

Perth and Kinross Council  
Planning & Development Management Committee – 20 October 2021

Report of Handling by Head of Planning & Development (Report No. 21/189)

**PROPOSAL:** Residential development (in principle)

**LOCATION:** Land west of Berryknowe, Hatchbank, Kinross

Ref. No: [20/01371/IPL](#)

Ward No: P8- Kinross-shire

**Summary**

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

**BACKGROUND AND DESCRIPTION OF PROPOSAL**

- 1 This application is for residential development in principle on land at Hatchbank Road, Hatchbank, Kinross.
- 2 An initial site layout was provided that illustrated a development of two dwellinghouses. This has subsequently been altered and a layout for a single dwellinghouse is detailed showing the relationship to the site's tree resource with private foul drainage/soakaway and hardstanding detailed.
- 3 Baltree Farm is to the north of the proposed plot. Berryknowe is located the east of the site next to the shared private access. Over the public road to the south is Hatchbank Cottage. There is a significant tree resource to the west and on the southern boundary which is designated as ancient woodland. The greyhound rescue centre is located 190 metres to the west of the site.
- 4 Access to the plot is to the north of the site from the existing private access to Baltree Farm. An existing shared access/junction to the public road will be utilised.

**PRE APPLICATION CONSULTATION**

- 5 No formal pre-application consultation undertaken.

**NATIONAL POLICY AND GUIDANCE**

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

## **National Planning Framework 2014**

- 7 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. This is a statutory document and material consideration in any planning application. It provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

## **The Scottish Planning Policy 2014 (SSP)**

- 8 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- The preparation of development plans;
  - The design of development, from initial concept through to delivery; and
  - The determination of planning applications and appeals.
- 9 The following sections of the SPP will be of particular importance in the assessment of this proposal:
- Sustainability : paragraphs 24 – 35
  - Placemaking : paragraphs 36 – 57

## **Planning Advice Notes**

- 10 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 61 Planning and Sustainable Urban Drainage Systems

## **Creating Places 2013**

- 11 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

## **National Roads Development Guide 2014**

- 12 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

## **DEVELOPMENT PLAN**

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

### **TAYPlan Strategic Development Plan 2016-2036**

- 14 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

*“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2**

- 15 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 16 The principal relevant policies are, in summary;
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 5: Infrastructure Contributions
  - Policy 19: Housing in the Countryside
  - Policy 39: Landscape
  - Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
  - Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
  - Policy 41: Biodiversity
  - Policy 46A: Loch Leven Catchment Area
  - Policy 46B: Loch Leven Catchment Area
  - Policy 52: Flooding
  - Policy 53B: Water Environment and Drainage: Foul Drainage
  - Policy 53C: Water Environment and Drainage: Surface Water Drainage
  - Policy 56: Noise Pollution
  - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **Other Policies**

### Housing in the Countryside Supplementary Guidance 2020

- 17 The objective of the policy and guidance is to strike a balance between the need to protect the landscape whilst still encouraging appropriate rural housing developments. This means guiding new houses to places which support existing communities and services and minimise the need to travel, encouraging the reuse of traditional rural buildings, and ensuring that the siting and design of all new houses will not adversely impact on the landscape or on the character of the countryside.

### Placemaking Supplementary Guidance 2020

- 18 The Council has prepared Placemaking Supplementary Guidance (2020) to support Policy 1 (Placemaking) of the Perth and Kinross Local Development Plan 2 (2019). It is to be used in the assessment of planning applications and to assist in the placemaking process.

### Developer Contributions and Affordable Housing Supplementary Guidance 2020

- 19 This document sets out the Council's policies on Developer Contributions in relation to Primary Education and Transport Infrastructure/A9 junction upgrades, as well as setting out what Affordable Housing provision is required for new developments.

### Loch Leven SPA and Ramsar Guidance 2016

- 20 This Guidance relates specifically to water quality of Loch Leven SPA and phosphorus entering the loch's catchment and provides advice on the types of appropriate information and safeguards to be provided in support of your planning applications and how they will be assessed against Local Development Plan Policy 46: Drainage within the Loch Leven Catchment Area.

## **SITE HISTORY**

- 21 **19/01790/IPL** (No web link) - This application was returned to the agent 10 December 2019 for Residential development (in principle).
- 22 [20/00145/IPL](#) - This application was Refused on 31 March 2020 for a residential development (in principle).

## **CONSULTATIONS**

- 23 As part of the planning application process the following bodies were consulted:

### **External**

#### **Scottish Water**

- 24 No objection.

## **Kinross Community Council**

- 25 Object to the removal of trees and the impact this could have on wildlife. Road safety, noise and water supply concerns are also raised.

### **Internal**

#### **Transport Planning**

- 26 No objection received.

#### **Development Contributions Officer**

- 27 No objection subject to conditional control.

#### **Biodiversity/Tree Officer**

- 28 No objection subject to conditional control.

#### **Environmental Health (Noise Odour)**

- 29 No objection.

### **REPRESENTATIONS**

- 30 A total of 14 letters of representation have been received in respect of the current application. The main issues raised within the representations are:
- Contrary to Development Plan.
  - Inappropriate housing density.
  - Over intensive development, Inappropriate land use, out of character with area.
  - Loss of trees, woodland will be affected, loss of ancient woodland resource.
  - Impact on biodiversity
  - Adverse effect on visual amenity.
  - Overlooking.
  - Road safety concerns, access, parking, visibility splays, no passing places, no footway provision, limited bus service, traffic congestion, there has already been accidents at this junction.
  - Concerns with drainage arrangements, access to water supply.
  - Noise pollution. Development close to stables and dog kennels (greyhound rescue centre and recently approved 20/00289/FLL), impact on their operation.
- 31 These issues are addressed in the Appraisal section of the report. The issue regarding poor broadband infrastructure connection is noted but has no significant bearing on the assessment of this application.

## ADDITIONAL STATEMENTS

32

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations Appraisal AA Completed
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Tree Survey, Noise Impact Assessment, Supporting Statement

## APPRAISAL

- 33 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, namely Council's Housing in the Countryside, Placemaking, Developer Contributions and Loch Leven Supplementary Guidance.

### Principle

- 34 This site lies within the landward area in the LDP2, as a result, the proposal falls to be principally considered against Policy 19 'Housing in the Countryside' and its associated 2020 SPG on Housing in the Countryside, which is the most recent expression of Council policy towards new housing in the open countryside.
- 35 The Policy and SPG recognises that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations while safeguarding the character of the countryside as well as ensuring that a high standard of siting and design is achieved. Thus the development of single houses or groups of houses which fall within the six identified categories will be supported.
- (1) Building Group.
  - (2) Infill sites.
  - (3) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
  - (4) Renovation or replacement of houses.
  - (5) Conversion or replacement of redundant non-domestic buildings.
  - (6) Development on rural brownfield land.

- 36 Building groups are those groups of buildings which do not have a defined settlement boundary in the LDP2. The size, layout and form of building groups vary widely across the Council area ranging from compact groups to areas which are characterised by a more dispersed building pattern.
- 37 For the purposes of this Supplementary Guidance a building group is defined as 3 or more existing buildings of a size at least equivalent to a traditional cottage and which, when viewed within their landscape setting, appear as a group. The majority of the buildings in the group should be either residential or be suitable for conversion to residential under Category 5 of this guidance.
- 38 Premises which are smaller than a traditional cottage, such as small domestic garages and outbuildings, will not count towards the requirement for at least 3 buildings.
- 39 Permission will be granted for houses within building groups providing it can be demonstrated that:
- New housing will respect the character, scale and form of the existing group, and will be integrated into the existing layout and building pattern.
  - New housing will not detract from the visual amenity of the group when viewed from the wider landscape.
  - A high standard of residential amenity will be provided for both existing and new housing.
- 40 The formation of a single dwellinghouse is considered to relate to the pattern of the building group which consists of buildings to the south and north of Hatchbank Road. The agent has now submitted information to demonstrate that the development of this plot can integrate into woodland and not detract from the visual amenity of the group when viewed from the wider landscape. The proposal is also considered to respect neighboring residential amenity.
- 41 Overall the principle of a dwellinghouse on this site complies with Policy 19 Housing in the Countryside and SPG.

### **Design Layout and Residential Amenity**

- 42 Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours. An acceptable level of amenity for the proposed dwelling is required and in this case cognisance of the surrounding land uses must be taken into account.
- 43 With regards to neighbouring residential amenity, the proposal is not considered to result in any adverse amenity issues from overlooking or overshadowing. An acceptable level of residential amenity can also be achieved subject to suitable boundary delineation. These matters can be considered further upon receipt of a detailed application when full detailed plans are submitted illustrating the design and layout of the development (Condition 1). Based on the information submitted to date, it has been demonstrated that the character and layout can respect the existing group and

comply with the applicable placemaking aims within Policies 1A and 1B. To respect the building heights to the south and north of the site conditional control should limit the height of the proposed building to one storey in height but allow accommodation in the roof space.

- 44 Surrounding land uses and their relationship to the proposed site also have to be considered. The Greyhound rescue facility is approximately 190 metres to the west of the site. Environmental Health highlighted under the previously refused application 20/00145/IPL that noise from dogs barking could have an adverse effect on residential amenity of the proposed development including the outdoor amenity.
- 45 As a result of this previous concern, in support of this application, a Noise Assessment was submitted along with a follow up e-mail from the agent with noise information from the consultant. Environmental Health have now reviewed these submissions and are of the view that the residential amenity at the proposed site would not be adversely affected by noise. Considering this, there is no conflict with Policy 56: Noise Pollution.

### **Landscape, Natural Heritage and Biodiversity**

- 46 The forestry along Hatchbank Road is Ancient Woodland. Nature Scot confirmed under an earlier application neighbouring this site (15/02071/FLL) that the ancient woodland – is long established of plantation origin. This means woodland has been present here for certain since c1860 when it was shown on maps of the area but not shown as woodland at all in 1750 or shown as plantation on these maps. These woods were apparently planted before 1860, many of these sites have developed semi-natural characteristics, especially the oldest ones, which may be as rich as Ancient semi-natural woodland. National planning policy determines that ancient woodland sites are not suitable locations for development.
- 47 The Scottish Government's Policy on Woodland Removal signals a strong presumption in favour of protecting Scotland's woodland resources. The Scottish Forestry Strategy 2006 identifies seven key themes for Scotland's woodlands which are reiterated in the National Planning Framework. While this highlights a need to plan proactively for the expansion of woodland cover, it also confirms that existing woodland should be protected and that its removal should only be permitted where it will achieve significant and clearly defined additional public benefits.
- 48 The agent has now submitted a tree survey for the site and included a revised layout showing the position of a single dwellinghouse and associated surface water soakaway positioned north-west of dwelling, and foul treatment biodisc & wastewater soakaway to the east of the building footprint.
- 49 Within the tree survey, of the twelve trees noted, 5 x U Class trees are identified for removal, 3 x beech trees, 1 x lime tree, and 1 x silver birch. It is recognised and accepted that five trees at the site are in poor condition, and identified as category U, however, the applicant has indicated a preference for retaining trees that presently exhibit structural defects, advocating appropriate

pruning as a means of reducing any associated risk of tree or branch failure to the future users of the site. This position is acceptable providing the tree works are first approved and undertaken to BS3998:2010 Recommendations for Tree Work, by a qualified arborist.

- 50 The revised plan illustrates the root protection areas for all trees that bound the site and a Construction Exclusion Zone (CEZ) is identified. Protective fencing enclosing the identified Root Protection Areas to the south and west boundaries of the site is shown. The proposed development illustrated on the revised plan could be built without impacting the mature trees at the site, providing tree protection measures are put in place before any site construction/clearance, and subject to them complying with BS5837: 2012 Trees in Relation to Design, demolition, and construction. These matters can be secured by conditional control (Condition 3). It is also considered prudent to restrict certain permitted development rights to avoid further pressure on the tree resource (Condition 8).
- 51 The indicative layout indicates beech hedging at the east and north boundaries to the site, with additional trees, and timber screen fencing. Whilst the hedging is welcomed, the existing and proposed screen fencing, within this rural setting, is not. It would be preferential to soften these site boundaries with a post and wire fence, incorporating within it the beech hedge, as a landscape improvement. This can also be secured by condition (Condition 4).
- 52 The agent has advised that they are prepared to provide woodland management within the ancient woodland to the west of the application site. Woodland management would include provision of supplementary planting of native trees within areas where there is sufficient light, using common oak, holly, small leaved lime, hazel, field maple, and beech, planted with proprietary tree tubes, as whips and light feathered stock, and subject to weed control, and firming, and beating up, as necessary. To realise a material benefit, the planting of circa 120 trees would be anticipated, during the first available planting season and before occupation of the dwelling. A condition is required to confirm details of woodland management proposals (Condition 5).
- 53 Overall the strategy to retain trees that presently exhibit structural defects, advocating appropriate pruning as a means of reducing any associated risk of tree or branch failure to future users of the site, along with tree protection measures, the removal of permitted development rights and a woodland management scheme to secure circa 120 trees is considered to comply with Policy 40A and 40B Forestry, Woodland and Trees: Trees, Woodland and Development as well as Policy 41: Biodiversity.

### **Roads and Access**

- 54 The access arrangements from the public road is contained within the redline boundary of the site. The proposed layout illustrates parking and turning facilities within the site that will enable cars to access and egress the site in a forward gear without impacting the woodland resource.
- 55 Transport Planning offer no objection subject to conditional control (Condition 1). This will ensure compliance with Policy 60B: Transport Standards and

Accessibility Requirements: New Development Proposals as well as the National Roads Development Guide 2014.

### **Drainage and Flooding**

- 56 There are no flooding issues at the site from a review of the SEPA flood maps. A Sustainable Urban Drainage System is detailed on the layout to attenuate water and avoid off site flooding and the relationship with the tree root protection areas are now illustrated. Accordingly, there is no conflict with Policy 52: Flooding or Policy 53C: Water Environment and Drainage: Surface Water Drainage.
- 57 Objectors have highlighted concern that there is no public water supply at the site. However, Scottish Water Infrastructure is shown to be in close proximity to the site. The agent has confirmed an intention to connect to this infrastructure and Scottish Water offer no objection in their consultation response (any technical or legal restrictions which prevent a connection will be for the developer to overcome). The location of the proposed supply and how this relates to root protection areas can be secured by conditional control (Condition 3).
- 58 While a foul drainage strategy is suggested as part of this application this matter will be reserved and secured as part of the matters specified by conditions application to ensure that the population equivalent of the development is known as this dictates the level of phosphorus mitigation required (Condition 1 and 6). This is in line with the Loch Leven SPG and ensures compliance with Policy 46A and 46B.

### **Developer Contributions**

- 59 The Council's Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating at over 80% and is likely to be operating following completion of the proposed development, extant planning permissions and Local Development Plan allocations, at or above 100% of total capacity.
- 60 This proposal is within the catchment of Kinross Primary School. As this application is only "in principle" it is not possible to provide a definitive answer at this stage on the capacity of the primary school. The determination of appropriate contribution, if required, would be based on the status of the school when the full/matters specified by condition application is received (Condition 7).

### **Economic Impact**

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

## **VARIATION OF APPLICATION UNDER SECTION 32A**

- 62 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the layout and the submission of further information on noise and trees.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

- 63 None required

## **DIRECTION BY SCOTTISH MINISTERS**

- 64 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 65 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.
- 66 Accordingly the proposal is recommended for approval subject to the following conditions.

## **RECOMMENDATION**

### **Approve the application**

### **Conditions and Reasons for Recommendation**

1. The development shall not commence until the following specified matters have been the subject of a formal planning application for the approval of the Council as Planning Authority: the siting, design and external appearance of the development, the hard and soft landscaping of the site, all means of enclosure, means of access to the site, vehicle parking and turning facilities, levels, drainage and waste management provision.

Reason: This is a Planning Permission in Principle under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006.

2. In pursuance of condition 1 the residential development shall consist of a single dwelling and be limited to a maximum one storey in height (but allowing accommodation in the roof space). For the avoidance of doubt, the indicative footprint and plans submitted with this application are not approved.

Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

3. All trees identified for retention and any peripheral trees bounding the site, which may be affected by any element of the approved development and its associated construction, (including land within the blue site area) shall be protected in full accordance with BS 5837: 2012 Trees in relation to design, demolition and construction. Details of any tree works to reduce any associated risk of tree or branch failure to the future users of the site shall be submitted to and approved in writing prior to the commencement of development and thereafter undertaken to BS3998:2010 Recommendations for Tree Work, by a qualified arborist.

Approved Tree Protection measures shall not be removed breached or altered without prior written authorisation from the Planning Authority but shall remain in a functional condition throughout the entire development or as per the phasing plan. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

Reason: To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

4. In pursuance of condition 1 details of the proposed boundary treatments for the site (consisting of a post and wire fence with beech hedging) shall be submitted for the written agreement of the Council as Planning Authority. The scheme as subsequently agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

5. Prior to the commencement of development, a woodland management plan for the woodland area in control of the applicant to the west of the site shall be submitted to and agreed in writing by the Council as Planning Authority. The woodland management plan is to include provision of supplementary planting of native trees within areas where there is sufficient light, using common oak, holly, small leaved lime, hazel, field maple, and beech, (circa 120 trees) planted with proprietary tree tubes, as whips and light feathered stock, along with a maintenance schedule to include weed control, firming, and beating up, as necessary to ensure woodland establishment. The agreed planting shall be undertaken in the first available planting season (October to March) and prior to the occupation of the dwellinghouse or earlier.

Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

6. In pursuance of condition 1 and prior to the occupation of the development hereby approved, foul drainage infrastructure capable of achieving not less than 125% phosphorus mitigation shall be installed and thereafter retained.

Reason: To ensure appropriate drainage arrangements are installed and retained to remove phosphorus from the Loch Leven Catchment Area thereby ensuring compliance with Policy 46 A & B: Loch Leven Catchment Area of the Perth and Kinross Local Development Plan 2 (2019) and Enterprise and Infrastructure Committee Resolution of 28 August 2013.

7. The development shall be in accordance with the requirements of Perth & Kinross Council's Developer Contributions and Affordable Housing Supplementary Guidance 2016 in line with Policy 5: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2 (2019) with particular regard to primary education infrastructure, or such subsequent Guidance and Policy which may replace these.

Reason: To ensure the development is in accordance with the terms of the Perth and Kinross Local Development Plan 2 (2019) and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.

8. No development or extensions, whether or not permitted by virtue of Schedule 1, Part 1, Class 1A, 1B, 3A, 3AA, 3B, 3C, 3D, 6D, 6E, 7; of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 or any Order revoking and re-enacting that Order, shall be erected within the curtilage of the dwellinghouse hereby approved.

Reason: In the interests of visual and residential amenity; to ensure a satisfactory standard of local environmental quality and to avoid over-intensive development of the site.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C PROCEDURAL NOTES**

None

## **D INFORMATIVES**

1. Application for the approval of matters specified in conditions shall be made before the expiration of 3 years from the date of the grant of planning permission in principle, unless an earlier application for such approval has been refused or an appeal against such refusal has been dismissed, in which case application for the approval of all outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

The approved development shall be commenced not later than the expiration of 3 years from the date of grant of planning permission in principle or 2 years from the final approval of matters specified in conditions, whichever is later.

2. Applicants are advised that should their application for Approval of Matters specified be refused and/or their appeal against such refusal dismissed outwith the three year time limit they are entitled to submit a revised application for Approval of Matters specified within six months after the date of refusal of the earlier application or of the dismissal of an appeal against such refusal.
3. Please be aware that your Planning Permission in Principle may be Invalidated by the felling of trees which are required to be retained, prior to gaining Approval of Matters Reserved by Condition.
4. Application for a new postal address should be made via the Street Naming and Numbering page on the Perth & Kinross Council website at [www.pkc.gov.uk/snn](http://www.pkc.gov.uk/snn). Please note there is a charge for this service and submission cannot be made until the relevant Building Warrant has been approved.
5. No work shall be commenced until an application for building warrant has been submitted and approved.
6. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
7. The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
8. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
9. The presence of protected species, and the extent to which they could be affected by the proposed development, should be established before works commence. Should protected species be identified within the site the developer should ensure that all appropriate measures required to comply with the relevant legislation are carried out.
10. This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the layout and the submission of further information on noise and trees.

Background Papers: 14 letters of representation

Contact Officer: John Russell

Date: 7 October 2021

**DAVID LITTLEJOHN  
HEAD OF PLANNING & DEVELOPMENT**

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01 738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.