

**TCP/11/16(568) – 18/01302/FLL – Erection of a dwellinghouse on land 30 metres north west of Nether Gothens Farm, Meikleour**

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**TCP/11/16(568) – 18/01302/FLL – Erection of a  
dwellinghouse on land 30 metres north west of Nether  
Gothens Farm, Meikleour**

**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 2008

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

Use BLOCK CAPITALS if completing in manuscript

## Applicant(s)

Name MR S. G. MERLOR NAINA

Address MEIKLEOUR HOUSE  
MEIKLEOUR  
PERTH  
Postcode PH2 6GA

Contact Telephone 1 01250 883424  
Contact Telephone 2 07796 268269  
Fax No

E-mail\* OFFICE@MEIKLEOUR.COM

## Agent (if any)

Name

Address   
Postcode

Contact Telephone 1   
Contact Telephone 2   
Fax No

E-mail\*

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

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

Yes ☒ No ☐

Planning authority PERTH & KINROSS

Planning authority's application reference number 18/01302/FLL

Site address LAND 30M NORTH WEST OF NATHAN GOUGHENS  
FARM HOUSE

Description of proposed development ERECTON OF A DWELLINGHOUSE

Date of application 26/7/18 Date of decision (if any) 28/8/18

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

### Nature of application

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

### Reasons for seeking review

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

### Review procedure

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

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

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

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

### Site inspection

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

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

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

**Statement**

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

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

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

PLEASE SEE ATTACHED

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

Yes ☐ No ☒

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

**List of documents and evidence**

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

APPEAL SUPPORTING STATEMENT  
 ORIGINAL APPLICATION AND DECISION  
 LANDSCAPE PLAN  
 OVERHEAD VIEW

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

**Checklist**

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

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

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

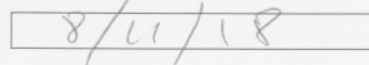
**Declaration**

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

Signed



Date







# MEIKLEOUR TRUST

Meikleour House, Meikleour, Perth PH2 6EA

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Local Review Body  
Perth & Kinross Council  
2 High Street  
Perth  
PH1 5PH

7 November, 2018

Dear Councillors,

**Replacement house at Nether Gothens Cottage, Meikleour, Perth, PH2 6EW  
18/01302/FLL  
LRB APPEAL SUPPORTING STATEMENT**

It would appear that the planning officer agrees with the principle of replacing Nether Gothens Cottage under the Council's Housing in the Countryside Guide, November 2012, section 4 regarding the replacement of existing houses.

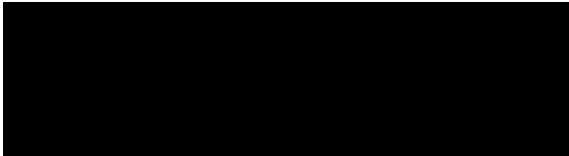
What the officer seemingly does not agree with is the precise location of the replacement house. Despite attempts to discuss this with him to identify where he felt would be acceptable, we have received no further communication from him and hence the need to appeal.

The planning officer agreed that "the landscape framework associated with the existing (abandoned) house is far from ideal" but felt that the proposed site was similarly undefined. We did not submit landscaping proposals with the original planning application, assuming that this would be determined as a condition of consent. While we have clearly not had the opportunity to discuss this with the planning department, we have attached our landscaping proposals to ensure both the replacement cottage and original farm house sit comfortably in the setting and with each other.

The reason for wanting to locate the replacement house to the North of the farm house, rather than in its current location to the South is to ensure the privacy of each house (the bedrooms and living area of the farm house face South into the existing cottage) and to be able to provide suitable means of site containment for both houses. In relation to the proposed location of the replacement house, the planning officer states "it would not provide a suitable means of site containment for a new house". We feel that our landscape plan shows that it would and, moreover, we feel site containment on the location of the existing cottage is not practically feasible due to its proximity and orientation to the farm house.

The setting and boundaries of the existing cottage and farm house at Nether Gothens are very open as can be seen from aerial photography attached. We feel that relocating and rebuilding the cottage as proposed, combined with the associated landscaping, will result in greatly improved visual amenity with (in the determination of statutory and public consultees) no discernible negative consequences.

Kind regards,



Sam Mercer Nairne

Enclosures:

Landscape Plan  
Aerial photography  
Planning application supporting statement  
Planning Decision Notice  
Delegated Report of Handling



# MEIKLEOUR TRUST

Meikleour House, Meikleour, Perth PH2 6EA

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Development Management  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

4 July, 2018

Dear Sir or Madam,

**Planning application for replacement house at Nether Gothens Cottage, Meikleour,  
Perth, PH2 6EW  
SUPPORTING STATEMENT**

We would like to replace Nether Gothens Cottage with a new build cottage in a slightly different location. Currently Nether Gothens Cottage is uninhabitable after many years of neglect. We believe this proposal is consistent with Perth & Kinross' Housing in the Countryside Guide, November 2012, paragraph 4:

*4. Renovation or Replacement of Houses*

*Consent will be granted for the restoration or replacement of houses, including vacant or abandoned houses, subject to the following criteria:*

- a) Restoration rather than replacement will be favoured where the building is of traditional form and construction, is otherwise of architectural merit, makes a positive contribution to the landscape or contributes to local character.*
- b) Any alterations and extension to an existing house should be in harmony with the existing building's form and proportion.*
- c) Only if it can be demonstrated that the existing house is
  - i) either not worthy of retention,*
  - ii) or is not capable of rehabilitation at an economic cost, will substantial rebuilding or complete replacement be permitted.**

*Note: Where it is being claimed that a building of architectural quality needs to be wholly or partly demolished to permit rehabilitation or reconstruction an independent expert opinion will be commissioned by the Council, at the applicant's expense, to evaluate the costs of*

*alternative options. Where a house has been demolished prior to the submission of an application or grant of planning consent, there will be no guarantee that a replacement house will be granted.*

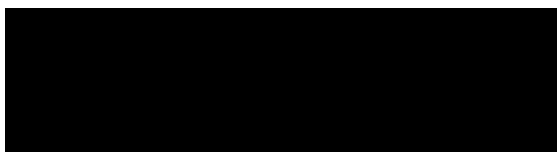
- d) Where rebuilding or demolition is permitted the replacement house shall be of a high quality design appropriate to its setting and surrounding area.*
- e) The replacement of an abandoned or ruinous house will be permitted where:
  - i) there is substantial visible evidence of the structure of the original building above ground level to enable its size and form to be identified*
  - ii) it is located on an established site with a good landscape setting and a good 'fit' in the landscape and on a site acceptable on planning grounds;*
  - iii) the site boundaries are capable of providing a suitable enclosure for the new house.**
- f) The siting of the new house should be similar to that of the existing building in terms of orientation and distance from the road, unless individual site conditions suggest that another position would create a better landscape fit.*

Nether Gothens Cottage has been vacant for several decades. It is timber framed and clad and as such has no element that is structurally sound. It would certainly not be possible to repair it without rebuilding it entirely. We therefore feel that a replacement house is necessary and have designed one that is of high quality design which would be suitable for modern living and sit well in its surroundings.

The proposed orientation and distance from the main road of the replacement house are similar to that of the existing building. However, its position in relation to Nether Gothens Farm House has been altered to afford both the Farm House and the replacement cottage a greater degree of privacy. Nether Gothens Cottage comprises of two bedrooms, as with the proposed replacement house.

Please see attached a map showing the current and proposed locations along with photos of both the existing cottage and the proposed site.

Kind regards,



Sam Mercer Nairne

## Map of existing and proposed locations







Photos of existing cottage















Photos of proposed site







# PERTH AND KINROSS COUNCIL

Meikleour Trust  
c/o Norman MacLeod  
18 Walnut Grove  
Blairgowrie  
PH10 6TH

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 28th August 2018

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/01302/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 26th July 2018 for permission for **Erection of a dwellinghouse Land 30 Metres North West Of Nether Gothens Farm Meikleour** for the reasons undernoted.

Interim Development Quality Manager

### Reasons for Refusal

1. By virtue of the sites lack of a suitable existing landscape containment and site definement, the proposal fails to accord with the requirements of Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide 2012, both of which require the replacement of ruinous/abandoned houses to be located on an established site with a good landscape setting and a good 'fit' in the landscape.

### Justification

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

## Notes

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

### Plan Reference

18/01302/1

18/01302/2

18/01302/3

18/01302/4

18/01302/5

18/01302/6

18/01302/7

18/01302/8

18/01302/9

18/01302/10

# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	18/01302/FLL	
Ward No	P5- Strathtay	
Due Determination Date	25.09.2018	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Erection of a dwellinghouse

**LOCATION:** Land 30 Metres North West Of Nether Gothens Farm,  
Meikleour

### SUMMARY:

This report recommends **refusal** of a detailed planning application for the erection of a dwelling on a rural site outside Meikleour 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:** 14 August 2018

### SITE PHOTOGRAPHS

	
<i>View of the proposed site</i>	<i>Existing abandoned house (right)</i>

## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

This planning application seeks to obtain detailed planning permission for the erection of a new dwelling on a rural site at Nether Gothens, Meikleour. On an adjacent site is a former dwelling, which has been abandoned, and the applicant has indicated within their submission that this proposal seeks the straight replacement of that former dwelling – albeit the new (replacement) dwelling would be on a different site.

The existing, abandoned dwelling is located outwith the red line planning site, but is located on land within the applicant's control.

In terms of the location of the new dwelling, the new dwelling is proposed to be located to the north of another (occupied) dwelling in what is essentially a corner of a wider field. The proposed dwelling is to be linear in its footprint, very simple in its design, and would offer living accommodation over one level only.

Vehicular access to the proposed dwelling would be via an existing private access which already serves the existing habitable property and the adjacent farm fields.

## **SITE HISTORY**

None relevant to this proposal.

## **PRE-APPLICATION CONSULTATION**

None undertaken.

## **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.

Of specific relevance to this planning application is,

### **The Scottish Planning Policy 2014**

The Scottish Planning Policy (SPP) was published on in June 2014, and 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.

Of relevance to this application are,

- Paragraphs 74 – 83, which relates to Promoting Rural Development
- Paragraphs 109 – 134, which relates to Enabling Delivery of New Homes

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

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

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

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

The site lies within the landward area of the Local Development Plan, where the following policies are directly applicable to a new residential proposal,

#### **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 PM3 - Infrastructure Contributions Policy**

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

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

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

## **OTHER COUNCIL POLICIES**

### **Housing in the Countryside Guide 2012**

This policy is the most recent expression of Council Policy towards new residential development within the landward area and offers support for new housing in certain instances. One of the acceptable criteria is new development is the replacement of ruinous/abandoned houses.

### **Developer Contributions and Affordable Housing 2016**

This document sets out the Council's policy on Developer Contributions and Affordable Housing.

## **EXTERNAL CONSULTATION RESPONSES**

**Scottish Water** where consulted on the proposal but have made no specific comment.

**Historic Environment Scotland** have commented on the proposal and indicated that there is a scheduled monument close by. Whilst this proposal would not affect its setting, measures should be taken to ensure that the monument is not physically affected by any construction works.

**Perth & Kinross Area Archaeologist** was consulted on the proposal but have made no specific comment.

## **INTERNAL COUNCIL COMMENTS**

**Transport Planning** where consulted on the proposal but have made no specific comment.

**Development Negotiations Officer** has commented on the proposal and indicated that there is no requirement for any Developer Contributions.

**Environmental Health** were consulted on the proposal in terms of contaminated land issues but have made no specific comment.

## REPRESENTATIONS

None received.

## ADDITIONAL INFORMATION

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	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 2017 and the adopted Perth and Kinross Local Development Plan 2014.

In terms of other considerations, compliance with the requirements of the Council's other approved policies in relation to HITCG and Developer Contributions are material considerations.

### Policy Appraisal

In terms of land use policy issues, the key policies are contained within the Local Development Plan.

Within that plan, the site is located within the landward area where *Policies RD3 and PM1A* are directly applicable to all new residential proposals in the open countryside. *Policy RD3* refers specifically to the Council's Housing in the Countryside Policy and interlinks with the associated SPG, the Housing in

the Countryside Guide 2012 – which was adopted in 2014 as part of the LDP process.

Both *Policy RD3* of the Local Development Plan and the associated SPG offer support for the replacement of ruinous and abandoned dwellings, providing certain specific criteria can be met and achieved.

*Policy PM1A* of the Local Development Plan is also relevant to new proposals within the landward area, and this policy seeks to ensure that all new developments across the landward area do not have an adverse impact on the local environment

For reasons stated below, I consider the proposal to contrary to these policies.

### **Land Use Acceptability**

In terms of land use acceptability, the key consideration for this proposal is whether or not the erection of a new dwelling on this site would be consistent with the requirements of the Council's Housing in the Countryside Policies, as contained with *Policy RD3* of the Local Development Plan and the associated supplementary guidance 2012.

The site is not part of a existing building group nor is it an infill site. No reference (or justification) has been made in relation to essential / key worker accommodation or a dwelling for a local person. I'm also not aware of any history of flooding in the area affecting the former dwelling.

To this end, and as the appearance of the building does take the form of a modest (former) dwelling which is clearly not in a habitable condition, section 4 of the HITCG is most relevant to this proposal which relates to the replacement of existing houses.

This section of the HITCG states that the replacement of an abandoned or ruinous house will be permitted, where,

- i) there is substantial visible evidence of the structure of the original building above ground level to enable its size and form to be identified
- ii) it is located on an established site with a good landscape setting and a good 'fit' in the landscape and on a site acceptable on planning grounds;
- iii) the site boundaries are capable of providing a suitable enclosure for the new house.

The policy goes on to state that the siting of the new house should be similar to that of the existing building in terms of orientation and distance from the road, unless individual site conditions suggest that another position would create a better landscape fit.

Based on the above criteria, I have several concerns over this proposal.

The first is the fact that the existing abandoned dwelling which is to be replaced is outwith the planning site. Whilst still within land under the control of the applicant, controlling its removal (in the event of an approval) would be more *challenging* than if it was included within the planning site.

The second issue, and of more concern in terms of land use acceptability, is that the proposed replacement dwelling is not on the location of the existing building, but in an area which is essentially a corner of an open field.

The proposed site has little in the way of natural landscape containment or site definition.

Whilst I accept that the landscape framework associated with the existing (abandoned) house is far from ideal, the landscape setting associated with its replacement is very open, largely undefined and ultimately unacceptable, as it would not provide a suitable means of site containment for a new house.

I appreciate the comments made in the applicant's supporting statement about wishing to improve the residential amenity of both the other existing property, and the proposed dwelling by relocating the replacement; however I do not consider this to carry sufficient weight to outweigh the landscape / siting failings that the proposed site has.

To this end, I consider the proposal contrary to the Council's housing in the countryside policies.

### **Design and Layout**

As stated above, I have concerns regarding the proposed location of the new dwelling in terms of siting / landscaping criteria.

However, in terms of the actual design of the house type and its location on the individual plot, I have no concerns.

### **Residential Amenity**

In terms of the impact on existing residential amenity, the proposal is unlikely to adversely affect the residential amenity of the existing dwelling to an unacceptable degree.

In terms of being able to provide a suitable residential environment for future occupiers of the dwelling, I also have no concerns. A suitable level of private amenity space is being provided and there would be suitable separation between the proposed dwelling and also the existing one.

## **Visual Amenity**

Whilst I have concerns regarding the lack of a suitable landscape framework, the site is set back from the public road so the visual impact (adverse or otherwise) is likely to be minimal.

## **Roads and Access**

In terms of road and access related issues, the proposal raises no issues.

## **Drainage and Flooding**

In terms of flooding and drainage matters, I have no concerns.

## **Conservation Considerations**

There is a Scheduled Monument in close proximity to the proposed site, so in the event of any approval being forthcoming suitable conditions to protect the monument and / or associated archaeology should be considered.

## **Developer Contributions**

### Affordable Housing

The proposal relates to the erection of a single dwelling, so there is no requirement for any Affordable Housing provision.

### Transport Infrastructure

The site lies outwith the catchment area for Transport Infrastructure contributions.

### A9 Junction Improvements

The site lies outwith the catchment area for A9 Junction Improvements contributions.

### Primary Education

The local primary school is not operating at over 80% capacity.

## **Economic Impact**

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

## **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014, and 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 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 planning application because of the following reason,**

By virtue of the sites lack of a suitable existing landscape containment and site definement, the proposal fails to accord with the requirements of Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014 and Perth and Kinross Council's Housing in the Countryside Guide 2012, both of which require the replacement of ruinous/abandoned houses to be located on an established site with a good landscape setting and a good 'fit' in the landscape.

## **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, refusal recommendation.

**Procedural Notes**

Not Applicable.

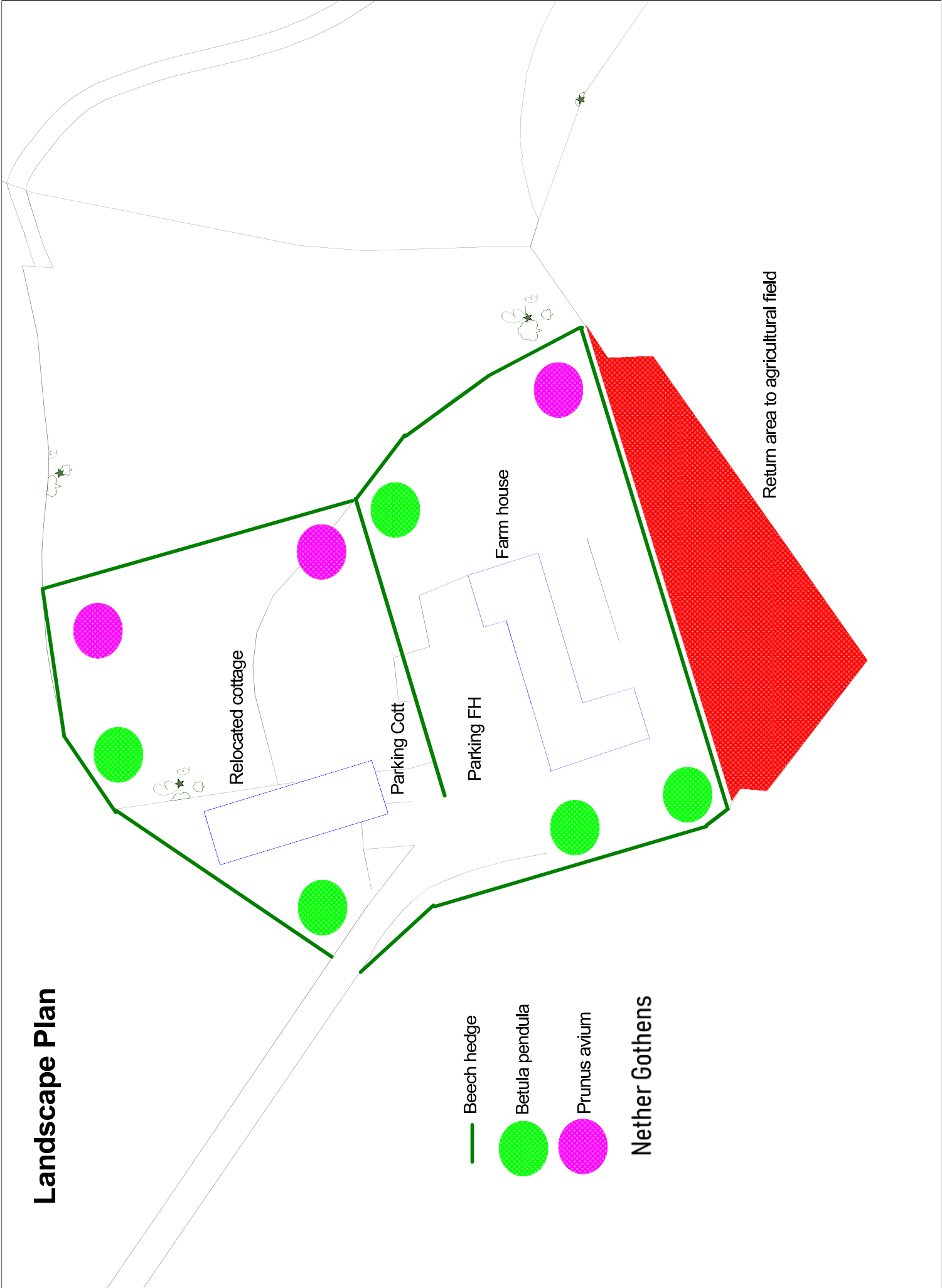
**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

18/01302/1 - 18/01302/10 (inclusive)

**Date of Report - 28 August 2018**



Landscape Plan





Imagery ©2018 DigitalGlobe, Map data ©2018 Google 20 m

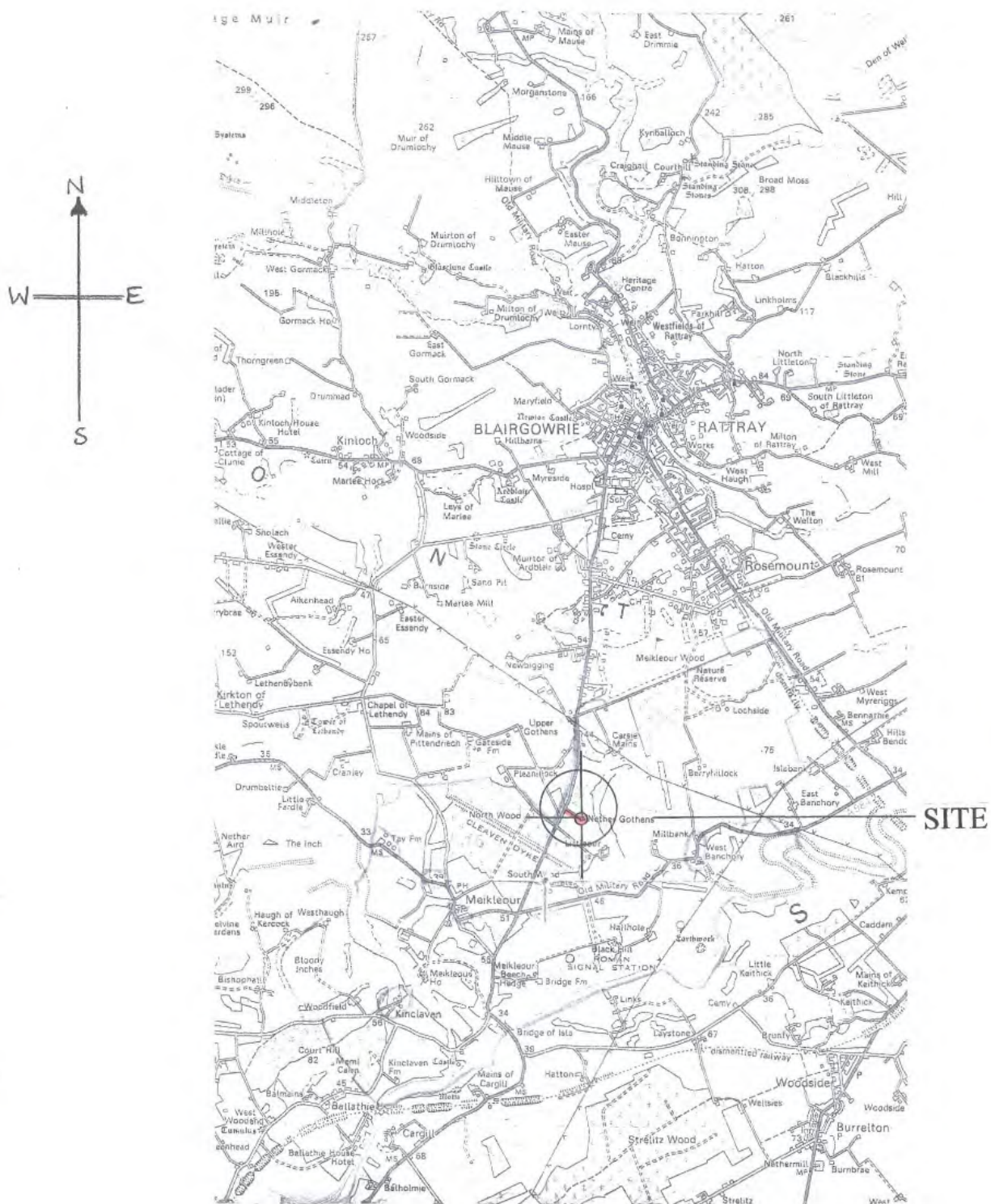
**TCP/11/16(568) – 18/01302/FLL – Erection of a dwellinghouse on land 30 metres north west of Nether Gothens Farm, Meikleour**

**PLANNING DECISION NOTICE** *(included in applicant's submission, see pages 87-88)*

**REPORT OF HANDLING** *(included in applicant's submission, see pages 89-98)*

**REFERENCE DOCUMENTS** *(part included in applicant's submission, see pages 77-78)*

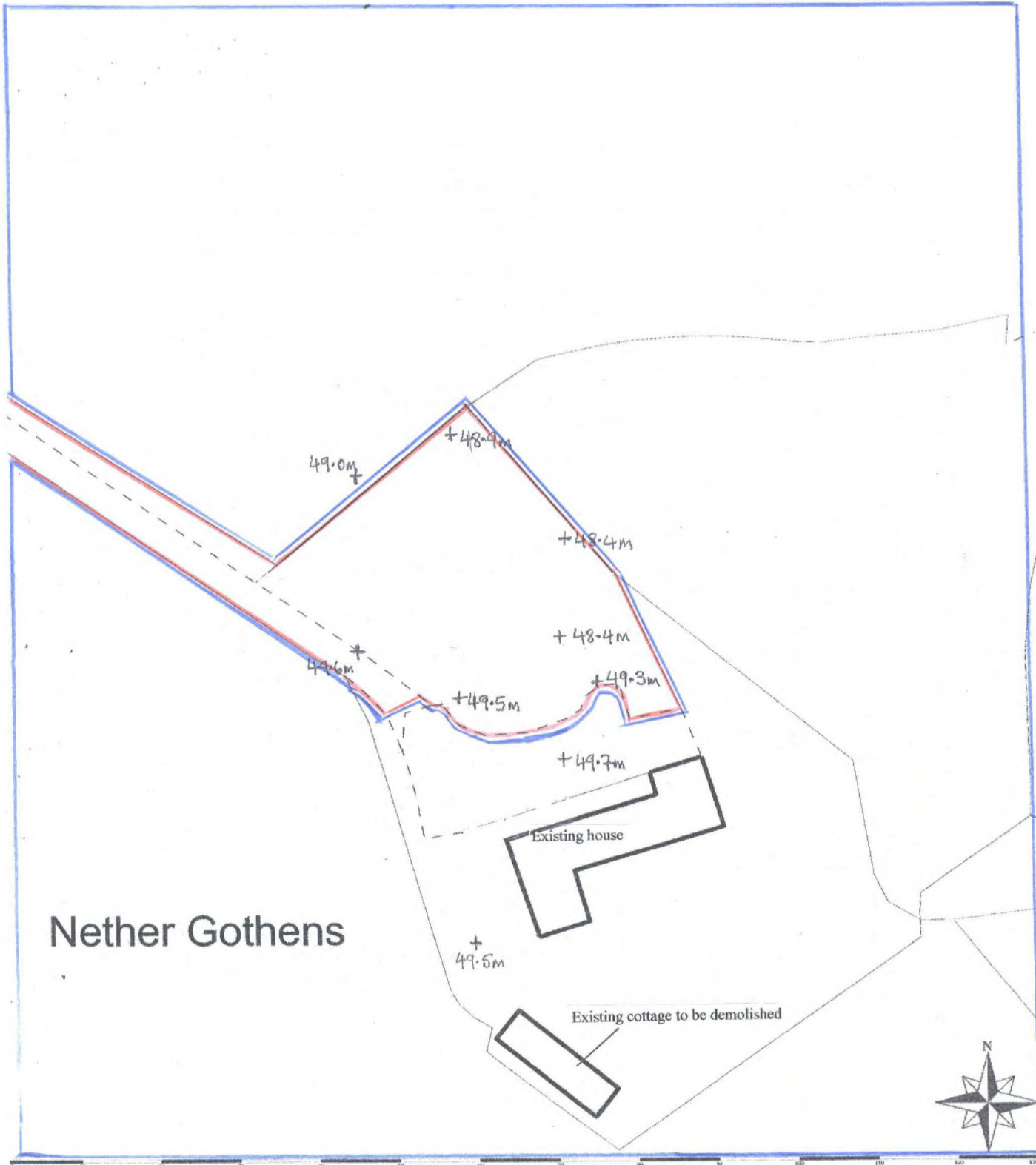




LOCATION PLAN 1:50000

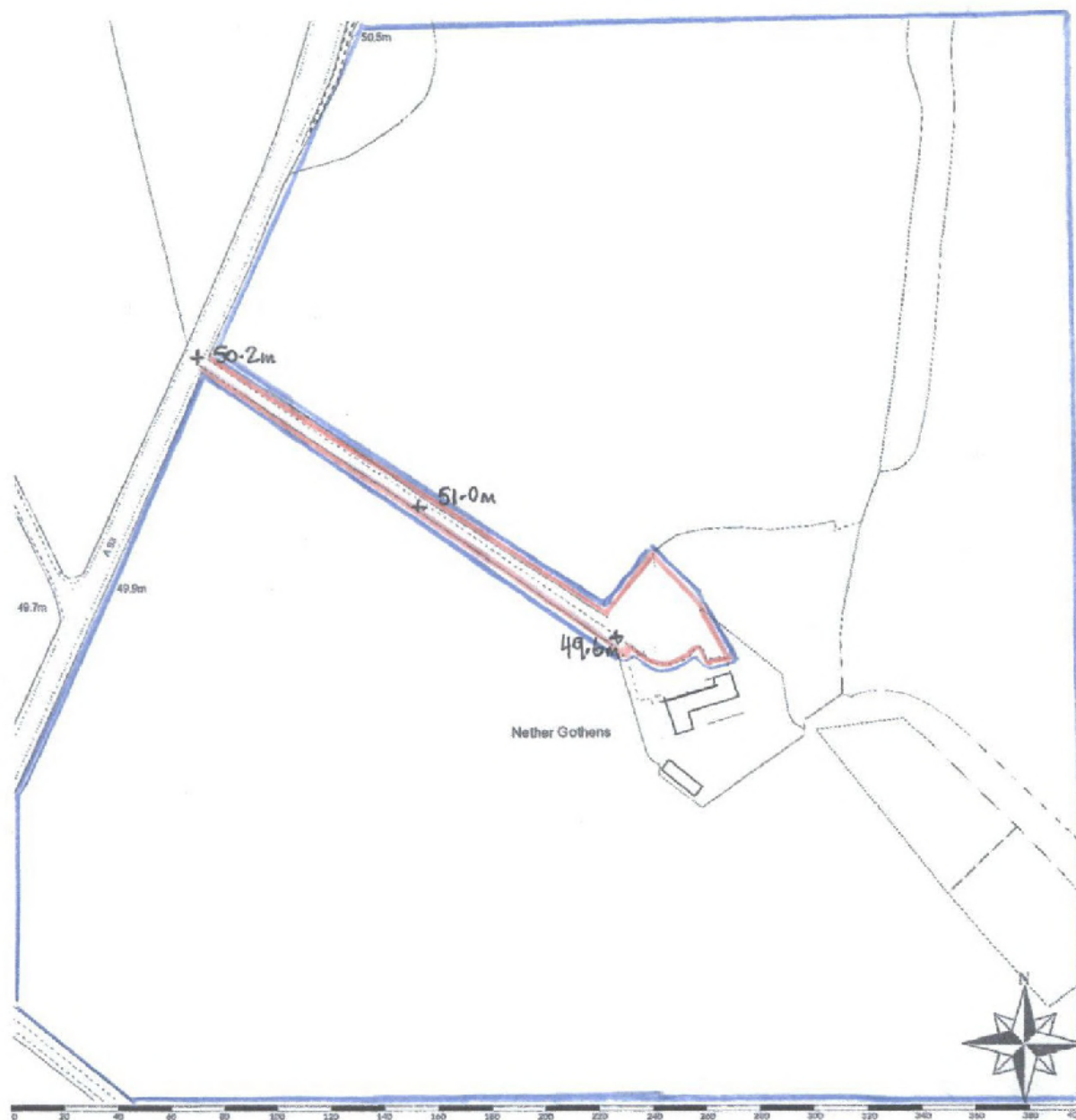
0 1 2 3 KILOMETRES





Scale: 1:500 | Area 1.69Ha | Grid Reference: 317220,740616 | Paper Size: A3

**EXISTING BLOCK PLAN 1:500**

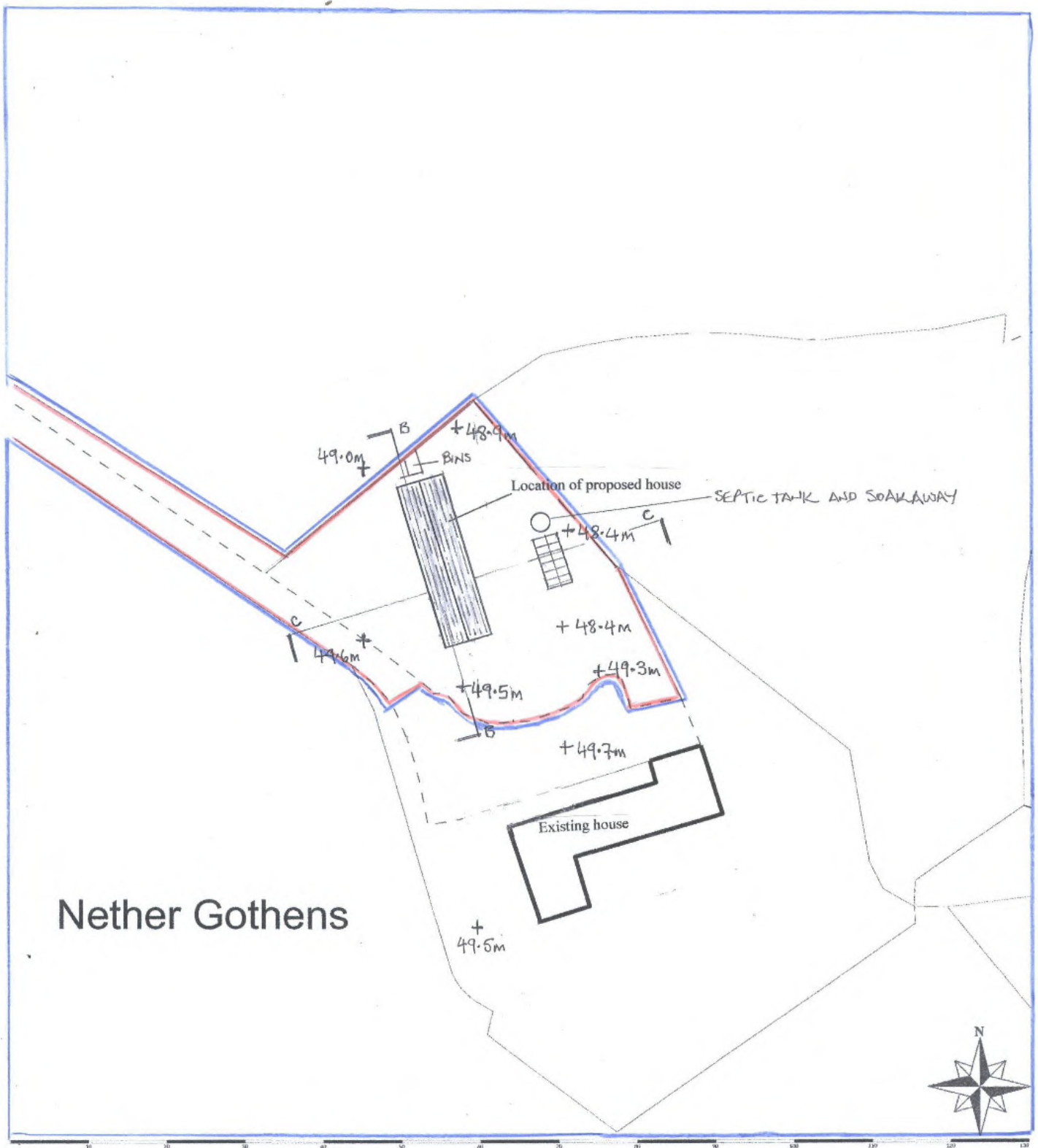


Scale: 1:2500 | Area 16Ha | Grid Reference: 317175,740642 | Paper Size: A4

Map of existing and proposed locations







Nether Gothens

Scale: 1:500 | Area 1.69Ha | Grid Reference: 317220,740616 | Paper Size: A3

### PROPOSED BLOCK PLAN 1:500

## **EXTERNAL FINISHES**

External walls – Cream coloured wet dash render on blockwork above and below DPC level

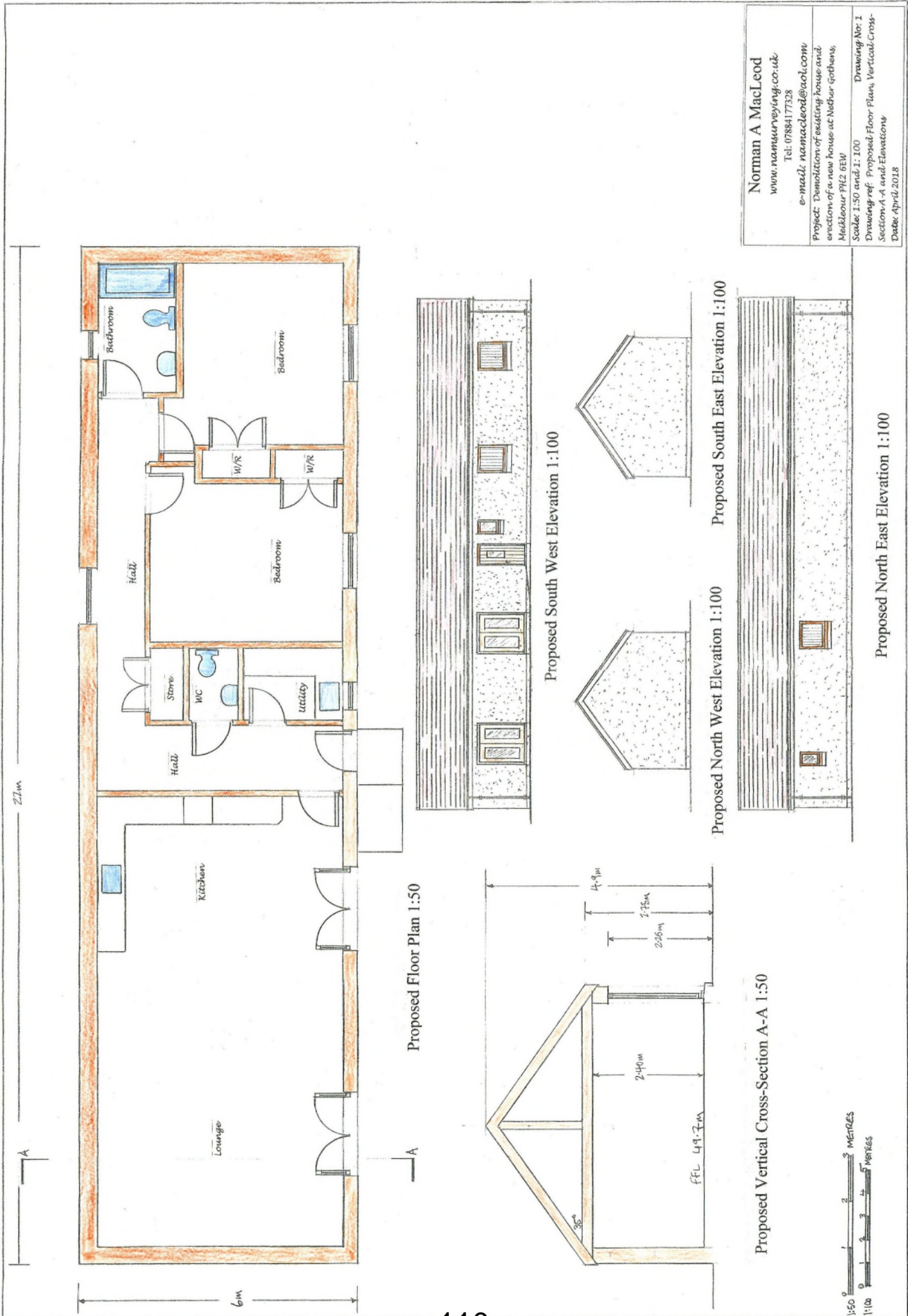
Roof – Slates

Gutters and rainwater pipes – Black UPVC

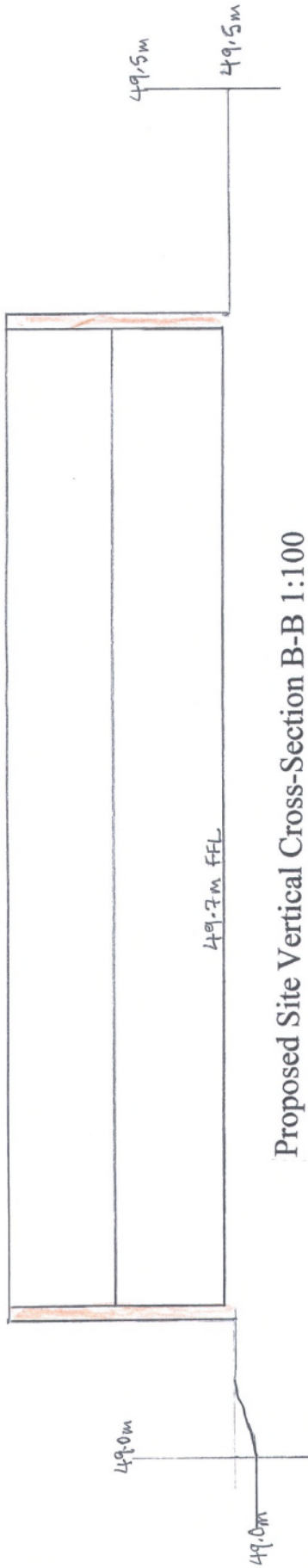
Photos of existing cottage



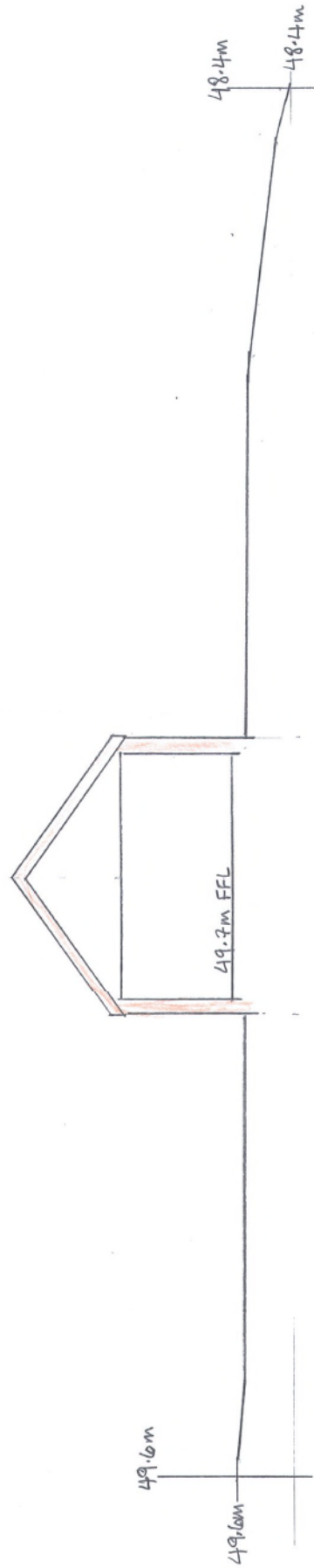




Norman A MacLeod  
 www.namurveys.co.uk  
 Tel: 07884177328  
 e-mail: namacloed@aol.com  
 Project: Demolition of existing house and  
 erection of a new house at Nether gothens,  
 Middleton PH2 6EW  
 Scale: 1:50 and 1:100  
 Drawing No: 1  
 Drawing ref: Proposed Floor Plans, Vertical Cross-  
 Section A-A and Elevations  
 Date: April 2018



Proposed Site Vertical Cross-Section B-B 1:100



Proposed Site Vertical Cross-Section C-C 1:100



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e-mail: namacleod@aol.com

Project: Demolition of existing house and  
erection of a new house at Nether Gothen's,  
Meikleour PH12 6EW

Scale: 1:100

Drawing No: 2

Drawing ref: Proposed Site Vertical Cross-Sections  
B-B and C-C

Date: April 2018



**TCP/11/16(568) – 18/01302/FLL – Erection of a dwellinghouse on land 30 metres north west of Nether Gothens Farm, Meikleour**

## **REPRESENTATIONS**







**By email to:**

[developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)

Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

Enquiry Line: 0131-668-8716  
[HMConsultations@hes.scot](mailto:HMConsultations@hes.scot)

Our ref: AMH/7162/10  
Our case ID: 300030581  
Your ref: 18/01302/FLL

14 August 2018

Dear Sir/Madam,

Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013  
Land 30m North West of Nether Gothens Farm, Meikleour - Erection of a Dwellinghouse

Thank you for your consultation which we received on 6 August 2018. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
SM7162	Nether Gothens, enclosure S of	Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

**Our Advice**

The proposal is for the demolition of an existing building with a new replacement building. Although we have no significant issues with the proposal, the applicant should be aware of the presence the above scheduled monument. Given that it is located just 20m to the south of the site development boundary with no above ground remains visible, all contractors should be made aware of the extent of the legally protected scheduled area of the monument so that any accidental damage is avoided. The scheduling document is available here:

<http://portal.historicenvironment.scot/designation/SM7162>

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance



with national and local policy on development affecting the historic environment, together with related policy guidance.

### **Further Information**

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/). Technical advice is available through our Technical Conservation website at [www.engineshed.org](http://www.engineshed.org).

Please contact us if you have any questions about this response. The officer managing this case is Nicola Hall who can be contacted by phone on 0131 668 8919 or by email on [nicola.hall@hes.scot](mailto:nicola.hall@hes.scot)

Yours faithfully,

**Historic Environment Scotland**

## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	18/01302/FLL	<b>Comments provided by</b>	Euan McLaughlin
<b>Service/Section</b>	Strategy & Policy	<b>Contact Details</b>	<b>Development Negotiations Officer:</b> Euan McLaughlin <div style="background-color: black; width: 100%; height: 1.2em;"></div>
<b>Description of Proposal</b>	Erection of a dwellinghouse		
<b>Address of site</b>	Land 30 Metres North West Of Nether Gothens Farm, Meikleour		
<b>Comments on the proposal</b>	<p><b>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.</b></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><b>Primary Education</b></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 Glendelvine Primary School.</p> <p>Education &amp; Children's Services have no capacity concerns in this catchment area at this time.</p>		
<b>Recommended planning condition(s)</b>	<p><b>Summary of Requirements</b></p> <p>Education: £0</p> <p><b><u>Total:</u> £0</b></p>		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	20 August 2018		



### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	18/01302/FLL	<b>Comments provided by</b>	Mike Lee Transport Planning Officer
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	██████████ ██████████████████
<b>Description of Proposal</b>	Erection of a dwelling house		
<b>Address of site</b>	Land 30 Metres North West Of Nether Gothens Farm Meikleour		
<b>Comments on the proposal</b>	Insofar as the Roads matters are concerned I have no objections to this proposal.		
<b>Recommended planning condition(s)</b>	AR01 Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type A Figure 5.6 access detail, of Type B Road construction detail.  Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	28/08/18		

