed building.

REPRESENTATIONS

The following points were raised in the 27 letter of objection, 15 support letters and one petition:

- Planning history of site
- Detrimental Impact on 'Silver Walk'
- Impact on Listed Building
- Loss of greenfield site

- Road safety concerns
- Out of character with area
- Inappropriate land use
- Contrary to Development Plan
- Adverse effect on visual amenity
- Flood risk
- Inappropriate design
- High Quality design

These issues are addressed in the appraisal section of the report.

ADDITIONAL STATEMENTS RECEIVED:

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

APPRAISAL

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

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

Policy Appraisal

The site is located out with a settlement boundary and the proposal falls to be assessed against Category 1 Building Groups of the Housing in the Countryside supplementary guidance which was adopted in Nov 2012.

It is accepted that there is a building group at Pitkeathly Wells which is contained entirely on the western side of the public road. The application site is located on the opposite side of the road and therefore is not within the existing building group. The policy does however also allow for houses which extend a building group onto a definable site.

When extending a building group onto definable sites proposals must respect the character, layout and building pattern of the existing group. Many of the houses in this small settlement are within generous plots but none of which I would consider are directly comparable with the proposed plot. The plot has an area of approximately 10000sq metres which I consider does not relate to the character, layout and building pattern of the group and is too large an area to be considered a single house plot.

It is also noted that the proposal has been influenced by the listed building and the need to protect its setting. However this has pushed the building to the furthest point within the plot away from the building group. This means that the proposal will not read as an extension of the building group due to the location on the opposite side of the road from the existing group which is contained entirely to the west.

In this respect I do not consider that the proposal is in line with the housing in the countryside policy and supplementary guidance.

Design and Layout

The dwelling comprises of a two storey gable-ended host building with a 1 ¾ storey extension creating a courtyard arrangement. The two storey element is traditionally proportioned and detailed with vertical sash and case style windows. The 1 ¾ element incorporates more contemporary elements such as fully glazed gables and large window openings. The proposed materials are red sandstone, smooth render, natural slate and timber windows/doors.

The dwellings in this locality are varied and the design although not inappropriate does raise issues with the setting of the listed building which is covered in a later section.

The dwelling has footprint 240sq metres and the overall plot area is 10000sq metres. This does not relate to other plots in the area and is oversized for a single dwelling as covered in more detail in the policy section.

Residential Amenity

The property is located to the east of the building group and is located far enough away from existing dwellings that there would be no impact on residential amenity due to overlooking and loss of daylight.

Visual Amenity/Listed Building

The Conservation Officer was involved with giving pre-application advice and at that stage suggested that, purely in terms of impact upon the setting and views of the nearby Pitkeathly Wellhouse Cottages the only possible scenario in design terms would be a small-scale development within the south-east corner of this site. The Officer also suggested that small-scale should be predominantly single storey design of a mass and floorplan that reflects the rural cottage scale of the Wellhouse Cottages.

The design scheme submitted contains one and three quarter storey elements connected to a two storey element. The inter-visibility with the listed cottages is illustrated in a visualisation submitted with the application. The overall mass and scale of this development will dominate the setting of the listed cottages to an unacceptable extent.

Roads and Access

Transport Planning do not object to the proposal and recommend standard conditions to cover access type, visibility splays, parking and turning.

Drainage and Flooding

The Council Flood Team note that the SEPA indicative flood maps show surface water affecting the area to the north of the proposed dwelling house, however this does not necessarily mean that there is no flood risk from the burn to the rear of the proposed property.

The SEPA flood maps were developed by modelling the flood risk from watercourses with a catchment of >3km². It is likely that the catchment of the burn to the rear of the plot is much smaller than this and therefore could not be modelled. The applicant should therefore be aware that there may be a flood risk from the small burn and take any necessary precautions to protect their property in the event of a flood.

Developer Contributions

Primary Education

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

This proposal is within the catchment of Dunbarney Primary School and a contribution of £6,460.

Transport Infrastructure

The Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth. The contribution required in this instance is £2,639

Economic Impact

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

Conclusion

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

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1 The proposal is contrary to the Perth and Kinross Local Development Plan 2014 Policy RD3 Housing in the Countryside and the supplementary Housing in the Countryside Guide 2012. The development would not meet the requirements of Category 1 Building Groups as the proposal would not respect the character, layout and building pattern of the group which is characterised by development located to the west of the public road within smaller plots.

2 The proposal is contrary to the Perth and Kinross Local Development Plan 2014 Policy HE2 Listed Buildings as the overall mass and scale of the development will have a detrimental impact on the setting of the adjacent listed building.

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

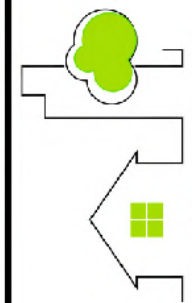
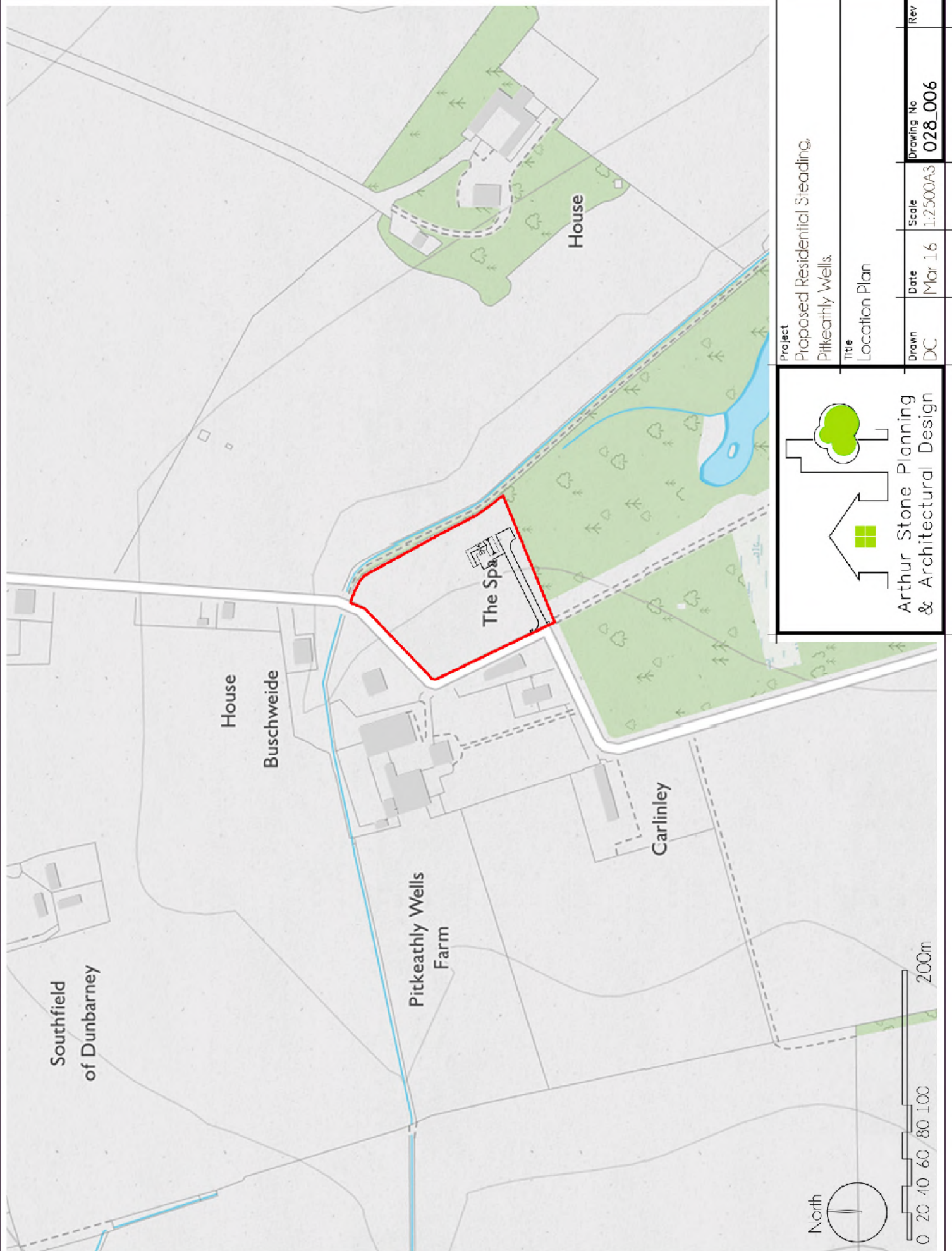
Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/00535/1
16/00535/2
16/00535/3
16/00535/4
16/00535/5
16/00535/6
16/00535/7
16/00535/8
16/00535/9
16/00535/10
16/00535/11
16/00535/12
16/00535/13
16/00535/14
16/00535/15
16/00535/16

Date of Report 27.05.2016



Arthur Stone Planning
& Architectural Design

Project

Proposed Residential Steading,
Pitkeathly Wells

Title

Location Plan

Drawn

DC

Date

Mar 16

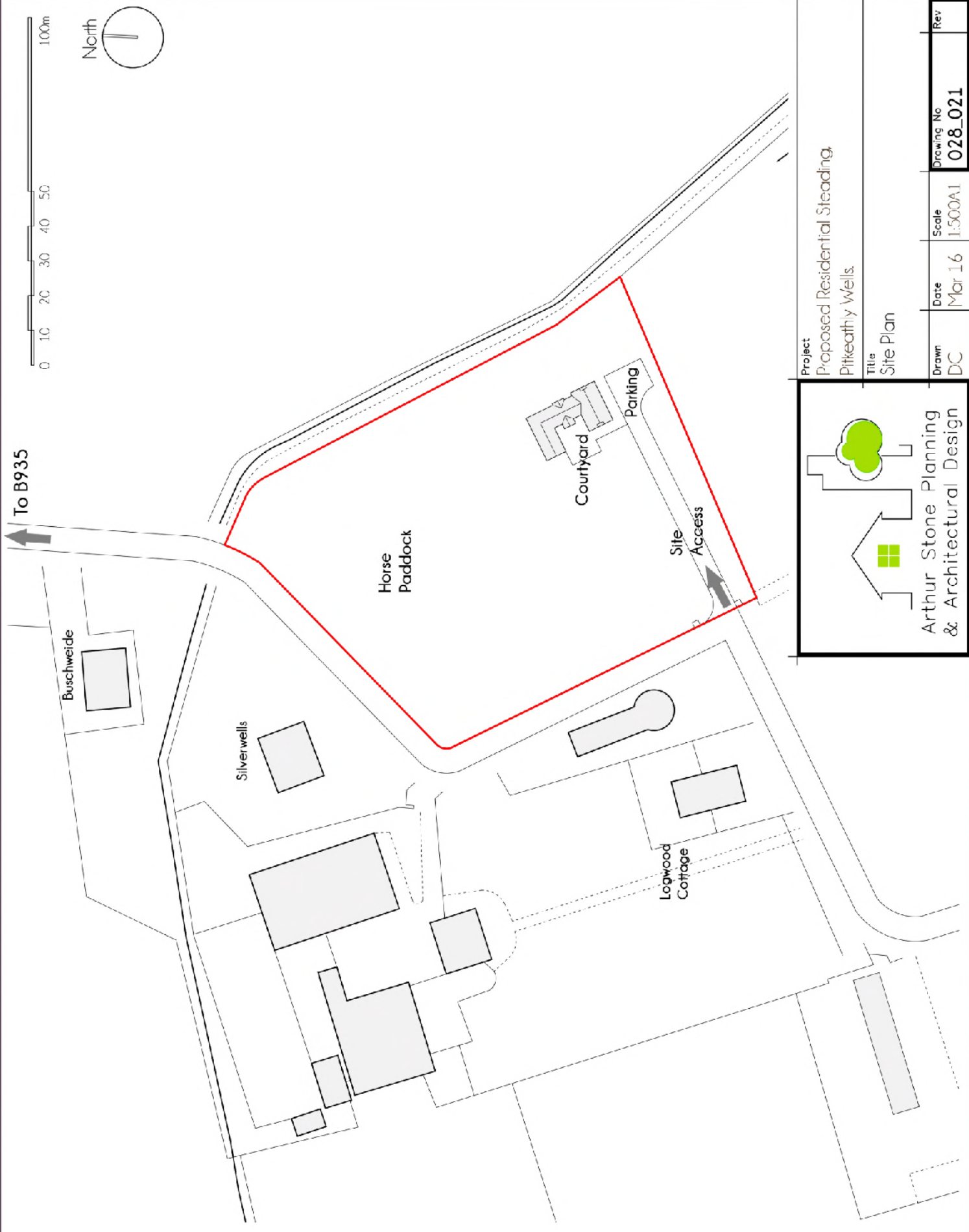
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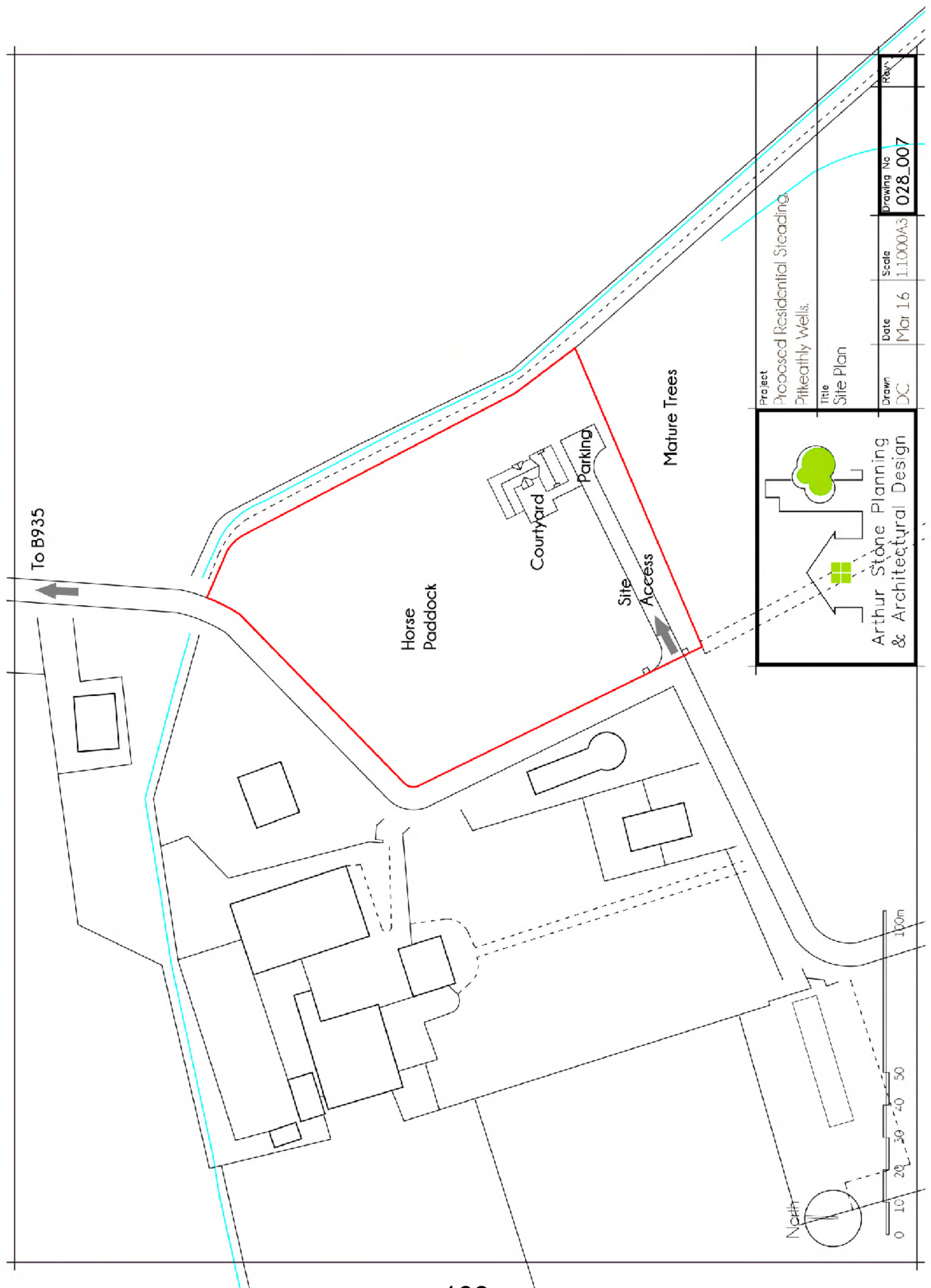


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Proposed Residential Steading,
Pitkeathly Wells.

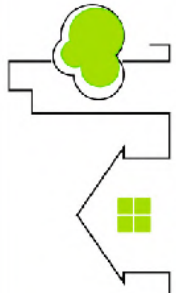
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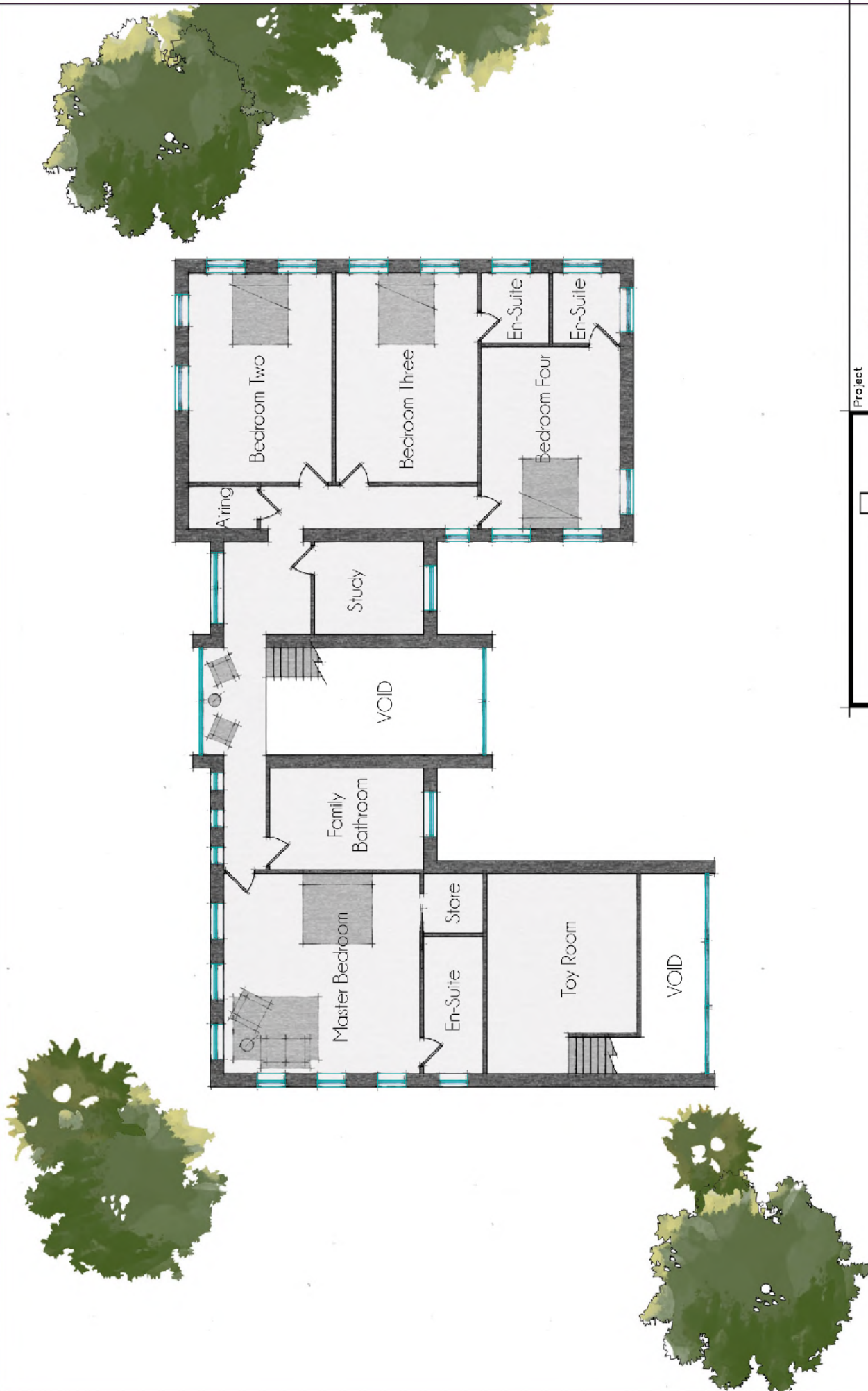
Arthur Stone Planning
& Architectural Design

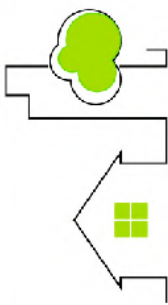
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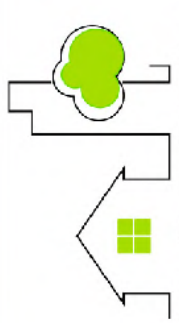
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	Title		Ground Floor Plan	
Drawn	DC	Date	Mar 16	Scale
				1:100A3
				Drawing No
				028_008
				Rev



	Project		Proposed Residential Steading, Pitkeathly Wells.	
	Title		First Floor Plan	
	Drawn	Date	Scale	Drawing No
	DC	Mar 16	1:100A3	028_009
				Rev



Project		Proposed Residential Steading, Pitkeathly Wells.	
Title		Roof Plan	
Drawn	DC	Date	Mar 16
		Scale	1:100A3
		Drawing No	028_010
		Rev	



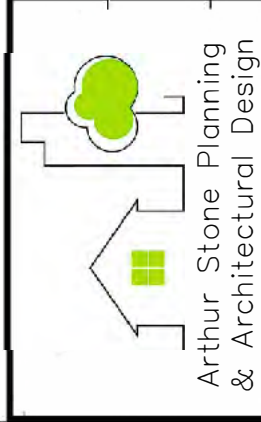
Arthur Stone Planning
& Architectural Design





First Floor Level

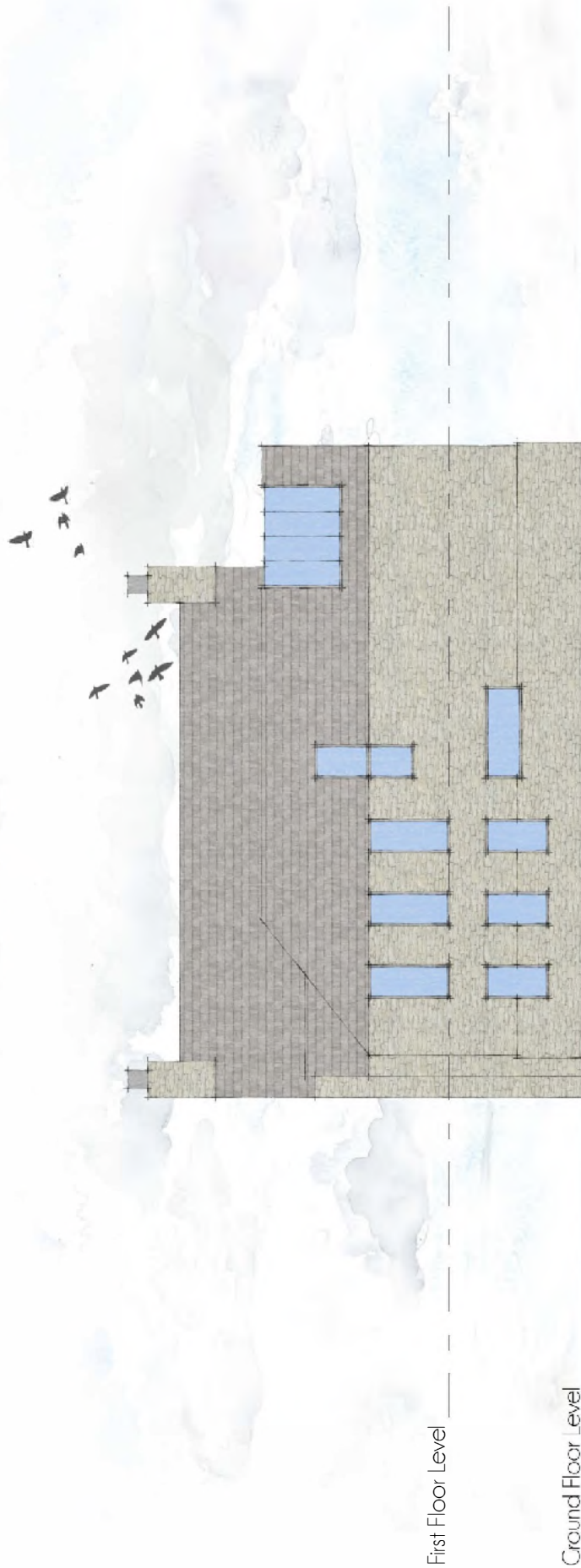
Ground Floor Level



Project
Proposed Residential Steading,
Pitkeathly Wells.

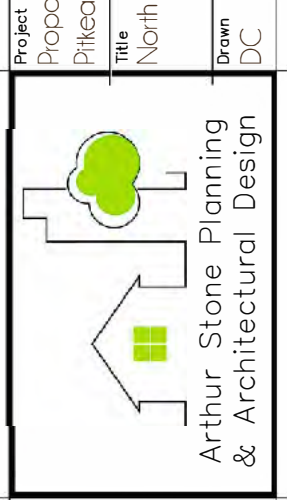
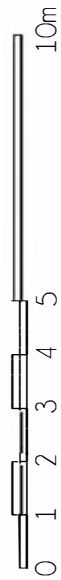
Title
East Facing Elevation

Drawn	Date	Scale	Drawing No	Rev
DC	Mar 16	1:100@A3	028_014	



First Floor Level

Ground Floor Level



Arthur Stone Planning
& Architectural Design

Project
Proposed Residential Steading,
Pitkeathly Wells.

Title
North Facing Elevation

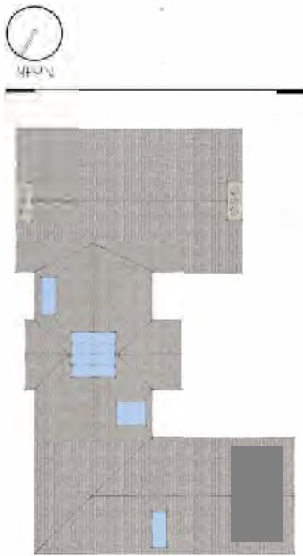
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DC

Date
Mar 16

Scale
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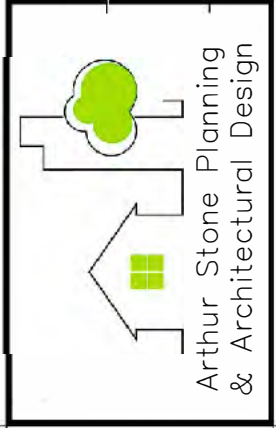
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Rev



First Floor Level

Ground Floor Level



Project
Proposed Residential Steading,
Pitkeathly Wells.

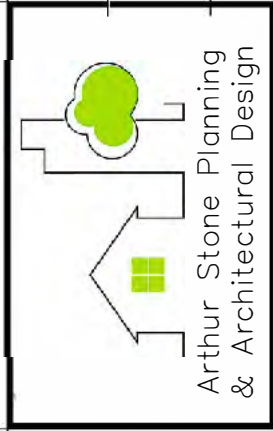
Title
South Facing Elevation

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DC	Mar 16	1:100@A3	028_012	



First Floor Level

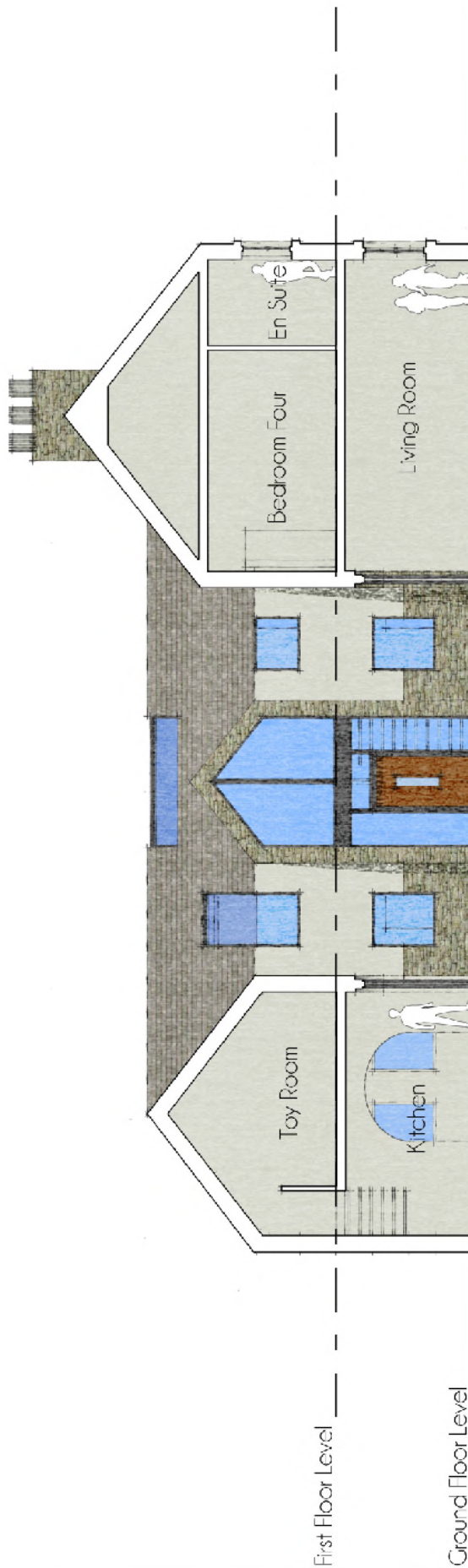
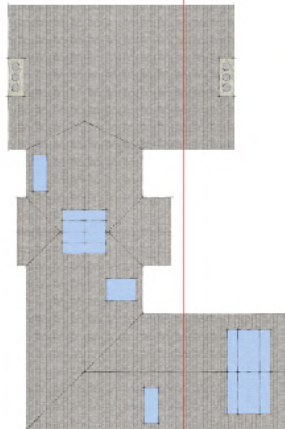
Ground Floor Level



Project
Proposed Residential Steading,
Pitkeathly Wells.

Title
West Facing Elevation

Drawn	Date	Scale	Drawing No	Rev
DC	Mar 16	1:100A3	028_011	



Arthur Stone Planning
& Architectural Design

Project

Proposed Residential Steading,
Pitkeathly Wells.

Title

Section A-A

Drawn

DC

Date

Mar 16

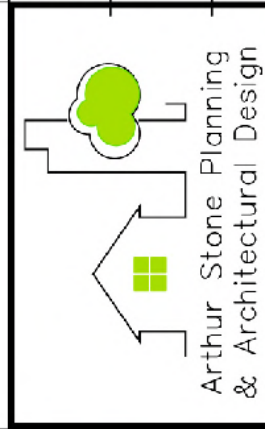
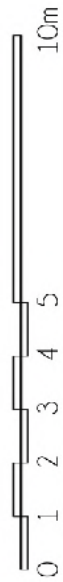
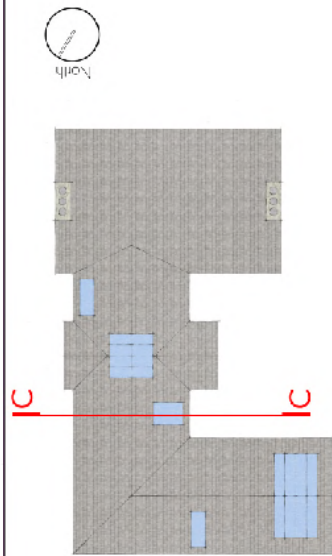
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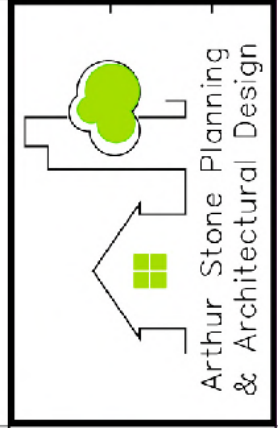
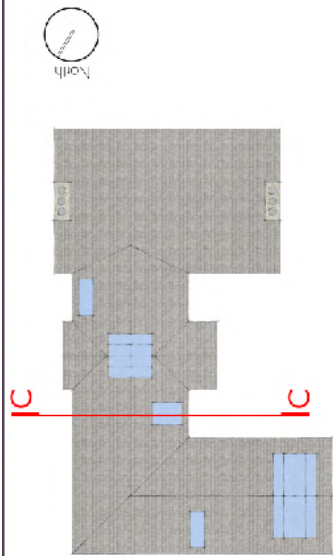
Rev



Project
Proposed Residential Steading,
Pitkeathly Wells.

Title
Section C-C


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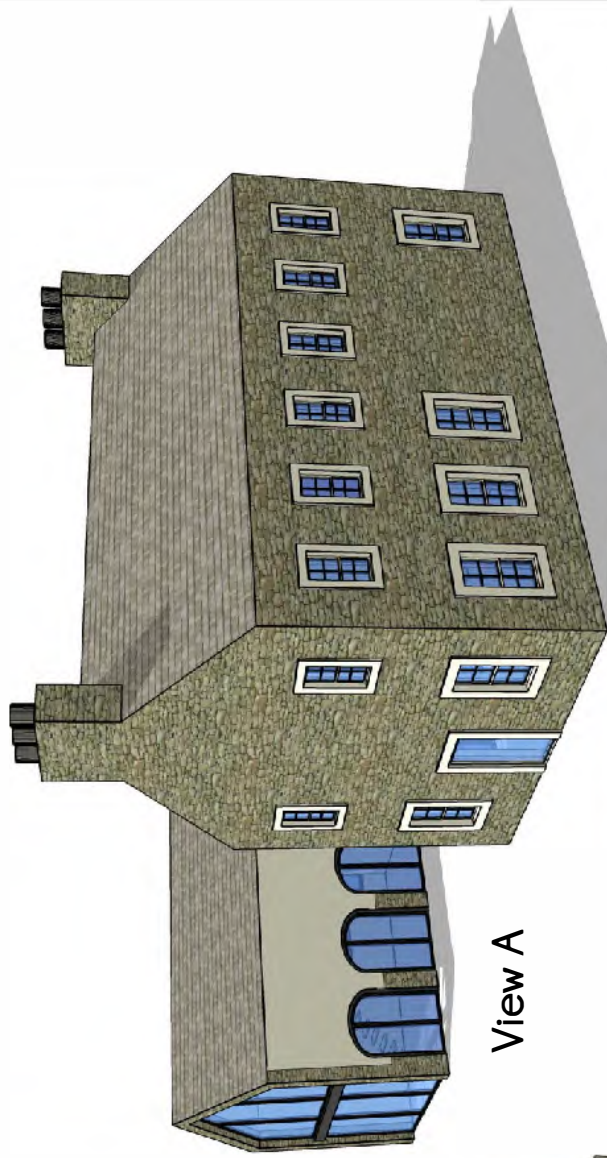
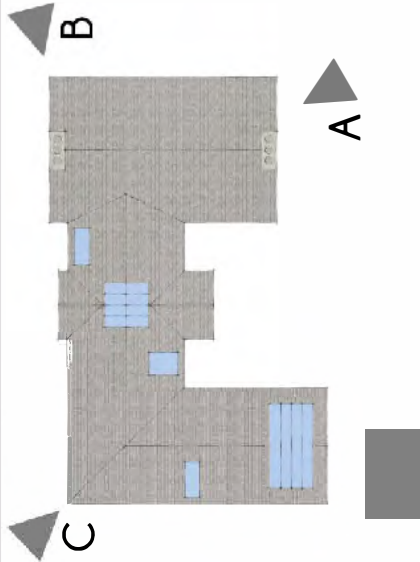


Project		Proposed Residential Steading, Pitkeathly Wells.	
Title		Section C-C	
Drawn	Date	Scale	Drawing No
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		Rev	

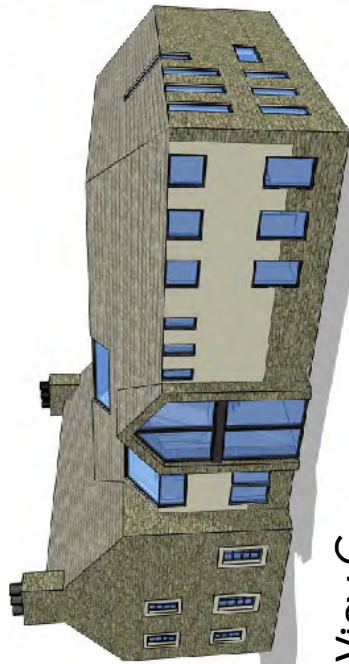
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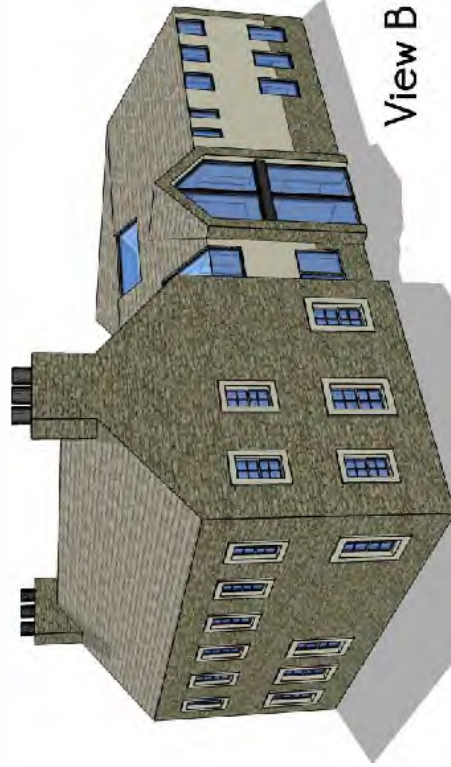
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				Drawing No	028_018
				Rev	



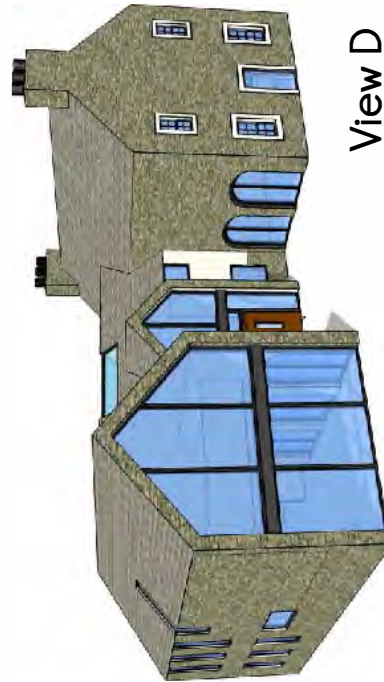
View A



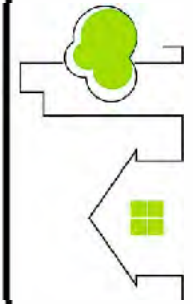
View C



View B



View D



Arthur Stone Planning
& Architectural Design

Project
Proposed Residential Steading,
Pitkeathly Wells.

Title
3D Views

Drawn	Date	Scale	Drawing No	Rev
DC	Mar 16		028_019	

TCP/11/16(421)
Planning Application – 16/00535/FLL – Erection of a
dwellinghouse on Land 60 Metres North East of The Spa,
Pitkeathly Wells, Bridge of Earn

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00535/FLL	Comments provided by	E McMillan
Service/Section	TES - Flooding	Contact Details	emcmillan@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn for Mr Alex Burgess		
Comments on the proposal	<p>The applicant should be aware that although the SEPA indicative flood maps show surface water affecting the area to the north of the proposed dwelling house, this does not necessarily mean that there is no flood risk from the burn to the rear of the proposed property.</p> <p>The SEPA flood maps were developed by modelling the flood risk from watercourses with a catchment of >3km². It is likely that the catchment of the burn to the rear of the plot is much smaller than this and therefore could not be modelled. The applicant should therefore be aware that there may be a flood risk from the small burn and take any necessary precautions to protect their property in the event of a flood.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	20/4/2016		

RECEIVED

26 APR 2016

DF-

Development Quality Manager
Perth & Kinross Council
Planning & Development
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Mr & Mrs A Liston
Logwood Cottage
Pitkeathly Wells
Bridge Of Earn
PH2 9HA

23rd April 2016

Dear Sirs

Planning Application Reference – 16/00535/FLL
North East of the Spa, Pitkeathly Wells, Bridge of Earn
Mr Alex Burgess

27 APR 2016

I refer to the above application to erect a five bedroom dwelling house in the area adjacent to Pitkeathly Wells Spa.

I wish to comment on the planning application on the following grounds;

A similar planning application for two houses on the site adjacent to Woodside and Logwood Cottages was refused in 1999. A subsequent application for one house on that site was also refused. This was deemed to be contrary to the Perth Area Local Plan as follows;

- Policy 32 "Housing in the Countryside" – because it would detract from the character of the existing houses.
- Policy 25 – would adversely affect the setting of the nearby listed buildings
- The site lies within the landward area of the Perth Area Local Plan

The site for the dwelling house is in the same area of Pitkeathly Wells which is a site of historic and of rural beauty. The Spa Cottage and buildings, formerly the spa baths are listed and are of great historical interest as part of the small hamlet that is Pitkeathly Wells.

The water table will be adversely affected by the addition of an additional dwelling house and their sewage plant which are a matter of yards from the Spa building. Previously the effect of a septic tank and soakway on the ground water resource of Pitkeathly Wells water was questioned with SEPA and this is of great concern given the number of bathrooms/utility rooms in the plan.

Architectural Heritage Society of Scotland previously objected on the grounds that the buildings would impair the setting of the listed buildings and the character of the historic Pitkeathly Wells area. This remains the case.

Planning Application Reference – 16/00535/FLL
North East of the Spa, Pitkeathly Wells, Bridge of Earn
Mr Alex Burgess

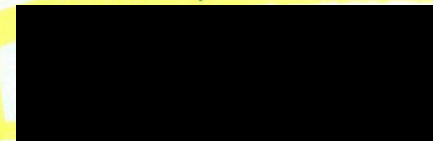
I also have concerns that the visibility to the site is poor. It is close to two sharp bends in the "B" class road. The Council maintained Silver Walk access also is close to the site access and endangers the public who enjoy this peaceful walk.

The local Development Plan has proposed 1200 houses for nearby Bridge of Earn so that there is no shortage of housing stock in the near area.

I also object to the additional noise and pollution that the possible influx of people and their transport will bring to what is a precious tranquil and beautiful area.

I trust your good judgement in considering this application and hope that you can appreciate and protect this hamlet and its' beauty.

Yours faithfully

A black rectangular redaction box covers the signature of Mrs Susan K Liston. The box is surrounded by a yellow highlight.

Mrs Susan K Liston
Mr Alan L Liston

Tracy McManamon

16/00935/FLL

UF

From: Gillian Barnes [REDACTED]
Sent: 27 April 2016 18:15
To: Development Management - Generic Email Account
Subject: Pitkeathly

Dear sir

I strongly object to the monstrosity of a house that is planned for the field at the end of the silver walk. Not only is the peacefulness and beauty going to be spoiled it will harm wildlife living in the area. It's a joke !! Having lived my whole life in bridge of earn and any builds being very much in keeping with the beautiful countryside I am shocked to think you are even considering this horrible building. I can only assume money is involved !!

Regards

Gillian Barnes

31 Muirmont Crescent

Bridge of Earn

Perth

PH2 9RG



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr David Henderson

Address: North Lodge Dupplin, Perth PH2 0PW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed house is of an attractive design and would be a welcome addition to the already mixed architectural styles of Pitkeathly Wells.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Russell Davis

Address: 115 Burghmuir Road, Perth PH1 1HU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a good location for a new house - it will look like it has always been there and provide a clear boundary to Pitkeathly Wells.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Richard Paul Devenish

Address: 43 Muirend Road, Perth PH1 1JD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support the development of the paddock at Pitkeathly for a single house as the design is excellent and it would bring another family into the area which is very much a good thing.

UF

Tracy McManamon

From: John Franklin [REDACTED]
Sent: 28 April 2016 08:59
To: Development Management - Generic Email Account
Subject: 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

This is a re-send of my earlier email, this time including my home address.

Although I do not live in Pitkeathly Wells, I have enjoyed walks in the area of The Spa when visiting friends.

Given the number of people that get pleasure from 'The Silver Walk', this construction will diminish the pleasure of many for the financial gain of very few.

John Franklin
Locholly farm,
Near Caputh.
PH14LQ



TF

Tracy McManamon

From: [REDACTED]
Sent: 28 April 2016 22:42
To: Development Management - Generic Email Account
Subject: Fwd: 16/00535/FLL Erection of a dwelling house

Further to this email. My postal address is:-
Miss Margaret Muir,
51 Ceres Crescent,
Broughty Ferry
Dundee
DD5 3JP



Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 28 April 2016 at 22:00:46 BST
To: DevelopmentManagement@pkc.gov.uk
Subject: 16/00535/FLL Erection of a dwelling house

Dear Development Manager,

As per above subject concerning land 60 metres north east of the Spa Pitkeathly Wells, Bridge of Earn.

As a frequent visitor to this area, I am writing to ask that this proposal is turned down. I feel it would ruin the Silver Walk and spoil the existing historic environment.

Margaret Muir (Miss)

Sent from my iPad

CF.

Tracy McManamon

From: david muir [REDACTED]
Sent: 28 April 2016 10:31
To: Development Management - Generic Email Account
Subject: Re: Silver Walk new habitat proposal

Reference number=16/00535/FLL

Harefield, Airlie Place, ALYTH, PH118EG

On 28 Apr 2016, at 09:56, Development Management - Generic Email Account
<DevelopmentManagement@pkc.gov.uk> wrote:

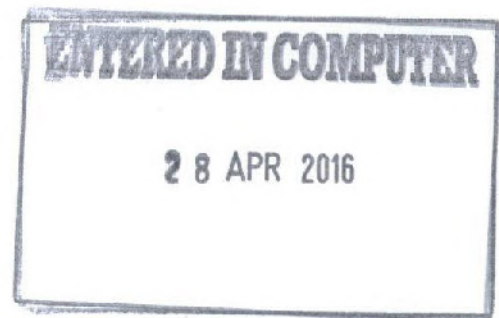
Dear Mr Muir

To enable us to register your comments we will need the planning application reference number and your full postal address including postcode.

Regards

Tracy McManamon
Senior Support Assistant
Planning and Development
35 Kinnoull Street
Perth
PH1 5GD

Telephone 01738 475334



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

From: david muir [REDACTED]
Sent: 27 April 2016 17:21
To: Development Management - Generic Email Account
Subject: Silver Walk new habitat proposal

Dear PKC,

Can't believe you're considering allowing the proposed carbuncle to be built in an area of such outstanding natural beauty. The proposed house is not AT ALL inkeeping with the existing properties and is completely out-of-scale.

Please reconsider the plans.

David J. Muir

JF.

Tracy McManamon

From: Peter Murray [REDACTED]
Sent: 28 April 2016 21:51
To: Development Management - Generic Email Account
Subject: 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

I would like to object to this proposal as I think it would adversely effect the wild charms of the Silver Walk, an old favourite of mine.

It is a relatively unspoiled area near to areas of population, these wild areas are getting rarer.

Many thanks
Peter Murray
Fairfield
Perth Road
Abernethy
PH2 9LW

...



Tracy McManamon

From: Richard Murray [REDACTED]
Sent: 28 April 2016 09:11
To: Development Management - Generic Email Account
Subject: Objection for 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn Track

Hello,

I'm writing to voice my concerns and place an objection for 16/00535/FLL and the proposed building of a dwellinghouse near the Silver Walk and Pitkeathly Wells Hamlet. This is a very special area which has remained unspoilt by modern developments until now. The Silver Walk will lose part of its beauty as the first portion of it will be completely obscured by the building. Likewise the dwelling will overshadow the other properties in the area and completely change the outlook of the area.

Thank you

Richard Murray

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Dale Paterson

Address: 4 Bennoch Avenue, Kirkcaldy KY2 5QE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great opportunity to build a lovely single house with ponies in the remaining paddock which is much better than the previously refused application which wanted to build 4 houses and would have ruined the countryside location by creating an obtrusive suburban style development. This proposed house will fit in very well and would maintain the lovely rural feeling of Pitkeathly.

16/00535/FLL

JTF-

Tracy McManamon

From: Suzanne Bloch [REDACTED]
Sent: 29 April 2016 18:38
To: Development Management - Generic Email Account
Subject: Development at Pitkeathly Wells, Bridge of Earn.

I would like to raise an objection to the proposed development at the above location. Reference 16/00535/FLL. Having read the proposals I would like to make some comments. The photos have only been taken in mid summer from a distance. This belies the view of the historic spa house down the first part of the Silver walk through gaps in the existing hedgerow and the established trees, even in summer and as some of this is deciduous an even better open view during winter. It appears that not only the proposed dwelling house would obscure this view but also any further planting of hedges and trees to hide it!

As acknowledged the water table here is high, but having frequently walked through the paddock this is worst at the South aspect under the trees where puddles have persisted all winter. The adjacent parts of the Silver Walk and also the walk over the style into 'Rosemary's wood are already frequently flooded and this could only be exacerbated by loss of absorbent ground of a driveway and house footprint.

The proposed entrance onto the road is a narrow blind corner which would endanger other road users coming round the corner if entering it from the west.

The natural house grouping is already defined by the road with all current houses on the other side of the road from the proposed site.

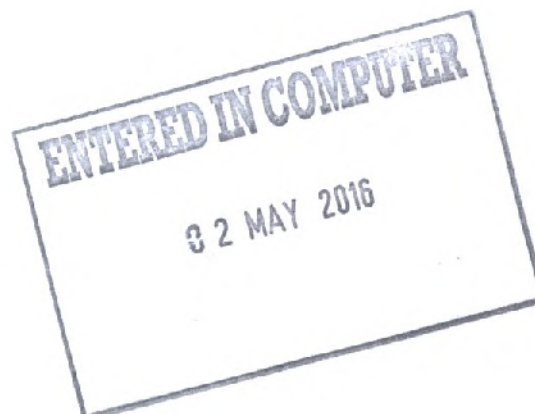
Other developments around Bridge of Earn have been unable to have the Dunbarney Primary School as their catchment school as it is already almost at capacity. This proposed site would be within the current catchment area and given the size would presumably be a family home. It would be unfair to existing home owners if the catchment area was again redefined.

In summary I do not accept that this development would be at all beneficial to the locality and hope the planning department again rejects a proposal to build on this site.

Suzanne Bloch

The Granary
Southfield of Dunbarney
PH2 9HA

Sent from my iPhone



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Ms Margaret Ferguson

Address: Fordel Garden Cottage, Glenfarg, Perth PH2 9QQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate Land Use
- Loss Of Open Space
- Loss Of Trees

Comment: I am putting forth my objection to the destruction of The Silver Walk for the erection of a house (Application Ref - 16/00535/FLL).

The Silver Walk is one of the few areas now within Dunbarney that is untouched by the constant building of new homes. It is one of the few areas that is still of a natural environment. It is one of the remaining "safe" walks where kids can enjoy nature in our local area. We are slowly destroying our history and environment all for the sake of progression and greed. A house can be built anywhere, The Silver Walk cannot be replaced.

2nd from same household

16/00835/FL

AMB

Tracy McManamon

From: Carol Franklin [REDACTED]
Sent: 29 April 2016 10:29
To: Development Management - Generic Email Account
Subject: Proposal for residential steading at Pitkeathly Wells, Bridge of Earn

I wish to add my voice to those who are concerned about the proposed development at Pitkeathly Wells, Bridge of Earn. The Silver Walk is enjoyed by many and of great value to the local community. Its destruction for the benefit of the few is not acceptable.



Carol Franklin
Locholly Farm
Murthly
Perthshire



19 Heatherlea Drive

Bridge of Earn

PERTH

PH2 9RF

29th April 2016

Development Management

Perth and Kinross Council

Pullar House

35 Kinnoull Street

PH1 5GD

Statement of Objection Reference: 16/00535/FLL

Erection of a dwellinghouse | Land 60 metres North East of the Spa Pitkeathly Wells, Bridge of Earn

Dear Sir,

The proposed construction of this dwelling house will obstruct the views from the Silver Walk, of a very attractive building called The Spa, which is the focal point of Pitkeathly Wells. The rear of the proposed house, appears to be extremely close to the right of way, thus spoiling the views in that particular section of the Silver Walk, due to the scale of the building.

Contrary to the supporting statement, the site will be visible on all four sides, to walkers and on two sides to motorists plus will be freely visible to all vehicles coming into Pitkeathly Wells from the B935.

I have concerns regarding the flooding of that area and the likelihood of an increase, with the construction of the house. There is a high water table, which already causes that section to be impassable during periods of wet weather and with the lack of a mains sewer, this has the potential to cause more problems.

The position of the site access, poses a great danger to pedestrians with the heavy lorries and vans along with the usual detritus from the building works. In the future, horse transporters will almost certainly have problems negotiating ingress and egress.

Construction on this site will also have an impact on the roe deer, red squirrels and various types of bird life in this woodland area. This represents an unacceptable change to the historic environment of Pitkeathly Wells.

I strenuously urge you to reconsider these plans.

Yours faithfully,

Joyce McVean

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Austin Moyle

Address: 1 Clayton Park, Bridge Of Earn, Perth PH2 9FD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposed development of the site would allow additional people to move into the area and it would have a positive impact on the vitality of the area.

To: Development Management - Generic Email Account

Subject: Don't ruin the Silver Walk

Dear Sir/Madam,

I was dismayed to learn of the proposed development in the area of Pitkeathly Wells. I have lived over 3 years in the area and grew up playing along the Silver Walk and enjoying walks and runs as an adult. This beautiful spot will be destroyed by permitting this monstrosity, lasting forever and ruining the area for the public. This selfish proposal should be seriously considered to be rejected. It will look out of place and disrupt the entire vista.

With many thanks.

Emma Zajda.

Tracy McManamon

From: Charlie Robertson [REDACTED]
Sent: 01 May 2016 23:07
To: Development Management - Generic Email Account
Subject: New Dwelling House at Pitkeathly Wells (Silver Walk site)

Reference No: 16/00535/FLL

Dear Sir / Madam,

Pitkeathly Wells is a site of natural beauty and also significant historic value, with reference to the Spa Baths owned by the Pitkeathly Water Company until the 1st World War and from then by Schweppes Company until the 1950s . This pretty Hamlet is currently unspoiled by modern, out of character houses and it would be a crying shame if it was allowed to be ruined by the erection of a massively out of proportion and out of character dwelling house for the benefit of just a few people. Furthermore, the works associated with the construction of this huge house would undoubtedly have an adverse effect on the wildlife (roe deer, red squirrel and woodland birds) in this area. It would also add risk to pedestrians due to entrance on a blind bend. It beggars belief that this planning application is even being considered and I sincerely hope that good sense prevails.

Yours sincerely,
Charlie Robertson

From: [REDACTED]
Sent: 02 May 2016 23:46
To: Development Management - Generic Email Account
Subject: Objection to 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Dear Planners,

I wish to register my objection to the plan for the erection of a dwelling house near Pitkeathly Wells.

As a resident of Pitkeathly I object to this plan. The site of the proposed house is a field, it is not a residential site nor has it ever been. All existing housing in Pitkeathly Wells is on the West side of the road whilst this is on the East, an area not already built upon. This site would set a precedent by building to the East of the road.

The Application states incorrectly that the site is bounded by "mature Linden trees, dense foliage and thick woodland". The truth is that hedgerows surrounding the site are very patchy allowing views right through the site from Silver Walk to the existing wellhouse on the other side of the road. The hedgerows clearly do not obstruct views into the site and would certainly not obscure the proposed building. Whilst it is true that to the south of the site there is dense woodland, there is also a footpath a few meters to the south of the site boundary from which it is easy to see into the site. It needs to be remembered that for a good part of the year there are no leaves on the hedgerows and therefore the visibility of the proposed building is far greater than the application suggests or may be seen from a site assessment visit in the summer months.

The public footpath to the East, Silver Walk, is a lovely quiet walk used by many to enjoy the undeveloped, rural atmosphere. It is well used by many in the wider Bridge of Earn area for walking, running, dog-walking, cycling, and horse riding. It is attractive because it is off-road and has no adjacent buildings at any point along its entire length. It should remain so.

As a local resident I can confirm the existence of a very high water table. We had standing water in numerous fields in the vicinity for months this winter.

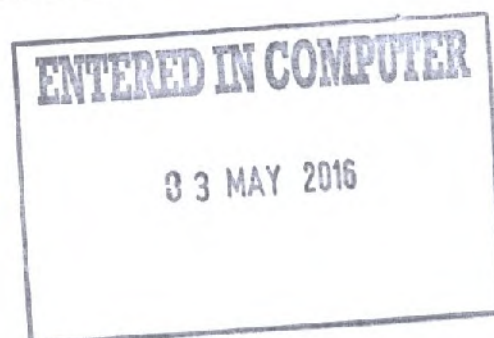
The wider Pitkeathly area is a quiet hamlet comprising of small clusters of houses interspersed with farmland, such as this site. Filling in the gaps between existing buildings changes the nature to the point where the area becomes a residential street. It doesn't take much for that to happen so applications such as this should be denied in order to protect the existing character of the area.

The local plan has provision for a large number of new houses to the east of Bridge of Earn in the Oudenarde area. There is therefore no requirement for the construction of new housing in the Pitkeathly area.

The local development plan states in 3.5.1 "At the core of the Scottish Government's explanation of the purpose of the planning system is the need to protect and enhance the built environment where people live, work and spend their leisure time". This development application neither protects nor enhances the Pitkeathly area and should therefore not be approved.

Yours sincerely,

Alasdair McKinnon
Jesmond, Pitkeathly, Bridge of Earn, Perth, PH2 9HA



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mrs Donna Macmillan

Address: 7 Muirhall Terrace, Perth PH2 7ES

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Excessive Height
- Flooding Risk
- Out of Character with the Area
- Road Safety Concerns
- Traffic Congestion

Comment:

9397 characters left

As a visitor to Pitkeathly Wells for over 20 years I would like to object to this Proposed Dwelling.

Planning permission is sought for what is a Greenfield site.

This is an exceptionally large and out of scale development. It will spoil the beauty of the Silver Walk as it blocks the view across the site to the historic building of The Spa Pitkeathly Wells.

The site is prone to flooding, indeed the Silver walk, adjacent to the proposed site is impassable in the winter due to the overflowing of the burn.

The drive entrance is on a blind corner and is a danger to pedestrians and vehicles alike.

Send me an email confirming my comments

DT

Tracy McManamon

From: [REDACTED]
Sent: 02 May 2016 18:46
To: Development Management - Generic Email Account
Cc: Development Management - Generic Email Account
Subject: Planning application

Planning Application Reference 16/00535/FLL

With reference to the above application concerning the erection of a dwelling house at The Spa, Pitkeathly Wells, Bridge of Earn, I should like to lodge an objection to this planning application.

Specifically I would like to point out that I consider the application to be unsuited to the rural nature of the location. If a dwelling house is to be erected it would be far more appropriate were it to be a single storey dwelling house rather than the two storey building in the application.

Yours sincerely,

Alec & Evelyn Taylor
Buschweide,
Pitkeathly Wells Road
Bridge of Earn
PERTH
PH2 9HA



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Matthew Briggs

Address: 80 Tulloch Terrace, Perth PH1 2PS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this great design of house at Pitkeathly Wells. It'll certainly reflect the local vernacular from my knowledge of the area.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Paul Bullions

Address: 10 Tarvie Place, Perth PH1 2LF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The 1980's style houses in Pitkeathly are much closer to the Silver walk and have no high boundary hedge separating them from walkers which will have a far greater impact.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Jeremy Burgess

Address: Vermont, Kirkton Of Mailer Road, Craigend, Perth PH2 0SS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having known the area for many years, I feel this dwelling house will be an excellent addition to the Pitkeathly Hamlet.

DTF

Tracy McManamon

From: Isabelle Cadman-Dubois [REDACTED]
Sent: 03 May 2016 17:46
To: Development Management - Generic Email Account
Subject: Re: Ref: 16/00535/FLL / Erection of a dwelling house / Land 60 meters North East Of The Spa Pitkeathly Wells Bridge of Earn

I have just submitted my objection to a planning application in my previous email, and enclose my full address here along with another copy of my objection.

Yours sincerely,

Isabelle Cadman-Dubois

Objection for :

Ref: 16/00535/FLL / Erection of a dwelling house / Land 60 meters North East Of The Spa Pitkeathly Wells Bridge of Earn

Full Address:

Isabelle Cadman-Dubois

42 Albany Street

Edinburgh

EH1 3QR

On Tuesday, 3 May 2016, Isabelle Cadman-Dubois [REDACTED] wrote:
To whom it may concern,

As a former resident of The Spa, Pitkeathly Wells and now a visitor, I would like to object to this planning application.

This property will detract from the historic environment of the hamlet as it will take away from the focal point of the Grade B listed building known as "The Spa". The visual impact of the development basically ruins the setting of The Spa, particularly as the view of it across the paddock from the Silver Walk will be completely obscured by the proposed building which is approximately 20 metres long and 8 to 10 metres high.

The Supporting Statement of the application states : "Any views through to the Wellhouse from the public right of way to the east of the site would be completely obscured by dense foliage over 3 metres high with the mature, very tall Linden trees preventing a clear view through to the proposed dwelling to the east of the Wellhouse". This is simply untrue.

The proposed site is visible from all four sides of the paddock by pedestrians on either the road or the council maintained rights of way.

The site is visible from two sides by vehicle traffic and will dominate the view to any vehicles coming down the hill into Pitkeathly Wells from a northerly direction, as the position of the building is at the lowest point and in line with this road.

At present all the properties are on one side of the road and the plot does not infill a space with adjacent plots.

Furthermore, the planning application states that the property will be connected to the main sewer. There is no main sewer in Pitkeathly Wells, each property has its own septic tank.

The outflow from any sewage treatment for this house would flow into the burn which follows the line of the Silver Walk. This burn overflows during the winter causing pedestrians to take the alternative path on the south side of the plot. This is also a sea of mud but the water is less deep than on the north end section of the Silver Walk.

The addition of another property, particularly in this location will exacerbate the flooding problem and will contaminate the spa waters which are at a depth of 6ft below the surface.

I submit a letter pertaining to this issue from a previous planning application, dated December 1999. It was addressed to the Convenor, Mr John Lloyd at the Perth and Kinross Council. The issues addressed still apply today and haven't changed.

Mr John Lloyd
Convenor
Perth and Kinross Council
2 High Street
Perth

Re: Information concerning the location and depth of the Pitkeathly Wells Mineral Water.

Dear Mr Lloyd,

Following your phone call in the 2nd of December 99, Mrs Ruth Brown of "Woodside Cottage" in Pitkeathly Wells contacted Mr Derek Vaul, a Hydrogeologist at the British Geological Survey office in Edinburgh (0131 6671000).

Mr Vaul kindly gave us the information you were asking for.

Pitkeathly Wells sits on a natural fault which runs along the length of the Ochil Hills. The hills are volcanic rocks and at their base a change of geology occurs where the mineral water seeps through red sandstone from a great depth and wells up only six and a half feet from the surface which is pure clay.

Pitkeathly Wells and the surrounding areas are located on the lowest plain which is thirteen meters above sea level, which explains the great number of highly saline and saline springs and wells in the region.

The plain extends beyond Pitkeathly Wells itself in a SE direction and follows the base of the Ochil Hills. The mineral water runs underground along this plain but we are not clear about the size of the actual underground "pool". The water might also follow the natural fault itself which runs from Glenfarg in a WNW - SE direction, and a guess would be that the mineral water spread under Pitkeathly Wells and the surrounding area might be one to one and a half square mile in size.

Mr Vaul was able to give us the exact location and co-ordinates for five known Springs and Wells, which were used at the time "Schwepps" owned "The Spa" at the turn of the century.

1) Spa Well:

Co-ordinates 1149 1755, 6 1/2 feet from surface, Highly Saline.

2) Dunbarney Well:

Co-ordinates 1144 1770, 6 1/2 feet from surface, connected to Spoutwell Spring, Highly Saline.

3) Ladywell:

Co-ordinates 1154 1743, 6 1/2 feet from surface, Highly Saline.

4) Spoutwell Spring:

Co-ordinates 1145 1768, Shaft 10 feet deep, Highly Saline.

5) Ochil Spring:

Co-ordinates 1175 1637, Runs into two concrete tanks. Water is Saline as opposed to Highly Saline and is presently used as drinking water by "Drummonie House". A pipe still runs from this Spring to the Central Tower of The Spa.

Other Wells and Springs are known to exist but we were not able to obtain a name for them.

Mrs Brown also contacted the "Scottish Environmental Protection Agency" (SEPA) which said that no matter which type of sewage systems would be used for the new house, there would be no guarantee that the water of Pitkeathly Wells would not be contaminated.

This would still be true even in the case of the latest models of sewage systems recommended by SEPA, which, despite their efficiency, would not 100% guarantee the safeguard of the water.

I therefore strongly object to this new planning application on the basis of the points mentioned above.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Ralph Jenkin

Address: 19 Stivichall Croft, Coventry CV3 6GP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this lovely design of house has taken the beautiful scenery into consideration and it'll fit sensitively into the surrounding landscape.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Derek Legge

Address: 20 Stanley Crescent, Perth PH1 5AH

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This field is much better suited to the proposed dwelling house than the 4 previously refused houses and will have no impact on the area whatsoever as the lovely listed Spa house and Silver walk have been given much thought and consideration.

From: Eunice McNaughton [REDACTED]
Sent: 02 May 2016 20:46
To: Development Management - Generic Email Account
Subject: Don't Spoil The Silver Walk

I wish to object strongly to the spoiling of our lovely Silver Walk.

I have been walking my dogs and grandchildren along this walk for years now and we all enjoy the quiet, relaxing feeling there is along the Silver Walk and also all the wildlife to be seen Red Squirrels, Bull Finches, Thrushes, Blackbirds, Wrens and many more birds. My grandchildren have learned such a lot from this walk and surroundings and I feel it would be a sin to destroy this lovely part of the countryside. Lets face it there a very few places around this area like it that provide habitat for wildlife these days.

Please leave well alone!!!!

Eunice and Keith McNaughton

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Petitioning Perth and Kinross Council Perth & Kinross Planning & Development

Don't Spoil The Silver Walk

Friends of Pitkeathly Wells



We the undersigned feel...

That the visual impact of the proposed Residential Steading at Pitkeathly Wells. ref: 16/00535/FLL

Detailed here:

<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=045B8F6MKLDC00>

would adversely affect the amenity of the Silver Walk both for the community of Bridge of Earn and Kintillo and visitors to the area.

ENTERED IN COMPUTER

03 MAY 2016

PETITION CO-ORDINATOR

IAN CADMAN

THE SPA, PITKEATHLY WELLS

BRIDGE OF EARN PH2 9HA

iancadman3@gmail.com

ref: 16/00535/FLL. ERECTION OF DWELLING HOUSES PITKEATHLY WELLS

RECEIVED

03 MAY 2016

PETITION

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205 supporters

205 needed to reach 500

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Perth & Kinross Planning & Development: Don't Spoil The...

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That the visual impact of the proposed Residential Steading at Pitkeathly Wells

Detailed here:

<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4RB8FMKLD00>

would adversely affect the amenity of the Silver Walk both for the community of Bridge of Earn and Kintillo and visitors to the area.

The proposed development is over-bearing, out of scale and would be detrimental to the character of the hamlet of Pitkeathly Wells which has been enjoyed as a place of relaxation and leisure for over 250 years.

This would contravene the stated aims of the Perth & Kinross Local Development Plan relating to 3.8 The Historic Environment

This is the supporting statement for the proposed Erection of a dwelling house. This is their argument which shows little concern for it's affect on the Silver Walk more from the point of view from the road itself.

http://planningapps.pkc.gov.uk/online-applications/files/5CC5C2896F78FDF1352085D68BEBF0A9/pdf/16_00535_FLL-SUPPORTING_STATEMENT_16_00535_16_-815624.pdf

206 needed to reach 500

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Name	City	Postal Code	Country	Signed On
Ian Cadman	Bridge of Earn	PH2 9HA	United Kingdom	24/04/2016
Danny Boyd	Bridge of Earn	Ph2 9fj	United Kingdom	24/04/2016
Paula Forster	Mitcham	3132	Australia	24/04/2016
Jaime Campbell	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
helen ferguson	bridge of earn	ph2 9ax	United Kingdom	24/04/2016
Claire Smith	Bridge of Earn	PH2 9FG	United Kingdom	24/04/2016
Sheena Annandale	Bridge of Earn	PH2 9DZ	United Kingdom	24/04/2016
Margaret Ferguson	glenfarg	ph2 9qq	United Kingdom	24/04/2016
Rhona Knapp	Diss	IP22 4JG	United Kingdom	24/04/2016
Rachel Norwell	Perth	Ph1 2nq	United Kingdom	24/04/2016
Nikki Jeary	Bridge of earn	PH29EA	United Kingdom	24/04/2016
Kevin Annandale	Bridge of Earn	PH2 9DZ	United Kingdom	24/04/2016
Alexander Gibson	Perth	PH2 9AE	United Kingdom	24/04/2016
hannah melloy	Bridge of Earn	ph29fh	United Kingdom	24/04/2016
Carol Franklin	Perth	PH1 4LQ	United Kingdom	24/04/2016
Kirsty McKay		2043	Australia	24/04/2016
kerry smith	perth	ph1 2qs	United Kingdom	24/04/2016
Gillian Barnes	Bridge of Earn	Ph2 9rg	United Kingdom	24/04/2016
Linda Watson	Bridge of Earn	Ph2 9ax	United Kingdom	24/04/2016
Mark Adamson	Dundee	Dd4 8tw	United Kingdom	24/04/2016
Mairi MacIennan	Bridge of Earn	PH2 9RE	United Kingdom	24/04/2016
Nicola Cruickshanks	Bridge of Earn	Ph2 9fj	United Kingdom	24/04/2016
Peter Murray	Perth	PH2 9LW	United Kingdom	24/04/2016
Charlotte McGeoghie	Perth	Ph29ez	United Kingdom	24/04/2016
Pauline Philip	Perth	Ph13fp	United Kingdom	24/04/2016
Natalie Campbell	Methven	PH1 3EF	United Kingdom	24/04/2016
Donna Fraser	Bridge of Earn	PH2 9FD	United Kingdom	24/04/2016
Craig Bruce	Perth	Ph1 5bn	United Kingdom	24/04/2016
Mandy Andersin	Bridge of Earn	Ph29pn	United Kingdom	24/04/2016
Alex Nicholson	Wallsend	NE28 9QQ	United Kingdom	24/04/2016
Julie Mills	Bridge of Earn	PH2 9BH	United Kingdom	24/04/2016
Craig Ferguson	Bridge of Earn	Ph2 9ax	United Kingdom	24/04/2016
Yvonne McCann	Bridge of Earn	PH2 9EZ	United Kingdom	24/04/2016
Emma Allen	Forgandenny	Ph2 9dl	United Kingdom	24/04/2016
Amie Togher	Kinross	KY13 8TN	United Kingdom	24/04/2016
Emma Humble	Isleworth	tw7 7js	United Kingdom	24/04/2016
Michael MacIennan	Bridge of Earn	PH29RE	United Kingdom	24/04/2016
Hannah Ballantyne	Perth	Ph2 0EX	United Kingdom	24/04/2016
jack stewart	Bridge of Earn	ph29ab	United Kingdom	24/04/2016
David Liddle	Bridge of Earn	Ph29bb	United Kingdom	24/04/2016
Charlie Haggart	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Carly McCafferty	Bridge of Earn	PH2 9RU	United Kingdom	24/04/2016
Marc Moran	Bridge of Earn	PH29RD	United Kingdom	24/04/2016
Eve Moran	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Fraser Martin	Ardargie	Ph2 9qs	United Kingdom	24/04/2016
Kirsteen Moran	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Scott Munsie	Bridge of Earn	PH2 9RF	United Kingdom	24/04/2016
Emma Wotherspoon	Bridge of Earn	Ph29rd	United Kingdom	24/04/2016
Flynn Sweeney	Forgandenny	PH2 9EL	United Kingdom	24/04/2016

Paul Fraser	Perth	PH2 6 JU	United Kingdom	24/04/2016
noreen armstrong	Bridge of Earn	ph2 9ha	United Kingdom	24/04/2016
Lisa O'Brien	Bridge of Earn	PH2 9FH	United Kingdom	24/04/2016
Kelsey Craig	Bridge of Earn	Ph2 9ax	United Kingdom	24/04/2016
Murray Sturrock	Wrexham	L11 1el	United Kingdom	24/04/2016
Ewan Miles	Abernethy	PH29JH	United Kingdom	24/04/2016
Veronica Muir	Bridge of Earn	PH2 9BL	United Kingdom	24/04/2016
Christina Maller	Bridge of Earn	Ph29rd	United Kingdom	24/04/2016
Louise Nicol	perth	ph29dw	United Kingdom	24/04/2016
Sara Fullerton	Stirling	Fk83pu	United Kingdom	24/04/2016
Kerry Clark	Perth	Ph1 5jl	United Kingdom	24/04/2016
Dean Smith	Bridge of Earn	PH2 9FH	United Kingdom	24/04/2016
Marianne Neave-Holland	Bridge of Earn	PH2 9AA	United Kingdom	24/04/2016
Ewan Angus	Bridge of Earn	PH2 9RF	United Kingdom	24/04/2016
Emma Ward	Edinburgh	Eh11 2bs	United Kingdom	24/04/2016
Kay Dempsey	Bridge of Earn	PH2 9Rg	United Kingdom	24/04/2016
Ruth Cheshire	Glasgow	G42 8lf	United Kingdom	24/04/2016
Carol Smith	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Carolyn Weston	Bridge of Earn	PH2 9HA	United Kingdom	24/04/2016
Alison Mcarthur	Auchterarder	Ph3 1jr	United Kingdom	24/04/2016
Linda Malcolm	Perth	Ph1 1ej	United Kingdom	24/04/2016
Ailish Laughlin	Bridge of Earn	PH2 9PL	United Kingdom	24/04/2016
Jackie Sloan	Bridge of Earn	PH2 9AR	United Kingdom	24/04/2016
Karen McNaughton	Bridge of Earn	Ph29fj	United Kingdom	24/04/2016
James Davidson	Perth	PH1 2PT	United Kingdom	24/04/2016
Rona Anderson	auchterarder	ph3 1px	United Kingdom	24/04/2016
bijay previn	perth	ph2 9rf	United Kingdom	24/04/2016
Frances Grant	Glenrothes	ky7 5td	United Kingdom	24/04/2016
Laura Sloan	Glencarse	PH2 7LF	United Kingdom	24/04/2016
Nikki Sloan	Glasgow	G20 8LN	United Kingdom	24/04/2016
Fraser McGregor	Glencarse	Ph2 7lf	United Kingdom	24/04/2016
Suzanne Bloch	Bridge of Earn	PH2 9HA	United Kingdom	24/04/2016
MANON HIDALGO	Londres	E58AB	United Kingdom	24/04/2016
Steven Garioch	Perth	PH2 0AH	United Kingdom	24/04/2016
George Irvine McDonald	Bridge of Earn	Ph29ax	United Kingdom	24/04/2016
Audrey Pallister	Bridge of Earn	PH2 9RF	United Kingdom	24/04/2016
Sylvie Napier	Bridge of Earn	Ph29rg	United Kingdom	24/04/2016
Shannon Sloan	Bridge of Earn	PH2 9AR	United Kingdom	24/04/2016
Nicola Hill	perth	ph2 9be	United Kingdom	24/04/2016
paige lawson	Perth	PH1 2DG	United Kingdom	24/04/2016
Louise hirst	Bridge of Earn	ph2 9bp	United Kingdom	24/04/2016
Kieran Birse	Bridge of Earn	PH2 9RG	United Kingdom	24/04/2016
olive LAMOND	Blairgowrie	PH10 6TR	United Kingdom	24/04/2016
Ginny Stacy-Marks	Perth	PH2 9DW	United Kingdom	24/04/2016
Caitlin Latto	Inverness	IV3 8HW	United Kingdom	24/04/2016
Rachel Hally	Cambusbarron	Fk79pq	United Kingdom	24/04/2016
Scott Meldrum	Bridge of Earn	Ph2 9hx	United Kingdom	24/04/2016
marina Campbell	Bridge of Earn	PH2 9PJ	United Kingdom	24/04/2016
Anne McNaughton	Bridge of Earn	PH2 9RN	United Kingdom	24/04/2016
Chris Paterson	Perth	Ph1 1eq	United Kingdom	24/04/2016

Leigh Duncan	perth	SA18	United Kingdom	24/04/2016
Laura Mcgeoghie	Perth	PH1 5QH	United Kingdom	24/04/2016
IAN DICKSON	Forfar	DD83LU	United Kingdom	24/04/2016
Margaret Gibson	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Catherine Bruce	Perth	PH2, 9RH	United Kingdom	24/04/2016
Kay Coull	Perth	PH2 9ArI	United Kingdom	24/04/2016
GORDON WILSON	PERTH	PH1 2RP	United Kingdom	24/04/2016
Patricia Dickson	Forfar	DD8 3LU	United Kingdom	24/04/2016
Moirax FoxClark	Bridge of Earn	PH29BJ	United Kingdom	24/04/2016
James Boag	Ferryden	DD10 9rb	United Kingdom	24/04/2016
Dave Nisbet	Newburgh	KY14 6HX	United Kingdom	24/04/2016
Ishbel Haggart	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Stuart barrie	Perth	PH15SP	United Kingdom	24/04/2016
scott Nisbet	Perth	PH2 9FG	United Kingdom	24/04/2016
craig brown	Dunkeld	ph8 0ey	United Kingdom	24/04/2016
Michael Main	Scone	PH2 6JL	United Kingdom	24/04/2016
Jodie Clark	Bridge of Earn	Ph2 9bj	United Kingdom	24/04/2016
Paul Bruce	Bridge of Earn	Ph2 9rh	United Kingdom	24/04/2016
Jade Dickson	Perth	Ph1 2du	United Kingdom	24/04/2016
Heidie Hird	Bridge of Earn	PH2 9FA	United Kingdom	24/04/2016
Scott Sturrock	Bridge of Earn	PH2 9RD	United Kingdom	24/04/2016
Ben Fraser	Bridge of Earn	PH2 9FD	United Kingdom	24/04/2016
Debra Murchie	Bridge of Earn	Ph2 9RN	United Kingdom	24/04/2016
Rachael Robertson	Perth	ph28aw	United Kingdom	24/04/2016
dawn mclaren	perth	ph2 9ap	United Kingdom	24/04/2016
Julie Cowan	Bridge of Earn	PH2 9AU	United Kingdom	24/04/2016
paula clark	Bridge of Earn	ph29fg	United Kingdom	24/04/2016
catherine troup	Blairgowrie and Rattray	ph10 7bj	United Kingdom	24/04/2016
Morag Ness	Stanley	Ph1 4nu	United Kingdom	24/04/2016
Margaret Mcallister	Bridge of Earn	Ph29ba	United Kingdom	24/04/2016
David Brusaglia	Perth Scotland	Ph12ta	United Kingdom	24/04/2016
Fiona Brinklow	Perth	ph1 2nh	United Kingdom	24/04/2016
Beatrice Forster	Sandwich	CT139BS	United Kingdom	24/04/2016
morag senyszak	Bridge of Earn	ph2 9hy	United Kingdom	24/04/2016
Shirleann McCann	Amarillo	79109	United States	24/04/2016
Sarah Stewart	Luncarty	Ph1 3uy	United Kingdom	24/04/2016
Angela Wright	Newcastle upon Tyne	Ne158tp	United Kingdom	24/04/2016
Sandy Galloway	Rhynd	PH2 8QG	United Kingdom	24/04/2016
Jenny Graham	Guildtown	ph26bs	United Kingdom	24/04/2016
John Paterson	Perth	Ph1 1eq	United Kingdom	24/04/2016
Sandra Stewart	Bridge of Earn	Ph2 9Rp	United Kingdom	24/04/2016
Marius Briedenhann		3015	Australia	24/04/2016
Isabelle Cadman-Dubois	Edinburgh	EH1 3QR	United Kingdom	25/04/2016
chris rothery	Edinburgh	EH76RX	United Kingdom	25/04/2016
Scot Gibson	Bridge of Earn	PH2 9RD	United Kingdom	25/04/2016
Kylie Johnston	Bridge of earn	PH2 9BE 9be	United Kingdom	25/04/2016
Robert Christie	Auckland		New Zealand	25/04/2016
sandra ritchie	Bridge of Earn	ph29bh	United Kingdom	25/04/2016
Douglas Kennedy	Perth	Ph1 3ry	United Kingdom	25/04/2016
John Franklin	Murthly	PH1 4LQ	United Kingdom	25/04/2016

Richard Murray	Abernethy	PH2 9LW	United Kingdom	25/04/2016
Agnes Bell	Cumbernauld	G673LG	United Kingdom	25/04/2016
bruce smith	Bridge of Earn	ph2 9bj	United Kingdom	25/04/2016
Gary Smart	Bridge of Earn, Perth	Pk2 9RJ	United Kingdom	25/04/2016
Dalgia Campbell	Ardargie	PH29QX	United Kingdom	25/04/2016
Aileen Brown	Perth	Ph1 3dd	United Kingdom	25/04/2016
Kerry Ward	Perth	Ph12tw	United Kingdom	25/04/2016
Rhona Munro	Bridge of Earn	PH2 9RF	United Kingdom	25/04/2016
Anne Taylor	Dalkeith	EH225QQ	United Kingdom	25/04/2016
William Gilmore	Perth	PH1 1EZ	United Kingdom	25/04/2016
Melanie Young	Bridge of Earn	PH2 9HY	United Kingdom	25/04/2016
norma pacione	Wellbank	DD5 3PJ	United Kingdom	25/04/2016
Craig Stephen	Bridge of Earn	Ph2 9sy	United Kingdom	25/04/2016
Mariann Dodds-Miklosik	Bridge of Earn	PH2 9QZ	United Kingdom	25/04/2016
Joanne Todd	Bridge of Earn	Ph2 9rg	United Kingdom	25/04/2016
Chrisann Williamson	Perth	Ph12ta	United Kingdom	25/04/2016
Alex Hamilton	Bridge of Earn	PH2 9AY	United Kingdom	25/04/2016
Catherine Hood	Perth	Ph29EZ	United Kingdom	25/04/2016
Krzysztof Hulin	Perth	PH1 5AS	United Kingdom	25/04/2016
Marie-Claire Cheneau	Bridge of Earn	ph29au	United Kingdom	25/04/2016
Patricia McCauley	West Calder	Eh558by	United Kingdom	26/04/2016
Zach Tybalt	Castle Douglas	DG7 1JZ	United Kingdom	26/04/2016
david muir	alyth	ph118eg	United Kingdom	26/04/2016
Stuart Smith	Edinburgh	EH4 1BB	United Kingdom	26/04/2016
Keith and Eunice McNaughton	Bridge of Earn	PH2 9BJ	United Kingdom	26/04/2016
Elizabeth Goldthorpe	Perth	PH2 9EZ	United Kingdom	26/04/2016
Johanne McGhee	Bridge of Earn	PH2 9HL	United Kingdom	26/04/2016
Alexander Kennedy	Perth	PH1 5DW	United Kingdom	26/04/2016
Mary Wright	Newburgh	KY14 6AA	United Kingdom	26/04/2016
Karen Livingston	Perth	PH20GX	United Kingdom	26/04/2016
Karen Garrow	Perth	PH2 7EE	United Kingdom	26/04/2016
Cyndie Cousland	Bridge of Earn	PH29RD	United Kingdom	26/04/2016
lynzie underwood	Bridge of Earn	ph2 9fg	United Kingdom	26/04/2016
Briony Antonopoulos	Edinburgh	Eh68rq	United Kingdom	26/04/2016
Louise Nichol	Perth	Ph2 9fg	United Kingdom	27/04/2016
Maureen nichol	Comrie	ph62ep	United Kingdom	27/04/2016
Susan Murray	Perth	Ph1 3bn	United Kingdom	27/04/2016
Alanah richardson	Crieff	ph7 3pz	United Kingdom	27/04/2016
Sara Barrie	Bridge of Earn	PH2 9HB	United Kingdom	27/04/2016
Amelia Schaebbicke	Bridge of Earn	PH2 9HN	United Kingdom	27/04/2016
Joyce McVean	Bridge of Earn	PH2 9RF	United Kingdom	27/04/2016
Moiria Toohey	Dundee	dD5 2LZ	United Kingdom	27/04/2016
Michael Ratray	Bridge of Earn	Ph2 9re	United Kingdom	28/04/2016
Garry Cousland	Bridge of Earn	Ph2 9rd	United Kingdom	28/04/2016
Margot Allison	Bridge of Earn	Ph2 9bh	United Kingdom	28/04/2016
ruth parkinson	Mossat	Ab33 8pl	United Kingdom	28/04/2016
Margaret Muir	Dundee	DD5 3JP	United Kingdom	28/04/2016
Christine Vine	London	SW1V 3JD	United Kingdom	29/04/2016
Lesley Clements	Edinburgh	Eh106sb	United Kingdom	29/04/2016
John Vine CBE QPM	London	SW1V3JD	United Kingdom	29/04/2016

Sarah Pryde	Perth	Ph1 5bn	United Kingdom	30/04/2016
Alasdair McKinnon	Bridge of Earn	PH2 9HA	United Kingdom	30/04/2016
Charlie Robertson	Danestone	AB22 8AZ	United Kingdom	01/05/2016
Dorothy Weston	Bearsden	G61 2LR	United Kingdom	01/05/2016
Oliver Crane	Bridge of Earn	Ph2PH2 9HL	United Kingdom	01/05/2016
Donna Macmillan	Perth	PH2 7ES	United Kingdom	02/05/2016

COMMENTS from 70 SUPPORTERS
ref: 16/00535/FL2

change.org

Friends of Pitkeathly Wells

Recipient: Perth & Kinross Planning & Development

Letter: Greetings,

Don't Spoil The Silver Walk

Comments

Name	Location	Date	Comment
helen ferguson	bridge of earn, United Kingdom	2016-04-24	I feel that a property of this size would spoil what is a place of natural beauty which lots of local people enjoy. New buildings should blend into the area not be an eye sore The silver walk is especially enjoyed by lots of locals and visitors to the area
Claire Smith	Bridge of Earn, United Kingdom	2016-04-24	Part of our local history I
Sheena Annandale	Bridge of Earn, United Kingdom	2016-04-24	My family lived at Pitkeathley Wells for years and being brought up in this area I think it is a shame to spoil such a peaceful little place that lots of people in the community enjoy xx
Margaret Ferguson	glenfarg, United Kingdom	2016-04-24	More houses aren't needed. The schools and all other services can't cope as it is. The Silver Walk is one of the few areas that we can walk safely with our kids and dogs.
Rhona Knapp	Diss, United Kingdom	2016-04-24	I grew up in Bridge of Earn , many happy memories here
Nikki Jeary	Dunfermline, United Kingdom	2016-04-24	I'm new to the area and had the pleasure of walking along the silver walk. It would be disgraceful if anything was done to affect the beauty of this area!
Kevin Annandale	Perth, United Kingdom	2016-04-24	Been a walk for years for local residents
Carol Franklin	Perth, United Kingdom	2016-04-24	P&K council failing the people again.
Gillian Barnes	Bridge of Earn, United Kingdom	2016-04-24	I have lived in Bridge of Earn most of my life and feel this monstrosity would ruin a beautiful peaceful country walk that many locals enjoy. If it had been in keeping with its surroundings it may not have been so bad. Keep bridge of earn beautiful and don't permit this
Peter Murray	Perth, United Kingdom	2016-04-24	Love the silver walk, it's wildness so close to urban areas is paramount. It's surroundings should be strictly preserved.
Pauline philip	Perth, United Kingdom	2016-04-24	This is one of my memories from my childhood playing and walking around here we are currently looking to buy a property in this area so we can enjoy the country side again
Craig Bruce	Perth, United Kingdom	2016-04-24	Bridge of earn doesnt need more property/people
Julie Mills	Bridge of Earn, United Kingdom	2016-04-24	I use this walk often, it allows me and my children a safe environment to exercise, and to teach them about the countryside and environment we live in.
craig ferguson	perth, United Kingdom	2016-04-24	It was a childhood walk and great area
Amie Togher	Kinross, United Kingdom	2016-04-24	It would be awful if this place was spoiled. Loads of childhood memories here with my gran who has sadly just passed on.
jack stewart	Bridge of Earn, United Kingdom	2016-04-24	It is out of character with the area
Marc Moran	Bridge of Earn, United Kingdom	2016-04-24	This area has a diverse habitat for countless wildlife species and in my opinion should be left well alone
Fraser Martin	Ardargie, United Kingdom	2016-04-24	I've walked this regularly as a child and this is always where my family walk when we have visitors.
emma wotherspoon	perthshire, United Kingdom	2016-04-24	The silver walk is a beautiful natural habitat for many different species. You can't improve an already lovely area.
Flynn Sweeney	Forgandenny, United Kingdom	2016-04-24	Country side
Kelsey Craig	Perth, United Kingdom	2016-04-24	The silver walk is such a big part of my childhood & I still walk there today!

Name	Location	Date	Comment
Marianne Neave-Holland	Bridge of Earn, United Kingdom	2016-04-24	I have walked this since I was a wee girl! I want to keep it!!!
Ewan Angus	Bridge of Earn, United Kingdom	2016-04-24	I'm signing because this is capitalistic fecklessness of the highest order. This is a wonderful, natural, rural, unhindered area with a wealth of beauty and serenity. It is a almost utopian part of the country, which brings with it a wonderful sense of local character, to capitalize on this at the expense of the inherent beauty of the site is wrong. Build in the city, leave the countryside around pitkeathly wells as just that, countryside.
Carol Smith	Bridge of Earn, United Kingdom	2016-04-24	I don't want to lose this unspoilt area of countryside which has been a part of my family's life for more than 20 years.
Linda Malcolm	Perth, United Kingdom	2016-04-24	Lovely memories ~ why spoilt beautiful countryside?
Frances Grant	Glenrothes, United Kingdom	2016-04-24	Frances grant x
Fraser McGregor	Glencarse, United Kingdom	2016-04-24	There is no need to build more houses in an area of beauty. This pathetic council feels the need to build on any piece of land they can find. The population is already far too excessive for what this area can provide. There are more important things this area needs than to build unrequired houses.
George Irvine McDonald	Bridge of Earn, United Kingdom	2016-04-24	It will spoil the area.
Sylvie Napier	Perth, United Kingdom	2016-04-24	I've walked this walk for years, decades, and couldn't bear to see it wiped out
Nicola Hill	perth, United Kingdom	2016-04-24	Lovely area that would be spoilt by this proposal.
Caitlin Latto	Inverness, United Kingdom	2016-04-24	I spent many wonderful walks here with my Auntie and Uncle, please don't spoil the Walk! Thank you
Laura McGeoghie	Perth, United Kingdom	2016-04-24	I lived on the forgandenny road for 14 years, it's a beautiful walk
Margaret Gibson	Bridge of Earn, United Kingdom	2016-04-24	Why spoil a lovely area in which to walk? The proposed development is totally unnecessary in this area.
Kay Coull	Perth, United Kingdom	2016-04-24	Its a walk i used iften to walk my dog and its a beautiful spot.
craig brown	Dunkeld, United Kingdom	2016-04-24	As someone who has lived in pitkeathly wells and enjoyed the silver walk I feel that this proposed development of a greenfield site would look completely out of keeping with the historic look of the Wells. I hope that the planning dept reject this application as they did the last time.
Neil Muir	Perth, United Kingdom	2016-04-24	Families value this beautiful walk.
Heidie Hird	Bridge of Earn, United Kingdom	2016-04-24	No new housing schemes needed here. Oudenaard village not even complete. We ride our horses out this way as well.
Ben Fraser	Bridge of Earn, United Kingdom	2016-04-24	I'm signing this as it would ruin the natural grace of the woodland
Julie Cowan	Bridge of Earn, United Kingdom	2016-04-24	Iv enjoyed the silverwalk for many years having moved into area as a 13 year old teenager, now have a teenage son and we've had many great times as a family in the silverwalk, I now enjoy my own time cycling through this area, keeping away from main road & very fast traffic.....looking forward hopefully in the future to sharing special places like this & similar in the bridge of earn area with grandchildren!!! Sorry buildings are ugly no matter how pretty you try to make them look... natural beauty something you maintain not destroy.
paula clark	Bridge of Earn, United Kingdom	2016-04-24	I love this walk with dogs and my grandkids

Name	Location	Date	Comment
Margaret Mcallister	Bridge of Earn, United Kingdom	2016-04-24	I think it will spoil the local outlook and general privacy of right of way.
morag senyszak	Perth, United Kingdom	2016-04-24	It is beautiful there leave it alone
Shirleann McCann	Amarillo, TX	2016-04-24	Focus on keeping the beautiful countryside walks we have. Stop with all the planning, we don't need more housing there! How about working on the town center!
Sandra Stewart	Bridge of Earn, United Kingdom	2016-04-24	Sandra stewart
Marius Briedenhann	Australia	2016-04-24	When visiting family we loved to take Ben for a walk and the Silverwalk was a favourite...hoping to do so again.
Isabelle Cadman-Dubois	Edinburgh, United Kingdom	2016-04-25	I was a Pitkeathly Wells resident when the previous planning applications on this site were submitted and turned down by the Perth and Kinross Council a few years back, and I strongly object to this new application for the same reasons mentioned in this petition.
Robert Christie	Clarks Beach, New Zealand	2016-04-25	It's a walk that I have taken many times, part of my youth. A beautiful spot that deserves preserving.
Carol Franklin	Perth, United Kingdom	2016-04-25	This will diminish the enjoyment of many for the personal gain of very few
Richard Murray	Abernethy, United Kingdom	2016-04-25	It's a really beautiful area and the development would seem completely out of place there.
Agnes Bell	Cumbernauld, United Kingdom	2016-04-25	My daughter, and family live near and it's a lovely place don't spoil it.
Gary Smart	Bridge of Earn, Perth, United Kingdom	2016-04-25	Great local safe walk.
Anne Taylor	Dalkeith, United Kingdom	2016-04-25	I do not want this beautiful place spoilt, we will have soon have no lovely country side to walk in if money making developers get their way
Melanie Young	Bridge of Earn, United Kingdom	2016-04-25	I am a regular user of the Silver Walk, I enjoy this walk at least 3 times each week...every week even through the winter. Please don't spoil it for me.
Craig Stephen	Bridge of Earn, United Kingdom	2016-04-25	I love the brig!
Mariann Dodds-Miklosik	Bridge of Earn, United Kingdom	2016-04-25	Because I am a regular user of the Silver Walk and I don't see why it should be taken away from Us, we enjoy it so much!
Patricia McCauley	West Calder, United Kingdom	2016-04-26	I lived in Bridge of Earn and my daughter was brought up there
Eunice and Keith McNaughton	Bridge of Earn, United Kingdom	2016-04-26	Silver Walk is one of our favourite walks with our dogs. The walk is full of wild life. Red Squirrels being one of them. Silver Walk is so peaceful and it would be a sin to spoil this. Leave nature as it is!!
Elizabeth Goldthorpe	Perth, United Kingdom	2016-04-26	This is a beautiful route for running, walking, cycling etc. It's so beautiful and quiet!
Johanne McGhee	Bridge of Earn, United Kingdom	2016-04-26	too many properties are popping up in this rural location
Alexander Kennedy	Perth, United Kingdom	2016-04-26	I walk this route regularly and do not wish the views spoiled by a large house.
Joyce McVean	Bridge of Earn, United Kingdom	2016-04-27	I particularly like that walk and have no wish to see it spoiled nor would I like to be prevented from using that route.
Moir Toohy	Dundee, United Kingdom	2016-04-27	I am signing because I am fed up seeing our natural green spaces ruined and diminished... So that a few people can benefit from large profit margin on housing.... We need to stop building huge housing estates in rural areas... When there are plenty brown field sites still left.

Name	Location	Date	Comment
Michael Rattray	Bridge of Earn, United Kingdom	2016-04-28	Don't ruin a beautiful country spot
Margot Allison	Bridge of Earn, United Kingdom	2016-04-28	Further development will spoil a special area much enjoyed by many local people
ruth parkinson	Mossat, United Kingdom	2016-04-28	Yet again another beautiful area is to be spoilt to make money for a few.... Housing can be provided in areas that are run down and in need of redevelopment. Never can you or would anyone invest to create an area as beautiful as this. Mankind needs places to walk relax and rekindle the soul... Without having to pay an entrance fee! Please leave these areas for us all to enjoy so we may exercise, heal troubled minds, spend precious moments with family to walk and talk whilst enjoying the beauty of the earth without needing a bank balance to allow such entertainment. Sadly these plans are created behind a desk with consultation with developers no one listening to the people directly concerned.
Margaret Muir	Dundee, United Kingdom	2016-04-28	I'm signing because I know & love this part of the country well & it would be terrible to ruin the Silver Walk & spoil this historic environment.
John Vine CBE QPM	London, United Kingdom	2016-04-29	As a former resident of Pitkeathly Wells for 13 years, I believe that this development would detract from the historic and unique character of the area.
Alasdair McKinnon	Bridge of Earn, United Kingdom	2016-04-30	Silver Walk is a lovely quiet walk used by many to enjoy the undeveloped, rural atmosphere. There are no buildings adjacent to it at any point along its length and that is the way it should remain. The wider Pitkeathly area is a quiet hamlet comprising of small clusters of houses interspersed with farmland. Filling in the gaps between existing buildings changes the nature to the point where the area becomes a residential street. It doesn't take much for that to happen so applications such as this should be denied in order to protect the existing character of the area.
Charlie Robertson	Danestone, United Kingdom	2016-05-01	I object to the construction of this massive house that will benefit just a few people but will spoil the enjoyment of the countryside for many/will be an eyesore/is out of character with the pretty Hamlet of Pitkeathly Wells/detracts from the historic value of The Spa/will have an adverse effect on the wildlife of the area/adds danger to pedestrians (entrance on a blind bend)
Oliver Crane	Bridge of Earn, United Kingdom	2016-05-01	The property is exceptionally large and built on a piece of green land

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Daniel Todd

Address: 11 Manson Crescent, Perth PH2 8AY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having viewed this application and noticing comments put forward, I would like to make it abundantly clear that the house will have no detrimental impact on the Silver walk, as a 2 metre high hedge separates the walkers from the new house and the house is 20 metres away from this Silver walk boundary.

UF.

Tracy McManamon

From: Noreen Armstrong [REDACTED]
Sent: 04 May 2016 12:24
To: Development Management - Generic Email Account
Subject: Proposal at Pitkeathly Wells

Canonhall House,

Pitkeathly Wells,

PH2 9HA

Dear Sir/Madam,

Application ref. no. 16/00535/FLL

I have lived here for 33 years and my house is close to the field boundary so I hope my comments will be taken into account when a decision is being made on this proposal. I object to this planning application for the following reasons.

This country road is already struggling with the volume of traffic and it is becoming more and more difficult to exit driveways safely.

The Silver Walk is very popular with locals and also many visitors who are particularly interested in the history of the area and often comment on it's beauty. If the proposed house is built it will block the lovely view of The Spa wellhouse from the Walk.

There are many comments on the proposal about the 'pony paddock'. There have been no horses in this field for at least 15 years and, in fact, in the past was rarely used for horses as it is often under water and was only occasionally used as a muddy turn-out field. If this application is allowed I fear it will only be a matter of time before a further application is made for more houses in this space.

Nothing has been done with the field since the last planning application was refused and the owner has just been waiting for the time limit to pass until he could apply again.

Many of the houses built at Dron (about 1 mile from here) are still unsold and 1200 houses are proposed for Bridge of Earn (2 miles) so building a house here and spoiling a picturesque, historic area for ever would be a shame.

I note that the majority of the letters of support for this proposal are from directors and other interested parties of the building company involved. They have absolutely no interest in this area except for monetary gain.

I hope this planning application is seen for what it really is i.e. simply a money making exercise by those involved and I trust the planning committee will issue a refusal.

Yours Sincerely,

Noreen Armstrong



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Daniel Campbell

Address: 100 main street, lower largo, leven ky8 6bp

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Enhances Character of Area

Comment: The proposed dwelling house at Pitkeathly Wells has clearly been considerate to the surrounding neighbourhood and environment.

The design is tactile and in-keeping with the surrounding properties, maintaining traditional features with careful consideration for materials, scale and style. The proposal is set well away from the road and alongside a mature woodland which will further reduce the scale of the building with relation to its immediate context.

Unlike the previous application this proposal is for a single dwelling and as such has clearly given careful consideration to the suitability of the site and the proposed design as a long term home. Unlike so many developments that focus on cramming vast numbers of properties driven by profits this project is clearly a labour of love and will enhance the locale of Pitkeathly.

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Paul Cooper

Address: 2 Whitson Close, Rattray, Blairgowrie PH10 7FE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It looks like these people have gone to great lengths by using high quality finishing materials to blend this beautiful single dwelling house into the rural landscape of Pitkeathly Wells.

16/00535/FL

Tracy McManamon

From: sandy and lindsay dow [REDACTED]
Sent: 04 May 2016 15:18
To: Development Management - Generic Email Account
Subject: [MAYBE SPAM] Planning Application 16/00535/FL Erection of dwelling house north of the Spa Pikeathly Wells

We wish to object to the above application on the following grounds:

1. The application is contrary to the terms of the local development plan;
2. It would harm the setting of the listed buildings at Pitkeathly Wells;
3. The building is large and obtrusive and in design, appearance and finishing does not harmonise with its surroundings;
4. This same site was the subject of a previous application for four dwellings refused by the Council in November 2007. The Council's decision was appealed but the appeal was dismissed by the Scottish Government Reporter Mr W M H Patterson on 28 July 2008. Although this is a different application and for only one house, the Reporter's careful analysis of the situation and his grounds for rejection of the appeal are still relevant and material and deserve to be followed.

Yours faithfully

Alexander A Dow
E Lindsay Dow (Mrs)

Nether Pitkeathly
Bridge of Earn
Perth PH2 9HA



4 May 2016

Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Barry Wade

Address: 10 Nicholson Road, Healing, Grimsby DN41 7RX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Silver walk is a beautiful regular walk enjoyed by many. I can't see how a house of 20m in length parallel to Silver walk when the walk is over 700m long, is going to destruct or impact a walk like this. The location plan shows the house positioned over 20m away from the walk. You cannot destruct or impact a footpath from 20m away. Its an impossibility.

With regards to the dwelling, the design and layout is far more attractive than the previously refused application. A very reasonable proposal.

To: Development Management - Generic Email Account
Subject: Objections ref; 16/00535FLL

To whom it may concern,

I would like to object to the above referenced planning application.

This extremely large building is out of character of the area, one which I know well having spent time there ever since I was a child.

It will spoil and potentially destroy a public right of way with its proximity to the Silver Walk.

It will impact on public viewing of a historic listed building which will in fact be completely enveloped and ultimately be made invisible from this public right of way..

It seems that some supporters are employed in the design and construction of the building so it is not surprising that they are in favour of this project going ahead.

Building a mansion house in a small hamlet seems rather overkill for a sleepy hamlet known for it's old wells and quiet country walks.

Yours sincerely,

Zach Tybalt

UF

Tracy McManamon

From: Laurence [REDACTED]
Sent: 09 May 2016 12:12
To: Development Management - Generic Email Account
Subject: Ref No 16/00535/FLL

Dear Sirs

Ref No 16/00535/FLL - Proposed Development at Pitkeathly Wells

I wish to raise objections to the above proposal.

Setting aside aesthetic considerations regarding size and style, there are 2 areas which will impact negatively on the surrounding area and neighbouring properties.

1. Drainage - the proposed site which is at the bottom of a hill has become a flood plain with standing water present many months of the year, the water table is at its highest in the far corner area of the field. Displacing this water and removing a substantial proportion of the natural drainage would be unwise given the increase in extreme wet weather events.

2. Traffic - The road is narrow and the surface is patchy. The proposed site lies between 2 corners. The inevitable increase in traffic volume especially in the construction phase poses a significant additional hazard to walkers and cyclists.

In conclusion it is hard to imagine a more unsuitable development site.

Yours sincerely
Laurence Bloch

The Granary
Southfield of Dunbarney
Bridge of Earn PH2 9HA
[REDACTED]



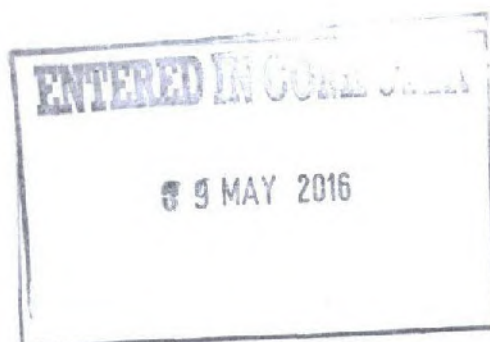
07

Tracy McManamon

From: Dunrayne [REDACTED]
Sent: 09 May 2016 11:14
To: Development Management - Generic Email Account
Subject: 16/00535/FLL: Erection of a dwellinghouse on land 60 metres North East of the Spa Pitkeathly Wells Bridge Of Earn
Attachments: 20160503_085335.jpg; 20160503_085357.jpg

Brendan Burke and Carolyn Weston,
Dunrayne,
Pitkeathly Wells,
Nr. Bridge of Earn,
Perthshire.
PH2 9HA.

Development Management,
Perth and Kinross Council,
Pullar House,
35 Kinnoull Street,
Perth.
PH1 5GD.



Dear Sir/Madam,

We would like to submit our objection for the planning application for the erection of a dwellinghouse on the land 60 metres north east of The Spa at Pitkeathly Wells near Bridge Of Earn submitted under the reference number 16/00535/FLL which is in close proximity to our residence.

Previous applications for this site have been rejected in the past, most notably after an appeal which was subsequently rejected by the Scottish Government Reporter. We don't believe any of the underlying conditions leading to the assessment delivered during these previous attempts have changed with this new application.

It clearly contradicts the terms of the current local development plan, in particular Policy 3.5.1 and we fail to understand how the criteria for either the "Housing in the Countryside Policy" and the "Setting of the Listed Building Policy" are met.

The dimensions outlined in the design documents supplied with the application for this construction bear no resemblance to various visualisations that have been composed as part of this submission. The document also refers to the "use of red sandstone to match local stone examples including stone coloured render" yet all of the visualisations/modelling uses a dull, almost opaque, grey tone to render the proposed construction less intrusive.

The corner of the field being proposed for the development is perpetually flooded. We have witnessed this during the period of sixteen years that we have resided in the area. We have walked our dogs past this location on a near daily basis during this time and can attest to encountering flooding at this site multiple times per year, even during the summer on some occasions, such that the walk was impassible due to the depth of the water where the burn had overrun its banks into this area of the field. See attached photographs which were taken after minimal rainfall had fallen following a period of limited precipitation over the previous two weeks prior to these photographs being taken.

We believe that there would be a major impingement on the amenity of the area, to the natural habitat and also to the wildlife found in the area surrounding this proposed development. We have encountered Red Squirrels in the

trees along the boundary of the site along with Cranes and Otters in the adjacent burn which would be affected by this construction.

It would impact upon a historical setting with many listed and/or vintage buildings which provide a unique visual impact that is rarely encountered due to the continued encroachment upon and degradation of these settings in a rapidly developing modern world.

As an alternative we would like to suggest that this proposal could be erected in one of the many existing areas designated for development in the local area, for example, the Oudenarde site which already has planning consent.

Several of the statements made in the "Supporting Planning Statement" and the "Application for Planning Permission" documents are disingenuous at best, intentionally misleading at worst. The major points we would like to address regarding these are as follows:

- o Connection to the public drainage network:

There is no public drainage network in the area.

- o Water table.

See previous comment and attached photographic evidence of the flooding encountered at the site of the proposed development.

- o Dense Screening/Hedging:

Even during the height of summer when the foliage is at its most dense there is minimal concealment of the view of the Grade-B listed Spa Wellhouse along the Silver Walk upon entry from the road down to the start of the wooded area.

- o Extension of the current building group.

No other building is on the eastern side of the road and this plot has never had any dwelling or construction on it in the past.

Therefore it should not be considered an extension of the current building group.

- Access point suitability:

The proposed access point to the development is located on a blind corner which would introduce an extra element of danger to other traffic but most notably to the pedestrians, cyclists and equestrian users, of which a large proportion are children who are often allowed to enjoy the freedom and independence provided by the relative safety of this quiet route without adults present. There would also be an, as yet undetermined but given the size of the proposed development it could be substantial, increase in traffic volume which would have an adverse impact on this facility.

- o Photographs supplied:

The photographic content contained within this document is a clear attempt at obfuscation of the impact the dwelling will have on the surrounding area and should be ignored.

- o Visibility from main road:

Claims are made that "The site occupies a low position within the surrounding topography and cannot be viewed from surrounding public roads (B935)". This is plainly unfounded as we live on the junction of said road and the road down to the site and we have a clear view of the paddock. If the photograph on page 17 showing the view from the B935 was to have been taken from just 30 metres further along the road the proposed development would clearly be visible from that point to beyond the junction from the B935 down to the proposed site.

- o Height of the Construction:

The Supporting Statement states "This application seeks full planning permission for a 1¼ storey, family dwellinghouse" while the 3D view document clearly shows one section of the dwelling as 2 storey with another full story roof (which could be converted at a later point in time).

We would also question the veracity of the current supporting statements submitted as none of the names supplied appear to be from those of persons residing in the local area. It could be interpreted that there could be some level of covert scheme to subvert the planning process by the developers and associated interested parties operating in collusion with regards to this application.

We hope you can consider carefully the points which we have outlined above when you assess this application.

Regards,

Brendan and Carolyn.





Mr Scott Hunter & Miss J Brand
Woodside Cottage, Pitkeathly Wells
Bridge of Earn, Perth, PH2 9HA

9th May 2016

Development Quality Manager
Perth & Kinross Council
Planning & Development
Pullar House
35 Kinnoul Street
Perth PH1 5GD

Dear Sirs,

Planning Application Reference – 16/00535/FLL

Erection of a dwellinghouse on
Land 60 Metres North East Of The Spa Pitkeathly Wells, Bridge of Earn.

In reference to the above application for permission to erect a five bedroom dwelling house opposite The Spa buildings, I would like to raise objections detailed below:

The application states that it will connect to existing public drainage network (sewer), however there is no existing network in the area. The proposed building would require a large septic tank to service six bathrooms plus kitchen and possibly utility room. The area has very poor drainage due to a high water table which has been detailed in previous studies by both SEPA and the British Geological Survey, stating any septic tank on that site could contaminate the spa waters as well as contributing to existing flooding to surrounding land, regardless of positioning within the field. The "grazing land for ponies", as well as the surrounding paths and woodland, is badly flooded after most rainfall, which is evident from the staining in the field at present. The land was only recently trimmed before this planning application, as it was previously overgrown and unused, apart from deer, red squirrel and mating swans that visit frequently.

Supporting drawings and visualisations seem to contradict themselves, stating that the building would be constructed of red sandstone, yet all drawings and sketches are shown as grey stone. This, however, is not as misleading as the Site Plan drawings. These drawings state they are to scale, but I disagree that the footprint area of these drawings are accurate. The large building complex proposed would take up much more of that land than the site plan would lead us to believe.

The "dense hedgerow" described in the Supporting Statement is actually very patchy, with frequent large gaps between trees along the Silver Walk and also the main road outside the Spa building. This boundary has large gaps during summer months but is completely bare during autumn, winter and most of

spring, which would mean the building would be very visible from all sides except the woods to the south. The same document states that the land "is only visible from a few meters north or west due to the twisting road, intervening landforms and tree/boundary planting which render the plot out of sight from possible public vantage points at surrounding properties and beyond." I understand there is also a suggestion that a hawthorn hedge be planted on the north western stretch of road, this would not only reduce the few existing views of the Spa from the road, but would also reduce visibility for motorists, cyclists and pedestrians from oncoming traffic around the corner.

The proposed building goes against the current layout of the hamlet, would be seen clearly from the road leading down from the main road towards the Spa building and would actually dominate the skyline of this picturesque little area. It would obstruct the few views we have of a unique historic building in its tranquil setting. Any views of other houses are obscured by trees, this one would not be. The large glass fronted section of the proposed house would be directly opposite the Spa and would definitely not fit in to the setting.

The proposed entrance is on a blind corner, views of any vehicle or pedestrian are currently obstructed by the surrounding stone wall of the Spa building. Any vehicle entering or leaving the site would cause a danger to traffic from either direction, not to mention the pedestrian access to the woods that this entrance would be directly in front of, putting the many pedestrians, families, cyclists and horse riders that currently use this walk at risk.

This development would detract from the listed Spa building and its setting, as well as causing problems to the existing residents and visitors to the area, please reject this proposal and any further plans to develop that land.

Yours faithfully,

Scott Hunter & Jacqueline Brand

RECEIVED

10 MAY 2016

CUSTOMER SERVICE
POINT

10 MAY 2016

RECEIVED

OTF 1

Statement of Objection to

16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East
Of The Spa Pitkeathly Wells Bridge Of Earn

Ian Cadman

The Spa

Pitkeathly Wells

Bridge of Earn

I have been living at this address since 1991. The Spa is a Grade B Listed Building.

This "Residential Steading" would not be enhancing to Pitkeathly Wells according to the submitted petition 'Don't Spoil The Silver Walk' signed by 206 mainly local people with 70 comments attached.

My view is: any building on this proposed site would detract from the Historic Environment of Pitkeathly Wells.

This is not in accordance with the PKC Local Development Plan.

Policy HE1A: Scheduled Monuments There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, **unless there are exceptional circumstances.**

There are no exceptional circumstances pertaining to this proposed dwelling.

The development also conflicts with Environmental Resources Policy ER6 not meeting (a) (b) (c) or (d)

ENTERED IN COMPUTER

10 MAY 2016

Pitkeathly Wells historically refers to the Spa and adjacent former tearoom, not originally the hamlet of Pitkeathly Wells. The other houses were at one time accommodation for visitors to the wells. See below.



The Spa is the focal point of Pitkeathly Wells and this proposed development will effectively detract and compete with The Spa.

In effect it will no longer be Pitkeathly Wells. It will be Pitkeathly Wells plus-something-else-on –the-other-side-of-the-road.

The only two modern neighbouring houses are Buschweide and Silverwells. Buschweide was built on the former site of the rather charming Spoutwells Cottage which at that time was derelict. Seen here prior to 1880



Silverwells is the only additional house, like it or not. Filling in the site between Buschweide and The farmhouse.

All the properties are on the west side of the road forming a linear type of settlement

I would like to address various points put forward in the Supporting Statement for the planning application (quotes in smaller font size).

"Mark Williamson (planner) suggested that the clearly defined eastern and southern boundaries allows the proposed site to fill in a semi enclosed gap, which is currently densely enclosed on the western and northern boundaries.."



The paddock in question is not an infill site, there is no 'semi-enclosed gap' it's just a Greenfield bounded by a wood and another field. To allow anything to be built on it would be contrary to the terms of the Housing in The Countryside Policy RD3

"The Wellhouse faces out towards the north west with the rear elevation facing towards the mature trees on the boundary with the proposed site. Therefore, it is considered that the existing principle views of the Wellhouse would not alter when travelling along the public road"



The entrance to Pitkeathly Wells is directly opposite the paddock and the proposed steading would be plainly visible from here. Therefore the characteristics of the historic place or asset are eroded.

"The surrounding undulating topography is such that the proposed development **would not be visible from surrounding public roads and coupled with intervening features such as existing dwellings and wooded areas the site would only be partially visible from the roadside adjacent."**

"In addition, there is dense hedgerow planting around the proposed site boundary line to the north"



View while standing on road north of paddock. No hedgerow at all and consequently certainly not dense.... This site is visible from all four sides by pedestrians and on two sides by passing traffic, it will dominate the skyline for any vehicles coming down the hill into Pitkeathly Wells from the B935.

There is currently no hedgerow to the north and both the east and west are patchy bits of hawthorn, it is neither dense nor enclosed.

"..the proposed siting of the dwellinghouse in the far south eastern corner of the site would be the most suitable location for development as it would be **softened by the evergreen backdrop of the wooded area to the south** reducing the visual impact when viewed from the northern approach road."



Contrary to this assertion the wooded backdrop is 100% deciduous and not evergreen at all.

"The site is enclosed **on all sides by mature trees and planting** which renders it only partially visible from the surrounding countryside and public roads."

"In terms of the potential visual impact on the built heritage assets of the locality, it is considered that this degree of residential development would have a limited effect on the rural character of the area given the existing neighbouring residential and agricultural farm buildings **and the enclosed, discrete nature of the site.**"



Discrete? Hardly. A few straggly hawthorn bushes obscure next to nothing.

"Both Mark and Richard agreed that the views through to the Wellhouse from the public right of way to the east of the site would be completely obscured by dense foliage over 3 metres high with the Linden trees to the east of the Wellhouse."

"Therefore, the wider setting, with key views towards and from the Wellhouse would be maintained as existing,"



Obscured? No not at all.

And here again on another page..

"Any views through to the Wellhouse from the public right of way to the east of the site would be completely obscured by dense foliage over 3 metres high with the mature, very tall Linden trees preventing a clear view through to the proposed dwelling to the east of the Wellhouse."

See video below Silver Walk disputing this point

<https://www.youtube.com/watch?v=BpRqYYC-yMY>

Approximate effect of proposed house on view west towards Spa from Silver Walk.



"It is acknowledged that there is a high water table in the local area, which is landmarked by the location of the adjacent Spa Buildings. From our own investigations with SEPA it is understood that the principle surface water concerns are located to the north and north east of the site (see SEPA Map below). By locating the building in the proposed position it is considered that this significantly reduces the likelihood surface water being an issue in this case."



This is untrue as anyone who has cared to wade through the Silver Walk any time since about last November.

The ground slopes down towards the house position and there are more reeds growing there. Up until a few weeks ago the site was a quagmire.

Flooding at the north east corner of the site happens specifically because the volume of water cannot pass through the culvert under the road and this causes the flooding at that point. Not because it's lower lying.

Reeds showing new growth from last tidying up of paddock.



The Planning Application states that the drains from the five bedroom house will be connecting to the non existent main sewer .

In reality there would have to be another septic tank for this property like every other house in the area. The outflow would have to go into the burn adjacent to the silver walk, which as stated above is flooded a lot of the winter time. This would be further exacerbated by rainwater from the roof and hard standing areas. Therefore does not meet Policy EP3B Foul Drainage.

In addition to the high water table from surface water. The actual Pitkeathly Spa waters are at a level of 6 feet below the ground level contained in a layer of whitish sand between layers of clay.

Any attempt to provide a foundation base for the property would end up disturbing this layer of sand. The spa waters could not be guaranteed to be free from contamination by sewage. There are several wells in the area, one of which is inside the building I live in, plus another still connects to it

The Pitkeathly Spa waters, first referred to in the parish records dated 1715, are effectively the oldest medicinal waters in Scotland and therefore not simply historic to the local environs but to the Nation as a whole.



Much favoured by Sir Arthur Sullivan and latterly bottled by Schweppes.



The narrow road and entrance on a blind corner have been highlighted by other objections.

Likewise the detrimental effect on wildlife including at least 2 species of owls that live in the wood, Roe Deer, Red Squirrels, Tree Creepers. Common Toads. Great Spotted Woodpeckers.

Conclusion. I object for the following reasons.

1. Alters the historic character of Pitkeathly Wells
2. Affects site of Listed Building
3. Not an infill site
4. Detrimental to amenity and peace of Silver Walk
5. Will cause further flooding of Silver Walk
6. Sewage problems
7. Contamination of Pitkeathly Spa waters
8. Disturbance to wildlife
9. Narrow road. Hazard to pedestrians.
Entrance on blind corner.

Yours sincerely

Ian Cadman

Tracy McManamon

From: Ian Cadman [REDACTED]
Sent: 10 May 2016 19:05
To: Development Management - Generic Email Account
Subject: Petition additional signatures

16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn
 additional signatures and comments to petition. Don't Spoil The Silver Walk

Ian Cadman
 The Spa
 Pitkeathly Wells
 Bridge of Earn

Pete Harvey	Bridge of Earn PH2 9RD	United Kingdom	03/05/2016
Charlie MacDonald	Bridge of Earn PH2 9AF	United Kingdom	05/05/2016
Andy Millar	Bridge of Earn PH2 9FH	United Kingdom	06/05/2016
Marjory Watt	Perth PH29PI	United Kingdom	08/05/2016
Zoe Knaggs	Bristol BS67SL	United Kingdom	08/05/2016
Karys Watt	Dunkeld Ph8 0BH	United Kingdom	08/05/2016
Lainey Harkins	East Kilbride G74 2DL	United Kingdom	08/05/2016
Carol MacDonald	Bridge of Earn PH2 9HA	United Kingdom	09/05/2016
Lesley Auld	Perth PH2 8BZ	United Kingdom	09/05/2016
Scott Hunter	Bridge of Earn PH2 9HA	United Kingdom	09/05/2016
Jim Muir	Kingswells AB15 8PP	United Kingdom	09/05/2016
Katrina Robertson	perthshire ph2 9ha	United Kingdom	09/05/2016

Oliver Crane Bridge of Earn, United Kingdom 2016-05-01 The property is exceptionally large and built on a piece of green land

Chas MacDonald Bridge of Earn, United Kingdom 2016-05-05 I don't want this pleasant walk ruined by someones inconsiderate development

Marjory Watt Perth, United Kingdom 2016-05-08 I adore this walk and so enjoy the unspoilt surrounding beauty. I think its sad that so many green areas are being built on.

Lainey Harkins East Kilbride, United Kingdom 2016-05-08 Keep our walks green.

Scott Hunter Bridge of Earn, United Kingdom 2016-05-09 The site plans and supporting information are misleading to gain favour. This building would DOMINATE the hamlet, spoil views of the Victorian Spa building and cause problems for current residents. There is already problematic drainage issues, the proposed entrance to the site is potentially dangerous as it's on a blind corner at a pedestrian entrance to a path through the woods. A family of deer can be seen in that unused field regularly along with red squirrel in the trees next to the proposed development.



Comments for Planning Application 16/00535/FLL

Application Summary

Application Number: 16/00535/FLL

Address: Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

Proposal: Erection of a dwellinghouse

Case Officer: Joanne Ferguson

Customer Details

Name: Mr Anthony Cross

Address: Ballendrick House, Bridge Of Earn, Perth PH2 9HD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse Affect on Visual Amenity
- Contrary to Development Plan Policy
- Inappropriate Housing Density
- Inappropriate Land Use
- Out of Character with the Area
- Road Safety Concerns

Comment: It is a totally greenfield site and we spoil the countryside, silver walk and the historic Spa.

UF

Tracy McManamon

From: Service Centre
Sent: 10 May 2016 08:11
To: Development Management - Generic Email Account
Subject: FW: 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

From: Jim Muir [REDACTED]
Sent: 10 May 2016 00:27
To: Service Centre
Subject: 16/00535/FLL | Erection of a dwellinghouse | Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn

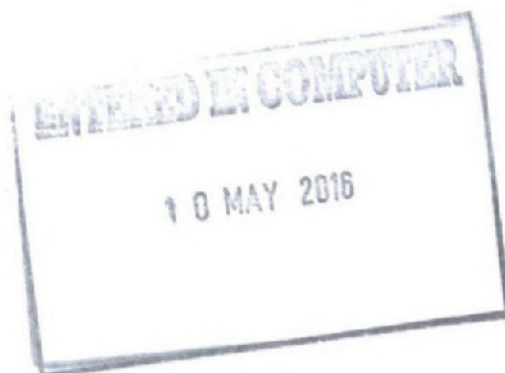
Please pass on this email to the planning department, deadline for comment on the above development is 10th May 2016.

Comment from Jim Muir, The Old Four Mile House, Near Kingswells, Aberdeen, AB158PP.

As a regular visitor to Pitkeathly Wells I am very familiar with the area and object to this development for the following reasons:

This is not an infill opportunity as purported in the application, there are no buildings on that side of the road nor is there historic evidence of any building/dwelling.
It's very much a greenfield development and therefore outwith the development plan for the area.
The statement about 3 meter high dense foliage screening the building is simply nonsense.
Above all it's totally out of character for the area and would destroy the look and fill of the place.

Regards, Jim Muir.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00535/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin Tel: 01738 475381 Email: emclaughlin@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn for Mr Alex Burgess		
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, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Dunbarney Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £6,460 (1 x £6,460) Transport Infrastructure: £2,639 (1 x £2,639)</p> <p><u>Total: £9,099</u></p>		

	<p>Phasing</p> <p>It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.</p> <p>The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.</p> <p>If a Section 75 Agreement is entered into the full contribution should be received 10 days after occupation.</p>
<p>Recommended informative(s) for applicant</p>	<p>Payment</p> <p>Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.</p> <p>Methods of Payment</p> <p>On no account should cash be remitted.</p> <p>Scheduled within a legal agreement</p> <p>This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.</p> <p>NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.</p> <p>Other methods of payment</p> <p>Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.</p> <p>Remittance by Cheque</p> <p>The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.</p>

	<p>Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following: Perth and Kinross Council Pullar House 35 Kinnoull Street Perth PH15GD</p> <p>Bank Transfers All Bank Transfers should use the following account details; Sort Code: 834700 Account Number: 11571138</p> <p>Education Contributions For Education contributions please quote the following ledger code: 1-30-0060-0001-859136</p> <p>Transport Infrastructure For Transport infrastructure contributions please quote the following ledger code: 1-30-0060-0003-859136</p> <p>Direct Debit The Council operate an electronic direct debit system whereby payments may be made over the phone. To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:</p> <ul style="list-style-type: none"> a) Your card details. b) Whether it is a Debit or Credit card. c) The full amount due. d) The planning application to which the payment relates. e) If you are the applicant or paying on behalf of the applicant. f) Your e-mail address so that a receipt may be issued directly. <p>Indexation</p> <p>All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.</p> <p>Accounting Procedures</p> <p>Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.</p>
Date comments returned	13 May 2016

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00535/FLL	Comments provided by	Richard Welch
Service/Section	Conservation	Contact Details	REWelch@pkc.gov.uk 76598
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 60 metres north-east of The Spa, Pitkeathly Wells, Bridge of Earn		
Comments on the proposal	<p>At pre-application stage I suggested that, purely in terms of impact upon the setting and views of the nearby Pitkeathly Wellhouse Cottages the only possible scenario would be a small-scale development within the south-east corner of this site. I also suggested that small-scale should be predominantly single storey design of a mass and floorplan that reflects the rural cottage scale of the Wellhouse Cottages.</p> <p>The design scheme submitted contains one and three quarter storey elements connected to a two storey element. The inter-visibility with the listed cottages is illustrated in a visualisation submitted with the application. The overall mass and scale of this development will in my view dominate the setting of the listed cottages to an unacceptable extent.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	16.05.2016		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00535/FLL	Comments provided by	Katrina Walker
Service/Section	Local Development Plans	Contact Details	76509
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 60 metres north of The Spa, Pitkeathly Wells, Bridge of Earn		
Comments on the proposal	<p>An outline application for the erection of 4 houses on the site was refused in 2007 and a subsequent appeal was also dismissed. The current application is for a single dwellinghouse situated in the south eastern corner of a large plot. This proposal falls to be assessed against category 1 building groups of the Housing in the Countryside supplementary guidance which was adopted in Nov 2012.</p> <p>It is accepted that there is a building group at Pitkeathly Wells which is contained entirely on the western side of the road. The application site is located on the opposite side of the road and I would suggest therefore is not within the existing building group. The policy does however also allow for houses which extend a building group onto a definable site.</p> <p>In terms of respecting the character, layout and building pattern of the existing group, I note that many of the houses in this small settlement are within generous plots. I note too that the proposal has been influenced by the listed building and the need to protect its setting. The application site taken in its entirety is defined by hedging and trees. However I am concerned that this really is too large an area to be considered a single house plot. I am further concerned that the proposal will not read as an extension of the building group due to the location on the opposite side of the road from the existing group which is contained entirely to the west. In this respect I do not consider that that the proposal is in line with the housing in the countryside policy.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	16/5/16		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	16/00535/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	75329 amaric@pkc.gov.uk
Description of Proposal	Erection of a dwellinghouse		
Address of site	Land 60 Metres North East Of The Spa Pitkeathly Wells Bridge Of Earn		
Comments on the proposal	Insofar as the roads matters are concerned, I do not object to this proposal provided the undernoted conditions are attached in the interests of pedestrian and traffic safety.		
Recommended planning condition(s)	<ul style="list-style-type: none"> • Prior to the occupation or use of the approved development the vehicular access shall be formed in accordance with specification Type B, Fig 5.6 access detail to the satisfaction of the Planning Authority. • Visibility splays of 2.4m x 43.0m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the U57 public road prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level. • Prior to the occupation or use of the approved development turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear. • Prior to the occupation or use of the approved development a minimum of 2 No. car parking spaces shall be provided within the site. 		
Recommended informative(s) for applicant	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.		
Date comments returned	16 May 2016		

Paige Crighton

From: Jeremy Burgess [REDACTED]
Sent: 04 July 2016 21:58
To: CHX Planning Local Review Body - Generic Email Account
Subject: Application Ref: 16/00535/FLL Pitkeathly Wells Bridge of Earn

Dear Planning Team,

I hear this case is before the local Ombudsman as the lack of professionalism in the Planning Department over this application has been despicable.

I understand advice was given on site as part of a pre-application meeting by former Planner Mark Williamson along with the PKC Conservation Specialist who verbally encouraged an application as the proposal met the policy of grouping of housing in the countryside and the proximity of The Spa was not of significant note.

The proposal was a design which fully complimented the area and put an empty overgrown field to good use without harming the natural beauty of Pitkeathly Wells. There was a suggestion that the site was oversize for the said property, in which case a simple fence could retain 50% of the field as it is now if that would suit all objectors better.

I appeal to the review panel to allow this refused application to be overturned. We are getting quite accustomed to unexpected outcomes in the public domain these days, so go for it. Consider making good use of a derelict, uncultivated piece of ground and turn it into an income generating site for the benefit of Perth & Kinross Council and its local community.

Kind regards

J Burgess

Paige Crighton

From: Ian Cadman [REDACTED]
Sent: 05 July 2016 21:34
To: Paige Crighton
Subject: Application Ref: 16/00535/FLL

Follow Up Flag: Follow up
Flag Status: Flagged

Application Ref: 16/00535/FLL – Erection of a dwellinghouse on Land 60 Metres North East of The Spa, Pitkeathly Wells, Bridge of Earn – Mr A Burgess

I wish to object to this development once again for the previous reasons stated in my Statement of Objection.

Although not mentioned as a reason for refusal of planning consent I would object again on the subject of surface water on the proposed development site.

I attach 2 photos of the site plus a link to 1 video also of the site showing the impossibility of drainage.



[https://www.youtube.com/watch?v= LMvJjKnEH0](https://www.youtube.com/watch?v=LMvJjKnEH0)

This was after a recent shower since the closing date for objections, ie in summer.

I also attach 1 photo of the adjoining right of way The Silver Walk and 1 photo of the public road at southerly end of the Silver Walk showing the problem of surface water in the area



**Yours sincerely
Ian Cadman**

Paige Crichton

Subject: Application Ref: 16/00535/FLL

From: [REDACTED]

To: PCrichton@pkc.gov.uk

Subject: Application Ref: 16/00535/FLL

Date: Wed, 13 Jul 2016 23:05:28 +0000

Erection of a Dwelling house on Land 60 Metres North East of The Spa, Pitkeathly Wells, Bridge of Earn - Mr A Burgess

Dear Miss Crichton,

Regarding the the above application, one of my objections identified in an earlier communication is reinforced by the recent heavy rainfall which has the aforementioned area under a significant level of water.

I will be extremely disappointed should this application be approved, following appeal.

Yours sincerely,

Joyce McVean

