

TCP/11/16(500) – 17/01074/IPL – Erection of a dwellinghouse (in principle), land 100 metres north west of West Kinnochtry House, Kinnochtry, Coupar Angus

INDEX

- (a) Papers submitted by the Applicant (***Pages 425-442***)
- (b) Decision Notice (***Pages 445-446***)
 - Report of Handling (***Pages 447-456***)
 - Reference Documents (***Pages 457-467***)
- (c) Representations (***Pages 469-480***)

TCP/11/16(500) – 17/01074/IPL – Erection of a dwellinghouse (in principle), land 100 metres north west of West Kinnochtry House, Kinnochtry, Coupar Angus

**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 LINDSAY WATTS & STARION BROWN

Address 1 KINNORTHRY
HOLDINGS
COUPAR ANGUS
BLAIRGOWRIE
PH13 9PN

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

PARRIS & KINROSS COUNCIL

Planning authority's application reference number

17/01074/1PL

Site address

PART OF 1 KINNORTHRY HOLDING 100M NORTH WEST
OF WEST KINNORTHRY HOUSE

Description of proposed
development

REVISION OF A DWELLING-HOUSE (IN PRINCIPLE)

Date of application

22ND JUNE 2017

Date of decision (if any)

27TH JULY 2017

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:

SOME REASONS FOR REFUSAL ARE SUBSISTIVE AND CAN BE BETTER JUDGED AFTER A SITE INSPECTION

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:

ENTIRE SITE CAN BE VIEWED FROM PRIVATE ROADWAY ADJOINING IT. A PUBLIC RIGHT OF WAY EXISTS ALONG THE ROADWAY.

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.

SEE ATTACHED STATEMENT -

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

Yes No
☐ ☒

If yes, you should explain in the box below, why you are raising 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.

I HAVE COMMENTED ON MATERIAL RAISED BY THE CASE OFFICER AND THOSE COMMENTS MAY INCLUDE NEW MATERIAL.

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.

STATEMENT CONTAINING DETAILED REASONS FOR
SPRING REVIEW. STATEMENT CONTAINS MAPS & PHOTOS

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

^{WE} ^S ~~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

25th OCTOBER 2017

PERTH AND KINROSS COUNCIL

APPLICATION TO REVIEW DECISION DATED 27TH JULY 2017

PLANNING APPLICATION NO 17/01074/1PL

We refer to the letter dated 27th July 2017 refusing the above application on a variety of grounds. We hereby apply for a review of your council officer's decision by your Local Review Body.

Before the application we reviewed the Local Development Plan, and also guidance issued by the Council in connection with housing in the countryside. We took advice from agents who had previously worked for many years in the planning department of another council. After considering these matters, and after taking into account the advice given, we decided that this plot of the three we considered would fit in best with the council's vision and make Kinnochtry "a place of first choice where people choose to live.....without creating an unacceptable burden on the planet".

We were therefore disappointed to receive a bald refusal of the application for a whole variety of reasons (many subjective) without the council entering into any discussion with our agents to seek further information or consideration of alternatives. Most of the points raised in the statement supporting the application were seemingly ignored. It appears to us that the case officer simply chose to take the safe option of refusing the application to avoid the possibility of criticism later. Following his refusal we looked carefully at his Report of Handling which gives more insight into his reasoning and it appears his refusal is based on the following reasons:-

1. The proposal represents a "sprawl" from a group of buildings into the open countryside.
2. The proposed site does not have established boundaries, and is contained only by a post and wire fence.
3. The proposal erodes the existing landscape.
4. The proposal does not contribute to a sense of place.
5. The proposed dwellinghouse would suffer by reason of the noise and odour from the agricultural activity at the steading.

We will deal with these in order.

The development is a sprawl. /

The development is a sprawl. /

There is a group of buildings near the proposed site, consisting of West Kinnochtry House and a derelict steading which consists of several distinct buildings. Two hundred metres to the north, there is another “group” of 3 buildings, all dwellinghouses. There are three other “groups” of buildings in the Kinnochtry area and together they form the small community known as Kinnochtry. Each of those three groups has had applications granted extending the groups into the open countryside. Applications 07/00549/OUT and 550/OUT extend into an open field. I will refer to these in future as the “Anderson” applications. Application no 06/00092/FUL also extends into an open field. This application was for two houses. I will refer to this application as the “Keppie” application. Application No 15/02073/FLL was granted more recently and extends a group of farm buildings into the open countryside. I shall refer to this application as “Binnie” further in this application for review. The locations of all 3 applications are shown on the location map submitted along with this application for review.

It could be argued that the Anderson and Keppie applications were granted long ago, and the developments could not now proceed, but application 07/00579/FUL was granted in 2007, and the house was built during the summer of 2017, and even altered in terms of 16/01379/FLL, and is now occupied. I have marked these “McKenzie” on the location map. Thus any of these older applications could be developed, into open fields. Both the Anderson and Keppie applications extend existing groups of buildings into open countryside, and the Binnie application does that as well. None of these applications even had a post and wire fence round them. All “sprawl” in their own way.

No established boundaries

The site of the current application was originally intended as a garden area. The main difficulty was the destructive nature of the prevailing winds, and on the south and west boundaries trees and shrubs were planted as wind breaks. The north wind, though infrequent, is also damaging, so similar bushy shrubs were planted along the north boundary. The eastern boundary is the private road from which access would be obtained, but on the other (eastern) side of the road is a

head high hedge which has been there for decades. A photograph is attached showing how the post and wire fence has been engulfed by growth on the western boundary. The other boundaries are similar.

All of this planting is now mature, and at least 10 years old. The site has never been “open farmland”, and is not likely to be such ever again. Attached is a plan of the steading in 1901, and you will see that the yard at the back of the steading represents, with slight boundary changes, the area permission is sought for in this application.

When choosing this site for possible development we also took into account that the steading would be developed at some time in the future – probably by our successors – and some open space at the rear will be required for access, parking, garages or simply for garden ground to facilitate the sensible development of the steading.

The proposed site erodes the landscape.

Your policy ER6 very sensibly sets out to control any changes in the landscape. The present proposal is in a site where any change in the landscape would be barely discernible, and would in no way be detrimental to the surrounding land or buildings. Noticeably, none of the near neighbours objected to the application, and so are of the view that their environment would not be harmed.

The site is just visible from the public road to the south west, and is not visible from the south west until you are about a quarter mile away, by which time it is hidden by the hedge we mentioned earlier. Photographs are attached showing the view from the south west. You will have to look really hard to see the existing polytunnel.

The site is not visible from the south, being obstructed by the steading. From the south west it is barely visible, the landscape being dominated by the overhead power lines, the derelict steading, and by the highest of the group of three houses to the north. From the north the site will be visible, but the landscape is dominated by the steading.

In order to see any change to the surrounding landscape, people would actually have to go and seek it out, by going up the private roadway which leads to the site.

Both the Anderson and Keppie applications were granted in respect of land abutting the public road, and their effect on the surrounding landscape is substantial, and much more than our proposed site.

The proposed site does not contribute to a sense of place

Placemaking as a concept has been identified by the Council as an important consideration when considering proposals for development. This is wise, and you have placed a helpful guide on the planning website. The case officer considers this application does not respect the character and amenity of the “place” and so should not be granted.

A “place” comes into existence when human activity gives meaning to it. The steading, West Kinnochtry House, and the three houses to the north all give meaning to this area, which at one time was an open field. Erecting a single storey house on this location will not affect this “place” in any material way, and certainly not to its detriment.

The place-making concept has also to be considered when applied to Kinnochtry as a whole. Attached is a copy of Timothy Pont’s map of the area dated around 1596. Kinnochtry is there, just above the loch or marsh which existed at that time. That community would have been almost entirely agricultural. It would not survive in the modern economy if it was entirely agricultural now.

Fortunately the community is now mixed, with some retirees, some professionals, and one person who runs an online business in Canada from his house via the internet.

The proposed dwelling would be affected by noise and odour from agricultural activity at the steading.

The council policy EP8 only concerns noise pollution. It very sensibly enables you to prevent noisy applications from being placed next to users who would be adversely affected by that noise – such as dwellinghouses or nursing homes. It is sensible also to take into account odour when considering planning applications. This is adequately demonstrated by the chicken processing factory in Coupar Angus. The proposed site is not in any danger of being affected by either noise or odour, because agricultural activity in the steading does not happen.

The last time any agricultural activity occurred in the steading which would have produced noise or odour was in 2003, when the farmer who owns the other half of it kept half a dozen young cows over the winter, and then sold them on. Since then it has been used for storage of hay and of little used farm implements. It has now deteriorated to such an extent that it only small parts of it can be used for those purposes – and then only in an unsecured manner. The concerns expressed in 2007 when the previous application was refused were barely founded then, and ten years further on, after further deterioration, don't really make sense any more.

The steading was originally erected for the whole Kinnochtry farm of about 100 acres or more. After the war, it was divided into two holdings, both of 50 acres each. Each holding was given half of the steading to support it. When we bought our holding in 2001 it consisted of 50 acres and half the steading, and we have since sold 27 acres. The owner of the other holding sold 26 acres in 1986, and has now sold another 11 acres in 2017, leaving only the farmhouse and around 13 acres. There is no agricultural activity by any local business which justifies a steading of this size and form. No such activity is likely to happen in the future. It is much more likely to be converted to some other use.

Conclusion

We feel the officer in this case made what he considered the “safe” decision to refuse the application, rather than risking possible criticism later for not adhering strictly to the development plan. We now ask the Local Review body to review his decision in light of the arguments in this statement.

It seems inconsistent for our plot to be considered as an unsatisfactory extension to a group of buildings when similar extensions were granted in the Anderson, Keppie and Binnie applications nearby. In addition if you look at the OS map of the steading in 1901, you will see that the area was already identifiable as a separate area then, and the boundaries since that time have only slightly changed.

It also seems inconsistent that our plot is considered not to have established boundaries, but only a post and wire fence, when the photographs show that the post and wire fence is engulfed with mature growth, and the Anderson, Keppie and Binnie applications don't even have post and wire fences at all.

The concepts of “eroding the landscape” and “not contributing to a sense of place” do not seem to have been applied to any of the nearby applications, and certainly not to the McKenzie application, as you will see from the photographs attached. It dominates the landscape to the north, and its height and appearance are totally alien to their surroundings. These two concepts are very subjective, and one person’s opinion will differ from another. If you consider them to be at all material, I would urge you to inspect the site for yourselves.

The steading will never be developed as an agricultural property. It was designed for the time horses were used in agriculture. It is the wrong design for modern needs. It is in the wrong place, and there is no large agricultural business local enough to use it. At present the only agricultural activity there is the storage of some hay, and our hens going round there to hide their eggs.

In all the above circumstances we would ask the Local Review Body to grant the application. Economic growth is needed in the countryside too, to enable this 500 year old community to sustain its existence and thrive.

Lindsay Watt

Marion Brown



Anderson



Keppie



Binnie



McKenzie



Fence on western boundary



View to the north

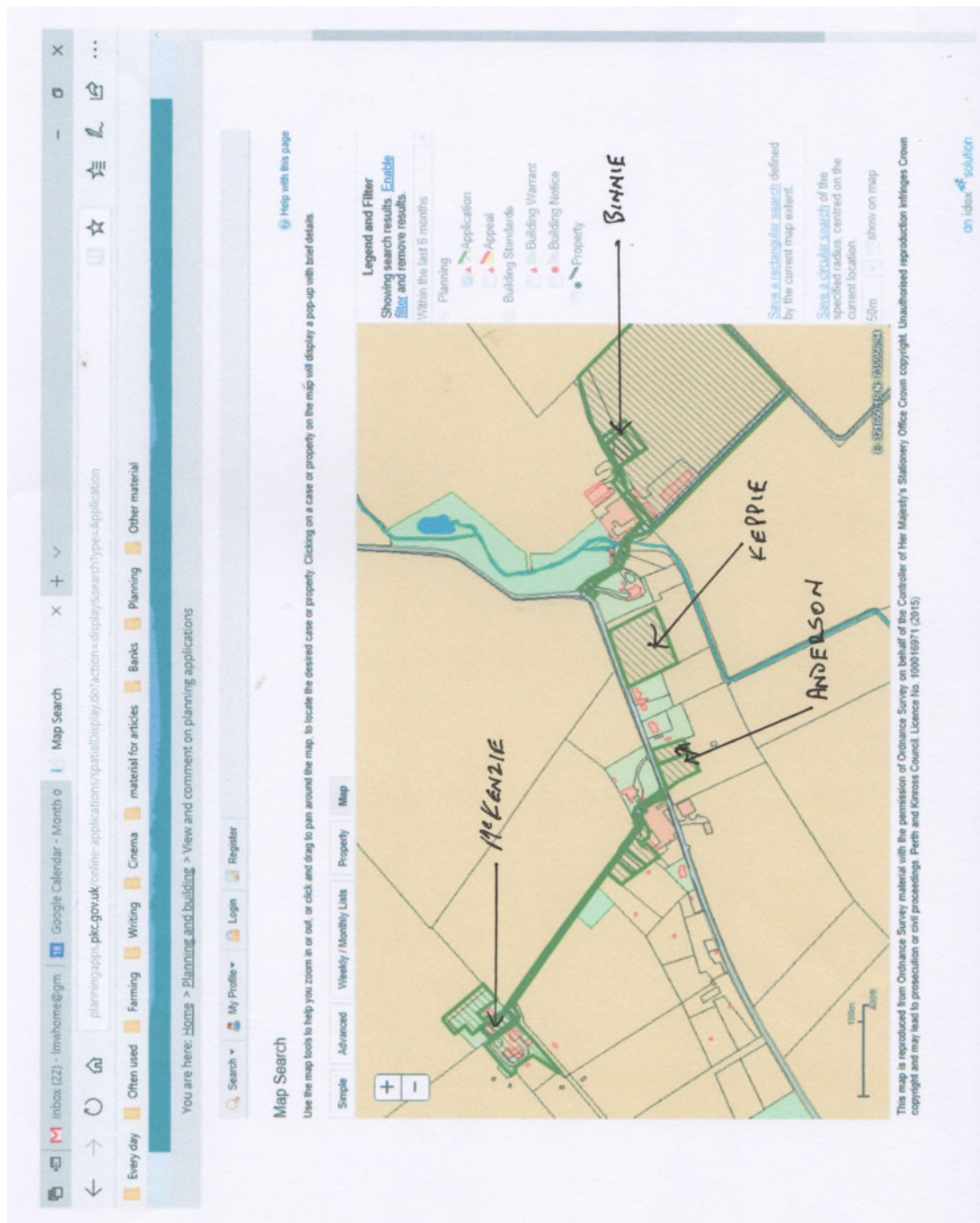


Condition of steading

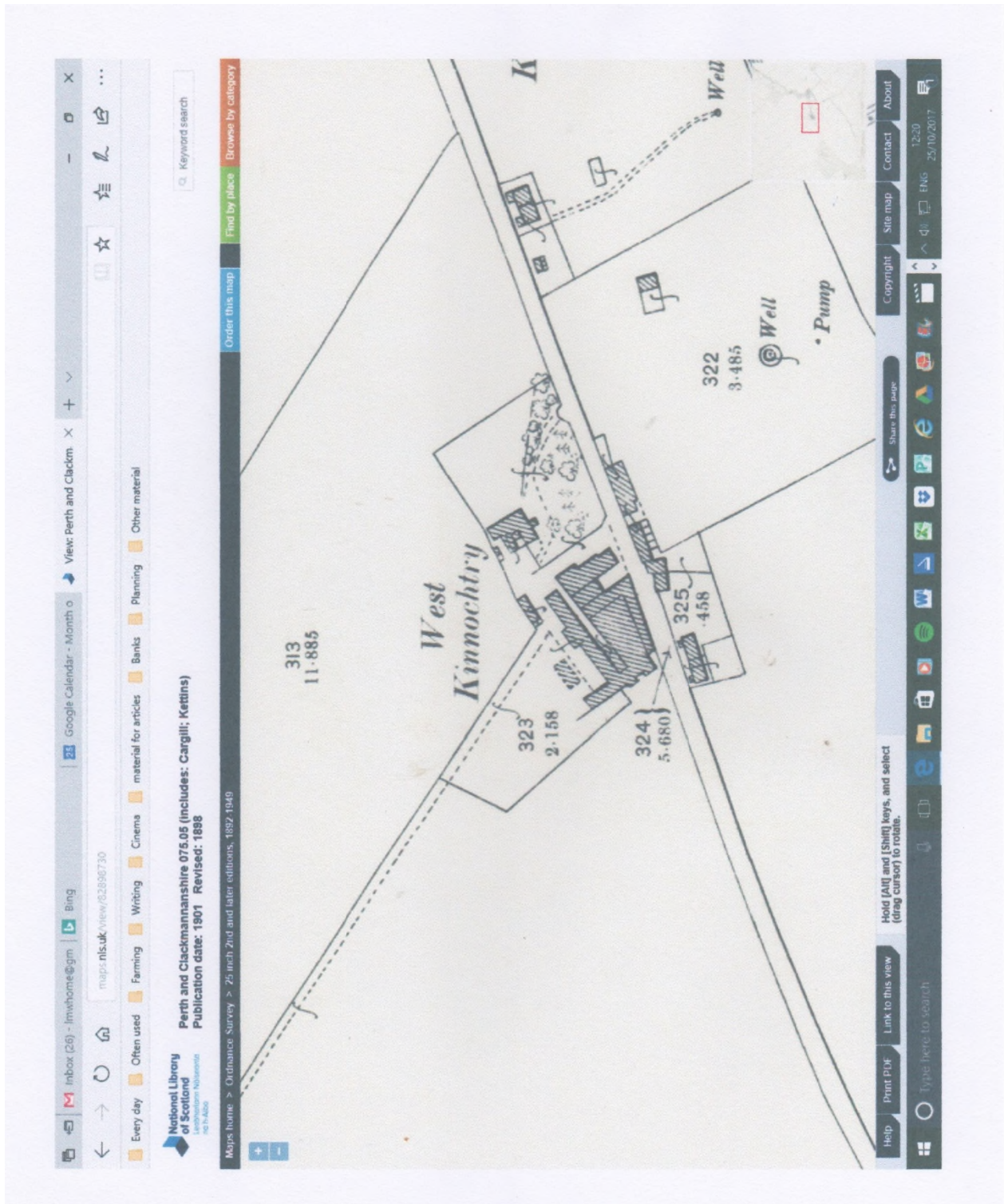


Condition of steading

Location plan







TCP/11/16(500) – 17/01074/IPL – Erection of a dwellinghouse (in principle), land 100 metres north west of West Kinnochtry House, Kinnochtry, Coupar Angus

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

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

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 27th July 2017

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 17/01074/IPL

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 22nd June 2017 for permission for **Erection of a dwellinghouse (in principle) Land 100 Metres North West Of West Kinnochtry House Kinnochtry Coupar Angus** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. The proposal is contrary to Policy RD3 of the Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2014 as it does not comply with any of the categories of the policy guidance where a dwellinghouse would be acceptable in principle at this location.
2. The proposal is contrary to the Council's Housing in the Countryside Guide (SPG) 2014 as it does not comply with any of the categories of the policy guidance or criterion where a dwellinghouse would be acceptable in this location.

- 3 The proposal is contrary to Policy ER6 of the Perth and Kinross Local Development Plan 2014 as it erodes local distinctiveness, diversity and quality of Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience through the siting of the development within this area of Perth and Kinross.
- 4 The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014, as the proposed siting of the development does not respect the character and amenity of this area of Perth and Kinross.
- 5 The proposal is contrary to Policy PM1B, criterion (a) of the Perth and Kinross Local Development Plan 2014, as the proposal fails to create a sense of identity and erodes the character of the countryside.
- 6 The proposal does not provide a satisfactory residential environment due to the proximity of the agricultural buildings to the south as there is the potential for future residents at this site to suffer annoyance from noise and odour from the agricultural activity, contrary to Policy EP8 of the Perth and Kinross Local Development Plan 2014.

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 "Online Planning Applications" page

Plan Reference

17/01074/1

17/01074/2

REPORT OF HANDLING

DELEGATED REPORT

Ref No	17/01074/IPL	
Ward No	P2- Strathmore	
Due Determination Date	21.08.2017	
Case Officer	John Russell	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 100 Metres North West Of West Kinnochtry House
Kinnochtry Coupar Angus

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: 30 June 2017

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

This application seeks planning permission in principle for the erection of a dwellinghouse on land to the north of the West Kinnochtry steading to the east of Burrelton. I note that there is a historic refusal on the site for a dwellinghouse, application 07/02522/FUL refers.

The site is accessed by a track from the minor road running between Campmuir and Balbeggie. The access track then passes an agricultural steading (which is partially in the ownership of the applicant) before reaching the plot which is some 18 metres from the steading buildings. There is some hedge planting and orchard trees on the site along with a polytunnel. The site is some 1200 sqm in area.

SITE HISTORY

07/02522/FUL Erection of dwellinghouse 21 January 2008 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy

and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM1A - Placemaking

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

Policy PM3 - Infrastructure Contributions

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

Policy PM4 - Settlement Boundaries

For settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

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 ER6 - Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes

Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross and they meet the tests set out in the 7 criteria.

Policy EP3B - Water, Environment and Drainage

Foul drainage from all developments within and close to settlement envelopes that have public sewerage systems will require connection to the public sewer. A private system will only be considered as a temporary measure or where there is little or no public sewerage system and it does not have an adverse effect on the natural and built environment, surrounding uses and the amenity of the area.

Policy EP3C - Water, Environment and Drainage

All new developments will be required to employ Sustainable Urban Drainage Systems (SUDS) measures.

Policy EP8 - Noise Pollution

There is a presumption against the siting of proposals which will generate high

levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

OTHER POLICIES

Development Contributions

Sets out the Council's Policy for securing contributions from developers of new homes towards the cost of meeting appropriate infrastructure improvements necessary as a consequence of development.

Housing in the Countryside Guide

A revised Housing in the Countryside Policy was adopted by the Council in October 2014. The policy applies over the whole local authority area of Perth and Kinross except where a more relaxed policy applies at present. In practice this means that the revised policy applies to areas with other Local Plan policies and it should be borne in mind that the specific policies relating to these designations will also require to be complied with. The policy aims to:

- Safeguard the character of the countryside;
- Support the viability of communities;
- Meet development needs in appropriate locations;
- Ensure that high standards of siting and design are achieved.

The Council's "Guidance on the Siting and Design of Houses in Rural Areas" contains advice on the siting and design of new housing in rural areas.

CONSULTATION RESPONSES

Scottish Water – No objection.

Dundee Airport Ltd – No objection. This development would not infringe the safeguarding surfaces for Dundee Airport.

Contributions Officer – No objection.

Transport Planning – No objection subject to conditional control.

REPRESENTATIONS

None

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

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 local plan through Policy PM4 - Settlement Boundaries specifies that development will not be permitted, except within the defined settlement boundaries which are defined by a settlement boundary in the Plan.

However, through Policy RD3 - Housing in the Countryside it is acknowledged 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.

Having had the opportunity to undertake a site visit and assess the plans I consider the application does not relate to:-

(b) Infill sites.

- (c) New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
- (d) Renovation or replacement of houses.
- (e) Conversion or replacement of redundant non-domestic buildings.
- (f) Development on rural brownfield land.

(a) Building Group.

An existing building group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. In this case, the grouping of buildings around West Kinnochry House and steading can be considered as a (a) Building Group.

I therefore turn to supplementary guidance, 'The Housing in the Countryside Policy' that was adopted by the Council in October 2014, which assists with the assessment of Policy RD3 and Building Groups. This highlights that:-

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.

I note report of handling associated with 07/02522/FUL highlighted that:-

The proposal lies within the Landward Area as defined in the Perth Area Local Plan 1995 where Policy 32 relating to Housing in the Countryside applies. Policy 32 does allow for infill development within small building groups and also for modest development within larger groups where sites are well contained by established landscape features. The site in question is contained by artificial boundaries on three sides and would not satisfy the policy criteria. The Council's December 2005 policy on Housing in the Countryside specifically discourages development on sites where the only containment is provided by artificial boundaries such as post and wire fences. Clearly, if consent were granted in this case, the same considerations would apply to the remainder of the open field and beyond. The proposal does not meet any of the policy criteria in the Local Plan and in the December 2005 policy.

I note the agent is of the view that the site now has suitable landscape features to accommodate a dwelling and this overcomes the previous refusal. While there is now some hedge planting and orchard trees on the site since

the previous refusal I am still of the view that these features are not well established.

Notwithstanding this the core issue in the determination of this application is whether the site sufficiently relates to the building group at West Kinnochtry. In this case the proposed plot is set out on a limb and does not respect the character, layout and building pattern of the group which fronts onto the public road. Accordingly, the proposal would constitute an unacceptable extension to the group and result in sprawl into the open countryside, which would detract and destroy the grouping.

Taking this into account the principle of housing development on the site is contrary to Policy RD3.

Design and Layout

The site is also required to be assessed against the 'Placemaking' policies of the adopted local plan.

Policy PM1A confirms that development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. In this case the design, density and siting of the development does not respect the character and amenity of the Building Group at West Kinnochtry and is contrary to policy PM1A.

From my review of Policy PM1B, the proposal also fails to create a sense of identity and erodes the character of the countryside (a). The siting of a dwelling in this position would further erode landscape character contrary to criterion (b). I note the applicant has sought to establish site boundaries by planting hedging since the 2007 refusal however this does little to reduce the harm of extending built development on a limb to the North.

Landscape

Development and land use change should be compatible with the distinctive characteristics and features of Perth & Kinross's landscape. Development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. In this case the siting of a proposed residential development on this site does not comply with the housing in the countryside policy accordingly formation of a dwellings and their associated curtilages are considered to erode local distinctiveness, diversity and quality of the landscape. The proposal would therefore also fail to comply with Policy ER6.

Residential Amenity

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 properties is required and in this case cognisance of the surrounding landuses has to be taken into account.

The Housing in the Countryside SPG notes that applications for dwellings on locations adjacent to a working farm will only be approved where a satisfactory residential environment can be created, and where the introduction of a dwelling will not compromise the continuation of legitimate agricultural and related activities or the amenity of the residents.

I note there was an issue about the proximity of the proposed dwelling to the steading at West Kinnochtry and this remains unchanged. Accordingly there is a conflict with Policy EP8 Noise as potential noise and odour from agricultural activity at the steading which is outwith the control of the applicant would not create an appropriate environment for the proposed dwelling.

Roads and Access

There are no objections to the proposed dwellinghouses on roads or access grounds from Transport Planning. The proposal would comply with Policy TA1B if conditional control is applied.

Drainage and Flooding

The site is not in an area subject to river flooding. Disposal of surface water should be via a sustainable urban drainage system and this would need to be incorporated into the site layout to comply with policy EP3C and this can be controlled conditionally. The acceptability of a private foul drainage can be assessed at the detailed stage and controlled by condition.

Developer Contributions

Primary Education

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.

This proposal is within the catchment of Collace Primary School. Conditional control is required to assess the capacity constraint once a detailed application comes forward, if approved.

Transport Infrastructure

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.

The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.

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 not considered to comply with the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations identified in the agent's Supporting Statement and find none that would justify overriding the adopted Development Plan or Supplementary Planning Guidance. 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 Policy RD3 of the Perth and Kinross Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2014 as it does not comply with any of the categories of the policy guidance where a dwellinghouse would be acceptable in principle at this location.
- 2 The proposal is contrary to the Council's Housing in the Countryside Guide (SPG) 2014 as it does not comply with any of the categories of

the policy guidance or criterion where a dwellinghouse would be acceptable in this location.

- 3 The proposal is contrary to Policy ER6 of the Perth and Kinross Local Development Plan 2014 as it erodes local distinctiveness, diversity and quality of Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience through the siting of the development within this area of Perth and Kinross.
- 4 The proposal is contrary to Policy PM1A of the Perth and Kinross Local Development Plan 2014, as the proposed siting of the development does not respect the character and amenity of this area of Perth and Kinross.
- 5 The proposal is contrary to Policy PM1B, criterion (a) of the Perth and Kinross Local Development Plan 2014, as the proposal fails to create a sense of identity and erodes the character of the countryside.
- 6 The proposal does not provide a satisfactory residential environment due to the proximity of the agricultural buildings to the south as there is the potential for future residents at this site to suffer annoyance from noise and odour from the agricultural activity, contrary to Policy EP8 of the Perth and Kinross Local Development Plan 2014.

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.

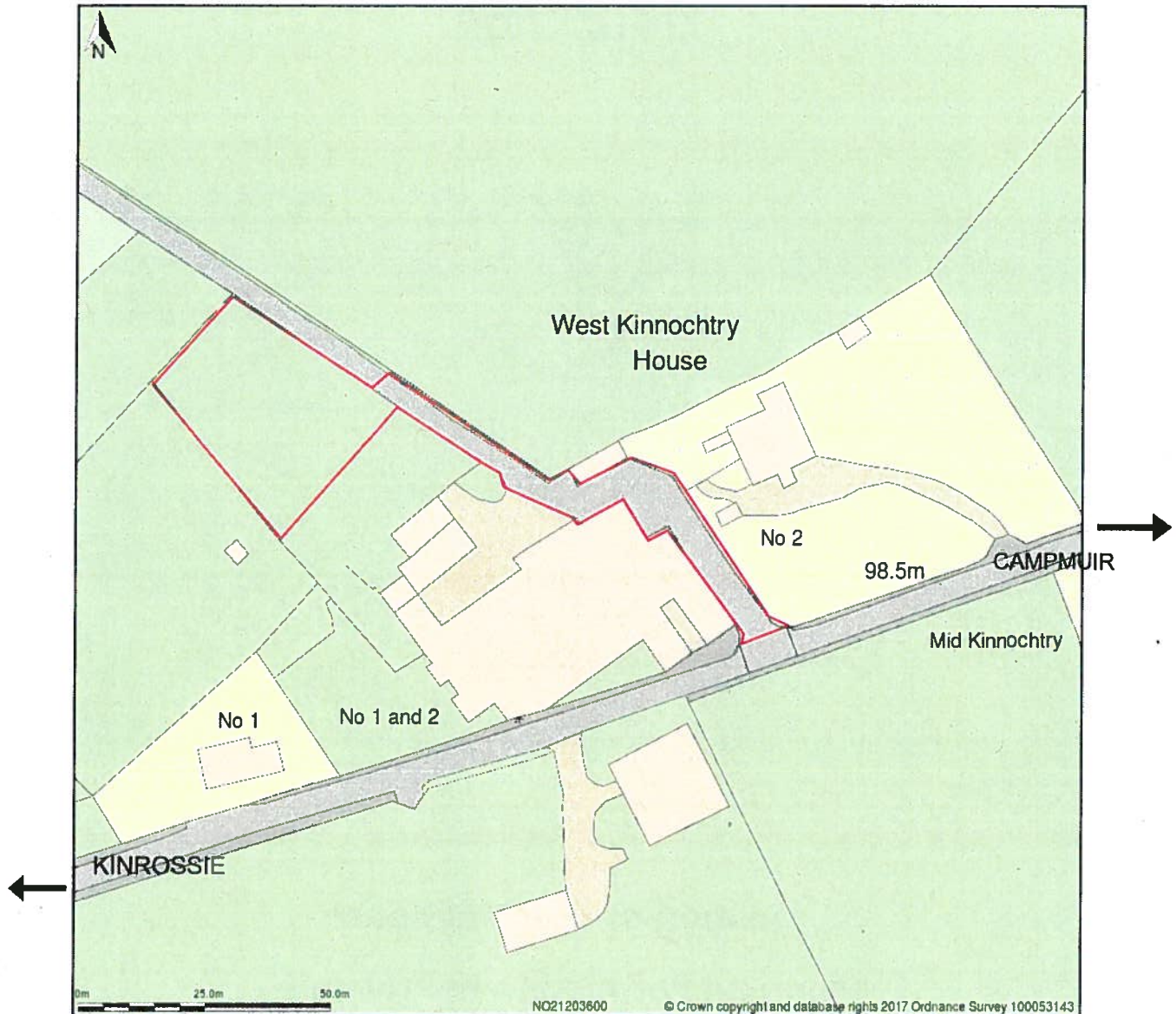
PLANS AND DOCUMENTS RELATING TO THIS DECISION

17/01074/1

17/01074/2

Date of Report 26.07.2017

Land at 1 Kinnochtry Holdings Zc442 From The Access Road To Kinnochtry Wood Cottage To The South Boundary Of 31 Holdings Blairgowrie PH13 9PN

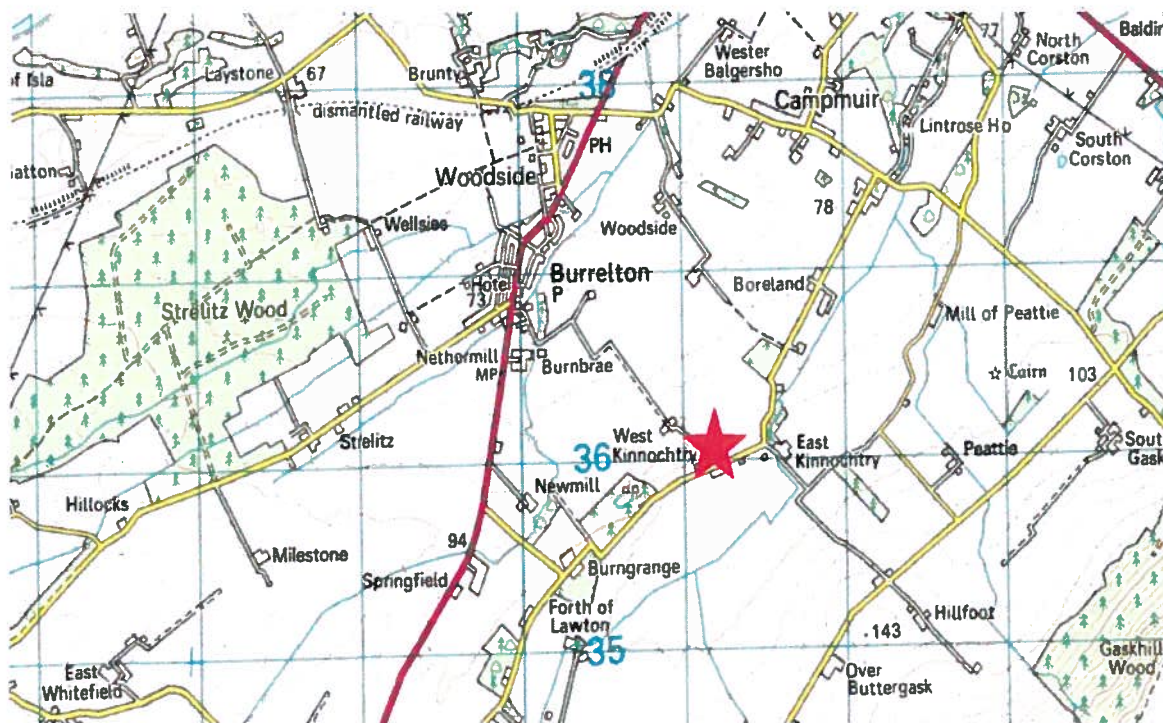


Site Plan shows area bounded by: 321108.2, 735907.76 321308.2, 736107.76 (at a scale of 1:1250), OSGridRef: NO21203600. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 20th Jun 2017 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey © Crown copyright 2017. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference #00233703-5721B6

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2017

STATEMENT IN SUPPORT OF PLANNING APPLICATION



**Erection of Dwellinghouse
Planning Permission in Principle
Land at 1 Kinnochtry Holdings,
Coupar Angus, Blairgowrie,
PH13 9PN**

Lindsay Watt and Marion Brown

Introduction

The purpose of this statement is to provide a reasoned justification in support of an application for planning permission in principle for the erection of a dwellinghouse on land at West Kinnochtry, Coupar Angus.

The statement will consider and discuss the following issues:

- Background
- Planning History
- Principle of Development
- Design & Visual Impact
- Residential Amenity
- Transportation
- Conclusion



Site at 1 Kinnochtry Holdings

Background

This application relates to an area of land connected with the applicant's larger property, located to the north of West Kinnochtry, Coupar Angus. The existing property incorporates a single storey stone dwellinghouse, a number of outbuildings, a substantial partially derelict stone steading (only part owned by applicants and not available for redevelopment) and approximately 8 hectares (20 acres) of grazing ground that is used in connection with the clients' horse livery business (see below for ownership map). The property incorporates a substantial area of garden ground, which is located directly to the side (east) of the existing dwellinghouse and extends alongside the minor access road to the north east.

The proposed development site of 0.12ha (0.3 acres) is located within the ground located to the north east of the existing dwellinghouse and is used as an orchard/site for polytunnel. The site incorporates a variety of different fruit trees and foliage. The site is enclosed on all elevations by a mixture of fencing, hedging and medium size trees and is bounded by paddocks to the north west and south west, by the access road to the north east and by garden ground to the south east. The site is accessed by a formed access track from the minor road running between Campmuir and Balbeggie. This track also serves as a vehicle access for 3 other residential properties to the north. Photographs below illustrate the site and its surroundings.



Land owned by the applicants



Derelict steading building to SE of site (part owned by applicants)



Interior view of steading building to SE of site (part owned by applicants)



View of site to SW



View of site to NW



View to NW – site to left hand side of track behind trees

Planning History

A planning application was made in 2007 (07/02522/FLL) for erection of a dwellinghouse on an adjacent site. At that time the proposal was contrary to historic policy in the Perth Area Local Plan 1995 as it did not comply with the criteria on building group infill and extension and did not meet with the Council's Housing in the Countryside policy 2005.

A recently constructed dwellinghouse was granted permission, on a gap site, within the housing group at some distance to the north of the application site (07/00579/FLL & 16/01379/FLL).

Principle of Development

The site is defined by the Perth and Kinross Local Plan (2014) as Countryside.

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

Policy RD3: Housing in the Countryside indicates that the Council will support proposals for single houses which fall into at least one of several categories. In this case the proposal can be considered to fall within category (a) Building Groups

The excerpt below is from Perth and Kinross Housing in the Countryside Guide, 2012 in relation to Building Groups (defined as 3 or more buildings of a size of at least equivalent to a traditional

cottage whether residential and/or business/agricultural):

'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 the Housing in the Countryside Guide (2012) it is considered that this proposal can be supported in terms of 'Building Groups' as:

- The proposed house will form part of a building group around the junction of the minor classified road/access track and currently comprising:
 - the substantial stone steading
 - Nos 1 & 2 Kinnochtry Holdings to the SW and S of the site
 - Mid Kinnochtry to the SE
 - Craigturra to the E
 - West Kinnochtry House to the E.
- The proposed single dwelling would extend the group within a defined site of well-established landscape features, bounded by dense planting providing a natural and well established setting and would not detract from the residential or visual amenity of the existing building group.

Design & Visual Impact

In this case the applicant is seeking consent for planning permission in principle. As such, the design and visual impact of the proposal is not generally considered at this stage. However, it is considered that in this case a new building in this position would have very little visual impact on the wider landscape of the area.

- Site is very well contained by existing trees, hedges and foliage and a new dwellinghouse, with associated additional landscaping could be well integrated into the surrounding landscape.
- Not viewed from the minor public road running from the NE to SW.

It is likely that should planning permission be granted in principle in this case that the design of a new house would be single storey in height and of traditional proportions and finishes including stone and slate, so as to compliment the traditional rural character of the area.

Residential Amenity & Development Density

Once again, the applicant is seeking consent for planning permission in principle in this case and as such, the residential amenity impact of the proposal is not generally considered at this stage. However, it is considered that a house could be located within the site and have no detrimental impact upon any of the existing residential properties within the adjacent location in terms of overlooking or overshadowing given their distance from the site (notional site layout below).

It is considered that the farm steading is no longer part of a working farm building, being unused and in too derelict condition, and therefore there is no issue relating to the introduction of a dwelling compromising agricultural activity. In any case it is considered that the plot is sufficiently distant and well screened to ensure a satisfactory residential environment.

It is considered that a dwellinghouse could be supported on the site and still allow for sufficient space for both amenity garden ground and parking as required by the Local Development Plan.



Notional Layout of Site Illustrating Possible Position of Dwelling

Transportation & Road Safety

Scottish Planning Policy (2014) advises that decisions on new developments should take account of the existing transport network and environmental and operational constraints. Local Development Plan Policy TA1B: New Development Proposals includes several relevant considerations including that proposals should be appropriately designed for safety and convenience and include appropriate levels of parking provision.

The application site is proposed to be accessed via the existing vehicular access track running alongside the site, which serves the 3 other properties to the north. The access road is very straight and therefore provides good visibility for potential cars entering or leaving the site in both directions.

The site is considered to be of a size that is capable of supporting sufficient parking and turning for a new dwellinghouse in this case.



Access track (to right and left) joining minor public road

Conclusion

In conclusion, we would raise the following points:

- The proposal is located on an identifiable site, well contained within mature boundaries and associated with a building group in a rural location.
- The proposed site is an appropriate size in relation to the plots of the surrounding residential properties
- A dwellinghouse could be developed on the site that would provide sufficient garden space and would not result in any overlooking or overshadowing onto any neighbouring properties
- A traditionally designed dwellinghouse could be provided on the site that would be sympathetic to the existing rural character of the area and its landscape
- A new dwellinghouse would not compromise the operation of any rural business
- The existing means of vehicular access is suitable to allow for an additional residential unit
- The applicants would be happy to accept conditions attached to any planning consent

We would hope that this statement will clarify any issues raised as part of the determination of this application and will act as a spring board for discussion between ourselves and the Planning Officer. We would ask that the Case Officer discuss the proposed recommendation with ourselves prior to any decision being made on the proposal.

TCP/11/16(500) – 17/01074/IPL – Erection of a dwellinghouse (in principle), land 100 metres north west of West Kinnochtry House, Kinnochtry, Coupar Angus

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01074/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin [REDACTED]
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 100 Metres North West Of West Kinnochtry House, Kinnochtry, Coupar Angus		
Comments on the proposal	<p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Collace Primary School.</p> <p>Transport Infrastructure</p> <p>With reference to the above planning application the Council Transport Infrastructure Developer Contributions Supplementary Guidance requires a financial contribution towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites in and around Perth.</p> <p>The application falls within the identified Transport Infrastructure Supplementary Guidance boundary and a condition to reflect this should be attached to any planning application granted.</p>		
Recommended planning condition(s)	<p>Primary Education</p> <p>CO01 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 PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to primary education infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance</p>		

	<p>2016.</p> <p>Transport Infrastructure</p> <p>CO00 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 PM3: Infrastructure Contributions of the Perth & Kinross Local Development Plan 2014 with particular regard to transport infrastructure, unless otherwise agreed in writing with the Council as Planning Authority.</p> <p>RCO00 Reason – To ensure the development is in accordance with the terms of the Perth and Kinross Council Local Development Plan 2014 and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	04 July 2017

8th July 2017

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



Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: PH13 Angus West Kinnochtry House 100 Metres NW Of
PLANNING REF: 17/01074/IPL
OUR REF: 747268
PROPOSAL: Erection of a dwellinghouse (in principle)

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the **Lintrathen** Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example

rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Lisa Lennox

Development Operations Analyst

Lisa.lennox2@scottishwater.co.uk

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	17/01074/IPL	Comments provided by	Niall Moran
Service/Section	Transport Planning	Contact Details	██████
Description of Proposal	Erection of a dwellinghouse (in principle)		
Address of site	Land 100 Metres North West Of West Kinnochtry House Kinnochtry Coupar Angus		
Comments on the proposal	Insofar as the Roads matters are concerned I do not object to the proposed development provided the condition indicated below is applied.		
Recommended planning condition(s)	<p>PP00 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.</p> <p>RPP00 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.</p>		
Recommended informative(s) for applicant			
Date comments returned	14 July 2017		

Audrey Brown - CHX

From: Development Management - Generic Email Account
Sent: 17 July 2017 16:55
To: Meaghan Wilson
Subject: FW: Plan App 17/01074/IPL - Erect Dwellinghouse NW of West Kinnochtry House Coupar Angus

From: Anne Phillips [<mailto:APhillips@hial.co.uk>]
Sent: 17 July 2017 16:51
To: Development Management - Generic Email Account
Subject: Plan App 17/01074/IPL - Erect Dwellinghouse NW of West Kinnochtry House Coupar Angus

Your Ref: 17/01074/IPL

Dear Sir/Madam,

PROPOSAL Erect Dwellinghouse (in principle)
LOCATION Land 100 Metres NW of West Kinnochtry House Coupar Angus

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for **Dundee Airport**.

Therefore, Highlands and Islands Airports Limited would have no objections to the proposal.

Regards

Kirsteen

Safeguarding Team
on behalf of Dundee Airport Limited
c/o Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>
