

TCP/11/16(336)
Planning Application 14/01379/FLL – Erection of
dwellinghouse, land 30 metres south of Campmuir
Cottage, Campmuir

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TCP/11/16(336)
Planning Application 14/01379/FLL – Erection of
dwellinghouse, land 30 metres south of Campmuir
Cottage, Campmuir

**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

Address

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

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

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) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 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) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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 | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input checked="" type="checkbox"/> |
| 3. Site inspection | <input type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

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:

CASE OFFICERS OPINION THAT THIS IS NOT AN INFILL SITE - WE WISH TO BE AVAILABLE TO ANSWER ANY QUESTIONS THE REVIEW BODY MAY HAVE IN THIS REGARD.

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:

SITE CAN BE ACCESSED THROUGH ADJACENT CONSTRUCTION SITE.

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 SEPARATE DOCUMENT 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.

N/A

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.

1. AERIAL PHOTOGRAPH OF CAMPMUIR.
2. PLANNING DEPARTMENT SITE MAP OF CAMPMUIR.
3. REASONS FOR APPEAL

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

5 JANUARY 2015

**Reasons for Appeal – Land 30m South of Campmuir Cottage, Coupar Angus
Ref: 14/01379/FLL**

In the Case Officer's delegated report, under the section Land Use this states "the acceptability of the proposal in Land Use terms is ultimately an assessment of the proposal against the Housing in the Countryside Guide 2012, which offers more detailed Policy background and is the most recent expression of the Council opinion towards new housing in the open countryside."

The Report states under Land Use that "as the proposal is not.... an infill site, the only section of the HITCG 2012 which this proposal can be reasonably assessed against is the building groups category. The HITCG 2012 offers support (in principle) for new developments both within and adjacent to existing building groups providing that the development proposed does not have an adverse impact on the character or amenity of the existing group".

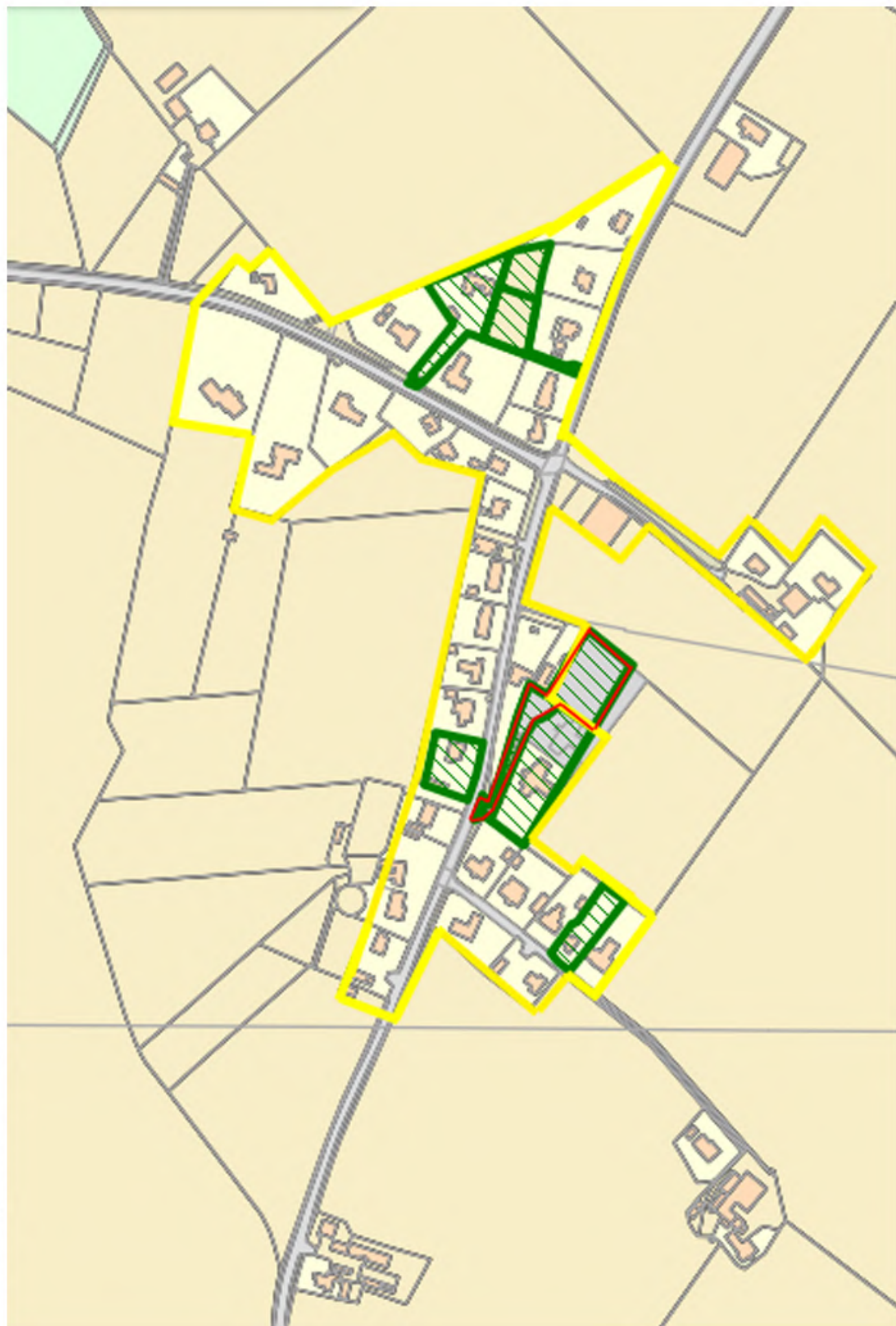
The two adjacent Plots, one recently completed and the other under construction, were considered as an "infill opportunity" when they were approved last year. The site recently refused, is located in what was previously approved as garden ground and is therefore, clearly an infill site. The Report then states that the two previously consented house are "generally in keeping with the linear, ribbon development building pattern of Campmuir which is largely typified by housing aligned to the public roads which criss-cross throughout the settlement". However, when examining an aerial view of the Hamlet of Campmuir, it is clear that the housing is varied and in some cases there are some houses three plots back from the main road, as can be seen from the aerial view and map showing recently approved houses.

The Report also states that if this Application were approved, it could set an undesirable precedent for further tandem developments. However, as stated above, as this proposal is development in garden ground, current Planning Policy already controls any future development in this area.

The Report states that there is no concern that the residential amenity of the adjacent neighbours will be compromised by this development. The Officer also states that they have no particular concerns regarding the design of the house type or its impact on the visual amenity of the area. The Delegated Report summarises under the heading "Recommendation" that the proposal will extend an existing building group by altering the established building pattern of the local area. However, we are surprised by this view given the above points that we have made in support of this Appeal.

Aerial View of Campmuir





TCP/11/16(336)
Planning Application 14/01379/FLL – Erection of
dwellinghouse, land 30 metres south of Campmuir
Cottage, Campmuir

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENT

PERTH AND KINROSS COUNCIL

Mr William Burke
c/o LJR And H Architects
Michael Rogers
18 South Tay Street
Dundee
DD1 1PD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 6th October 2014

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **14/01379/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 11th August 2014 for permission for **Erection of dwellinghouse Land 30 Metres South Of Campmuir Cottage Campmuir** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. As the proposal will extend an existing building group by altering the established building pattern of the local area (to the detriment of the character of the existing group), the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of the Local Development Plan 2014, both of which seek to ensure new developments which extend existing building groups do not have an adverse impact on the existing character of that group.

Justification

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

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

Plan Reference

14/01379/1	14/01379/3	14/01379/5
14/01379/2	14/01379/4	14/01379/6

REPORT OF HANDLING

DELEGATED REPORT

Ref No	14/01379/FLL	
Ward No	-	
Due Determination Date	10.10.2014	
Case Officer	Andrew Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Erection of dwellinghouse

LOCATION: Land 30 Metres South Of Campmuir Cottage Campmuir

SUMMARY:

This report recommends **refusal** of a detailed planning application for the erection of a dwelling house at Campmuir 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: 1 October 2014

SITE PHOTOGRAPHS



*Top, view looking across (north) towards the site
Bottom, view looking into the site from the public road. The one of the constructed adjacent plots is seen on the right.*

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a detailed planning consent for the erection of a single dwelling on a site in Campmuir – a small settlement located outside Burrelton. The site is fairly flat and has recently been fenced off from the adjacent fields behind (west). Detailed planning consent was granted last year for the erection of two dwellings on an adjacent site, and this site was shown on that permission as being the area identified for the proposed drainage.

The proposed house type is a large dwelling, which will offer living accommodation over one level only. The design of the house type is very similar to that of the houses approved on the adjacent plots. Vehicular access to the plot will be via a private access which runs across the frontage of the adjacent plots.

SITE HISTORY

The area subject of this planning application was part of a detailed planning application for two dwellings, which was approved last year – with one of those plots now nearing completion. Under the terms of that consent, area covered by the current application was identified as the area for the proposed private drainage.

PRE-APPLICATION CONSULTATION

Pre-application advice was offered to the agent which advised him that the Planning Service would not support a third house on this site as the proposal would create an unacceptable tandem development which would be out of keeping with the character of the local area.

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. Due to the nature of the proposal, there are no policies or guidance of national relevance specifically relevant to this proposal.

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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

Within the Local Development Plan, the site lies within the landward area of the plan where the following policies are directly applicable,

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 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 supplementary guidance is the most recent expression of Council policy towards new housing in the open countryside, and offers support for new housing in the open countryside providing certain criteria can be met. Such criteria include the opportunity for the expansion of existing building groups.

Developer Contributions 2012

This supplementary guidance seeks to secure financial contributions for both A9 junction improvements and for primary education in certain circumstances. This Supplementary Guidance should be read in conjunction with Local Development Plan *Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance*.

Developer Contributions, Transport Infrastructure 2014

This supplementary guidance is about facilitating development. It sets out the basis on which the Council will seek contributions from developments in and around Perth towards the cost of delivering the transport infrastructure improvements which are required for the release of all development sites and to support the growth of Perth and Kinross. This Supplementary Guidance

should be read in conjunction with Local Development Plan *Policy PM3: Infrastructure Contributions and Developer Contributions Supplementary Guidance*.

CONSULTATION RESPONSES

Education And Children's Services have commented on the planning application and have indicated that the local school is operating at over 80% capacity.

Scottish Water have commented on the planning application and have indicated that they have no objection to the proposal. .

REPRESENTATIONS

Two letters of representations have been raised by local residents. The main planning related issues which are raised within the representations focus on drainage issues, access issues and the impact on residential amenity.

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

In addition to this, concerns relating to the relocation of existing utility services have also been raised but this is not an issue for planning system to become involved in.

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	Not Required
Report on Impact or Potential Impact <i>eg Flood Risk Assessment</i>	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.

In terms of other material considerations, the content of the HITCG 2012 is a significant material consideration as is compliance with the Council's approved policies on Developer Contributions.

Policy Appraisal

The principal Development Plan land use policies directly relevant to this proposal are largely contained in the adopted Local Development Plan. Within that Plan, the site lies within the landward area where *Policies PM1A (general development) and RD3 (HITCP)* are directly applicable.

Policy PM1A seeks to ensure that all new developments contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the existing area, whilst *Policy RD3* relates to new Housing in the Countryside and states that the supplementary guidance will be applicable to new proposals in the landward area. The most recent SPG on housing in the countryside is the 2012 version.

For reasons stated below, I consider the proposal to be inconsistent with the Council's Housing in the Countryside Policies.

Land Use

The site lies within the landward area of the adopted Local Development Plan, where *Policy RD3* is directly applicable. *Policy RD3* relates to the Housing in the Countryside Policy and is directly linked to the associated SPG, the Housing in the Countryside Guide 2012 (HITCG) which offers more detailed policy background and is the most recent expression of Council opinion towards new housing in the open countryside.

To this end, the acceptability of the proposal in land use terms is ultimately an assessment of the proposal against the HITCG 2012.

As the proposal is not a conversion of a non-domestic building, is not a replacement of an existing house, is not a development on a brownfield site and is not an infill site, the only section of the HITCG 2012 which this proposal can be reasonably assessed against is the building groups category. The HITCG 2012 offers support (in principle) for new developments both within and adjacent to existing building groups providing that the development proposed does not have an adverse impact on the character or amenity of the existing group.

The two adjacent plots (one near completed, the other unstarted) were granted planning permission on the grounds that they could be considered an infill opportunity, as they were sandwiched between two existing residential

dwellings. Those two consented houses faced onto the public road and were considered to be generally in keeping with the linear, ribbon development building pattern of Campmuir - which is largely typified by housing aligning the public roads which crisscross through the settlement.

However, the proposal which is proposed under this current application is materially different from the adjacent approved plots. This site is positioned behind two existing dwellings, which would mean that if approved, this part of Campmuir would have a 3 deep building pattern, which would be clearly out of character with building pattern of Campmuir. There are very few examples of backland development in the area involving two tandem dwellings or buildings, so creating a situation where there was a three deep building pattern would, in my view be distinctly out of character with the area. In addition to this, the approval of this application could set an undesirable precedent for more undesirable tandem developments to potentially be brought forward within the area.

To this end, I do not consider this proposal to be in character with the existing area and therefore consider the proposal to be contrary to both *Policy RD3* of the Local Development Plan and also the associated SPG, the Housing in the Countryside Guide 2012.

Residential Amenity

The proposed dwelling has been positioned in an appropriate manner on the plot to ensure that the residential amenity of the neighbouring existing (and proposed) properties will not be directly affected in terms of overlooking or loss of privacy. Some interaction will occur with the occupiers of the property immediately to the north, however as the proposed dwelling is to be single storey, I consider the creation of appropriate screening along the mutual boundary to be adequate to prevent the residential amenity of the affected neighbour being compromised.

In terms of available amenity space for future occupiers, I consider there to be a sufficient level of private amenity space available for any future occupiers.

Design / Visual Amenity

The proposed house type is similar to the two already consented on the adjacent site and to this end, I have no particular concerns regarding the design of the house type or its impact on the visual amenity of the area.

Roads and Access

The proposal raises no issues in terms of road related matters.

Drainage and Flooding

Campmuir is located outwith any sewerage area, and the local ground conditions are notoriously difficult to achieve private drainage. However, drainage in rural areas are not routinely matters for planning to become overly involved in, and I suspect that a suitable solution can be achieved through an engineering solution. Nevertheless, in order for the Council to have a record of what is actually proposed, I still consider it reasonable for the Council to be provided with details of the drainage prior to works commencing in the event that an approval is forthcoming.

Developer Contributions

Primary Education

The local primary school is currently operating at over 80%, and therefore a contribution in relation to primary education is required if this proposal is approved.

Transport Infrastructure

The site lies outwith the catchment area for transport contributions and to this end, there is no requirement for any transport related contributions.

Economic Impact

With the exception of works associated with the construction phases, which may or may not be undertaken by local tradesmen, this development is unlikely to have a significant economic impact on the local area – either positively or negatively.

Conclusion

In conclusion, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to adopted Local Development Plan 2014 and there are no material reasons which would justify overriding the Development Plan. On that basis the application is recommended for a refusal.

APPLICATION PROCESSING TIME

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

LEGAL AGREEMENTS

None required.

(Note - if the decision to refuse is overturned at by the LRB, a legal agreement in relation to the contributions may be required if the applicant wishes to delay the payment of the contributions)

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application for the following reason,

As the proposal will extend an existing building group by altering the established building pattern of the local area (to the detriment of the character of the existing group), the proposal is contrary to the Council's Housing in the Countryside Guide 2012 and Policy RD3 of the Local Development Plan 2014, both of which seek to ensure new developments which extend existing building groups do not have an adverse impact on the existing character of that group.

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.

(Note - if the decision to refuse is overturn by the Council's LRB, a legal agreement in relation to the contributions may be required if the applicant wishes to delay the payment of the contributions in relation to both Education and Transport)

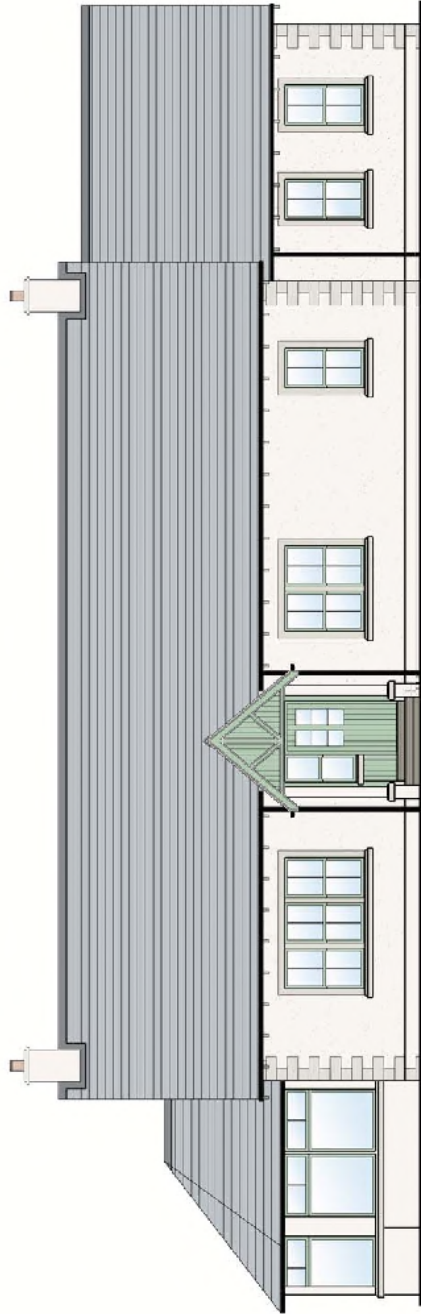
PLANS AND DOCUMENTS RELATING TO THIS DECISION

14/01379/1 - 14/01379/6 (*inclusive*)

Date of Report 06.10.2014



Plot Area: 1427 sq m
(excluding shared access road)



North Elevation



East Elevation

External Use of Materials:

Roof:

Slate grey concrete roof tiles to match adjacent properties

Rainwater Goods:

uPVC by Marley, Colour: Black RS25 BS EN 12200 R

Windows & Doors:

Timber double glazed units painted.
Colour: pastel green (Rai6019)

Walls:

Basecourse, Colour: Roughdressed - Buff (Bradstone)
Dry dash roughcast, Colour: Ashton Cream (Stonepack)
Banding, Colour: Light buff
L-Shaped Chamfered Quoining, Colour: Ashton Buff

Other Timbers:

Painted, Colour: Pastel Green (Rai6019)

1:100



PLANNING

Rev:
Drawn:

LEADINGHAM JAMESON ROGERS + HYND

C H A R T E R E D A R C H I T E C T S

18, Southgate, 3, and Dundee DD1 1PD Tel: 01392 203011 Fax: 01392 223925 Email: info@ljrh.co.uk

Services:
• House at Campmuir, Coupar Angus

Drawn By:
• P. H. J.

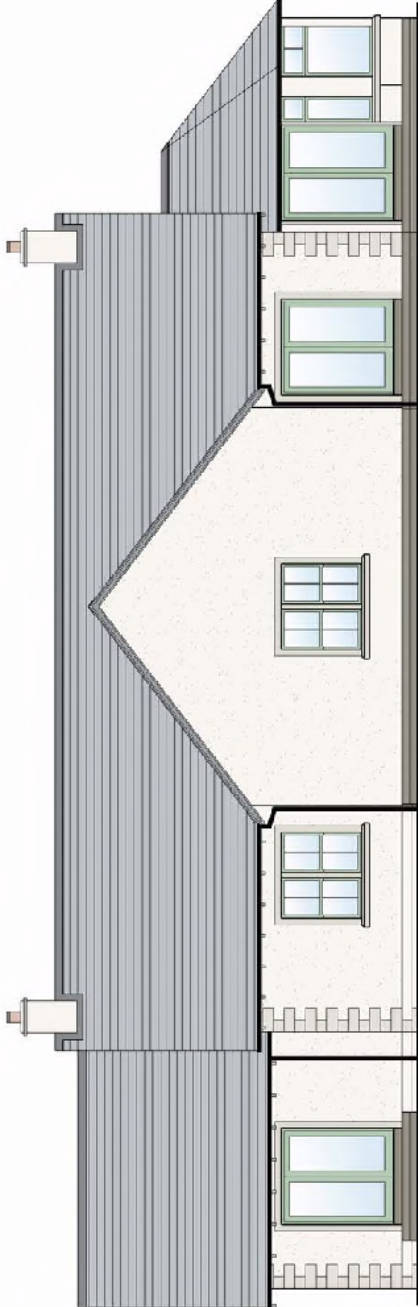
Scale:
• 1/1000 A3

Check By:
• C. J.

Date:
• Jul '14

Proj. No.:
• 38259

Client:
• P. H. J.



South Elevation

External Use of Materials:

Roof:

Slate grey concrete roof tiles to match adjacent properties

Rainwater Goods:

uPVC by 'Marley'. Colour: Black RS25 BS EN 12200 R

Windows & Doors:

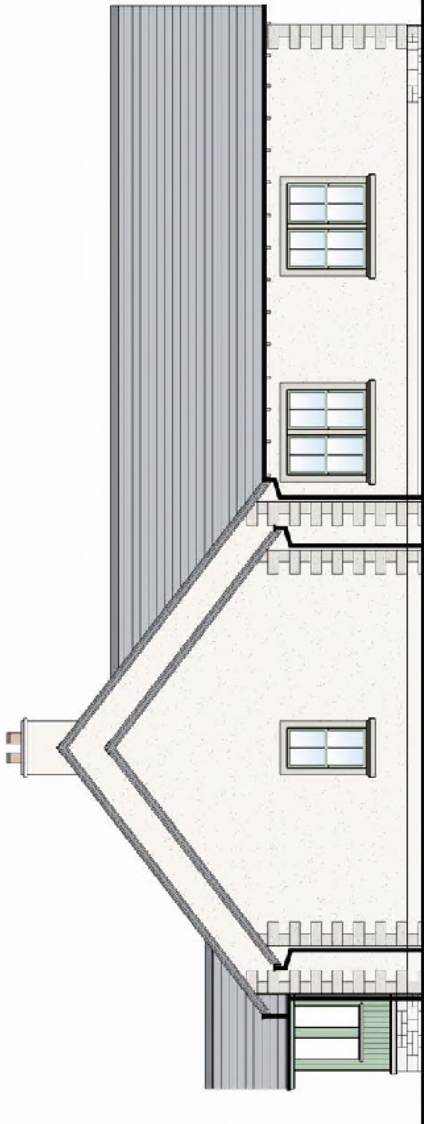
Timber double glazed units painted.
Colour: pastel green (Ral6019)

Walls:

Basecourse. Colour: Roughdressed - Buff (Bradstone)
Dry dash roughcast. Colour: Ashton Cream (Stonepack)
Banding. Colour: Light buff
L-Shaped Chamfered Quoining. Colour: Ashton Buff

Other Timbers:

Painted. Colour: Pastel Green (Ral6019)



West Elevation

1:100
0 1 2 3 4 5

PLANNING

Drawn:
Date:

LEADINGHAM JAMESON ROGERS + HYND

C H A R T E R E D A R C H I T E C T S

18.5, Ash Tree Street Dundee DD1 1PD Tel: 01392 203551 Fax: 01392 223725 Email: info@ljrh.co.uk

• House at Campmuir, Coupar Angus

• Drawn By: • 19/02/20

• Checked By: • 17/02/20

• Scale: 1:100

• Date: 17/02/20

• Project: 18/02/20

• Drawn By: • 19/02/20

• Checked By: • 17/02/20

• Scale: 1:100

• Date: 17/02/20

• Project: 18/02/20



PLANNING

Rev. Drawn:
C H A R T E R E D A R C H I T E C T S
18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 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172.8, 172.9, 173.0, 173.1, 173.2, 173.3, 173.4, 173.5, 173.6, 173.7, 173.8, 173.9, 174.0, 174.1, 174.2, 174.3, 174.4, 174.5, 174.6, 174.7, 174.8, 174.9, 175.0, 175.1, 175.2, 175.3, 175.4, 175.5, 175.6, 175.7, 175.8, 175.9, 176.0, 176.1, 176.2, 176.3, 176.4, 176.5, 176.6, 176.7, 176.8, 176.9, 177.0, 177.1, 177.2, 177.3, 177.4, 177.5, 177.6, 177.7, 177.8, 177.9, 178.0, 178.1, 178.2, 178.3, 178.4, 178.5, 178.6, 178.7, 178.8, 178.9, 179.0, 179.1, 179.2, 179.3, 179.4, 179.5, 179.6, 179.7, 179.8, 179.9, 180.0, 180.1, 180.2, 180.3, 180.4, 180.5, 180.6, 180.7, 180.8, 180.9, 181.0, 181.1, 181.2, 181.3, 181.4, 181.5, 181.6, 181.7, 181.8, 181.9, 182.0, 182.1, 182.2, 182.3, 182.4, 182.5, 182.6, 182.7, 182.8, 182.9, 183.0, 183.1, 183.2, 183.3, 183.4, 183.5, 183.6, 183.7, 183.8, 183.9, 184.0, 184.1, 184.2, 184.3, 184.4, 184.5, 184.6, 184.7, 184.8, 184.9, 185.0, 185.1, 185.2, 185.3, 185.4, 185.5, 185.6, 185.7, 185.8, 185.9, 186.0, 186.1, 186.2, 186.3, 186.4, 186.5, 186.6, 186.7, 186.8, 186.9, 187.0, 187.1, 187.2, 187.3, 187.4, 187.5, 187.6, 187.7, 187.8, 187.9, 188.0, 188.1, 188.2, 188.3, 188.4, 188.5, 188.6, 188.7, 188.8, 188.9, 189.0, 189.1, 189.2, 189.3, 189.4, 189.5, 189.6, 189.7, 189.8, 189.9, 190

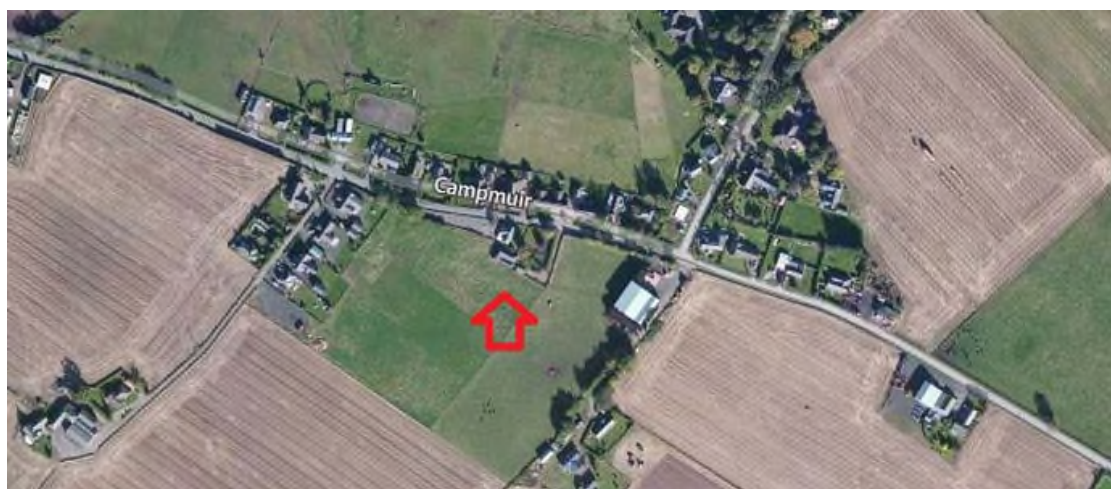
Supporting Planning Statement

for

Erection of a dwellinghouse on Land immediately to the south of Campmuir Cottage (Plot 3), Campmuir by Coupar Angus for Mr William Burke

The Site and Location

The site extends to about 0.143ha of former paddock, but is currently contained within an already approved development site for two houses, one of which is complete while the second is currently under construction. The proposed site comprises an area similar in size to the two adjacent plots which had previously been reserved for an extensive soakaway system, originally considered essential for the development due to the poor permeability of the ground in this area. However, due to subsequent agreements with SEPA to use an existing field drain, the requirement for the original soakaway is no longer necessary, the ground is therefore surplus and is ideally suited for a third plot.



The proposed site is located in the middle of Campmuir, a small hamlet about two miles due east of Woodside/Burrelton. The site is bounded to the west by the recently consented houses, to the north by existing housing and borders open fields to the east

and south. The two boundaries with agricultural land have since been planted with hedges, a requirement of the recent planning consent.

The Proposal

The planning application is in full and seeks consent for a third house on Plot 3 which would be of a similar 'cottage style' design to the houses either built or under construction on Plots 1 and 2, respectively. The proposed housetype being of single storey construction with attic rooms fully contained within the roof space. The windows will be of vertical proportion in sash and case style with window bands and a pitched roofed timber porch detail all combine to give the building a very traditional and rural feel. The external finishes would be as specified and implemented on Plot 1 and 2.

The cul de sac which serves these two consented houses would simply be extended in length to serve the third house and the newly constructed and approved private drainage system has also the design capacity to accommodate the third house.

Site History

Full planning consent was previously granted for a two house development under 12/01459/FLL where the current proposed site was integral, but identified on the approved plan as reserved for a soakaway system.

A subsequent planning application was submitted under 13/01038/FLL to alter the access arrangement from the public road due to land ownership issues and also included changes to the previously approved housetypes.

Most recently, under 13/01603/FLL a planning application was granted to alter the siting of the two proposed house in order to provide sufficient separation from an underground mains, electric cable discovered during ground preparation works.

In all the various approved house layouts referred to above, the proposed site (Plot 3) had been identified and reserved for an extensive soakaway system, all contained within the approved site boundaries.

Pre application Discussions

Informal discussions were undertaken with Andrew Baxter who appeared to share the view that the proposal represents a logical gap opportunity within the body of the village in line with the requirements of the 'Housing in the Countryside' policy 2012.

Private Drainage Arrangements

Following the grant of 12/01459/FLL for the two houses and subsequent variations to access, layout and housetypes; site drainage investigations were carried out with the digging of trial pits and it was discovered that due to a high water table and the presence of a high clay content in the subsoil, all conspired to create ground conditions totally unsuited to the consented and intended soakaway system. Discussions followed with SEPA and it transpired that the presence of a field drain

which happened to link the site to the Burrelton Burn some 700metres away was discovered, which Bruce Meikle of SEPA agreed, presented an ideal alternative arrangement, negating the need for the original soakaway and its generous spatial requirement.



The photograph above highlights the acute drainage difficulties.

National policy and Guidance

The Scottish Government expresses its planning policies through The National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, 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 was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

PM1A Placemaking

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

PM1B Placemaking

All proposals should meet all eight of the placemaking criteria as follows:

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*
- (f) Buildings and spaces should be designed with future adaptability in mind wherever possible.*
- (g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*
- (h) Incorporate green infrastructure into new developments and make connections where possible to green networks.*

RD3: Housing in the Countryside

The development of single houses or groups of houses which fall within the six identified categories such as:

- Building groups
- Infill sites
- Existing gardens, flood risk, economic activity, houses for local people and eco-friendly houses, all subject to siting criteria
- Renovation and replacement houses
- Conversion or replacement of redundant non-domestic buildings
- Rural brownfield land

will be supported.

This policy does not apply in the Green Belt and is limited within the Lunan Valley Catchment Area.

In this case, the most relevant category relates to 'building groups' and what is considered to be an acceptable extension to the group with particular regard to character, layout and building pattern and the policy reference to 'infill sites'.

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. The key LDP 2014 policies are PM1A and PM1B relating to 'Placemaking' which together seek to ensure that all new development is well designed and appropriate to its setting in design quality and residential amenity standards and secondly, in terms of wider considerations, the site should relate well with landscape character and respect the local building pattern and vernacular and secondly, its acceptability in land use terms in regard to compliance with one or other of the categories referred to in RD3, the HITC policy.

Key to compliance with policies PM1A and PM1B is a requirement for high design standards and compatibility with existing uses, in this case housing and agriculture, and its general compatibility within the surrounding landscape. As the proposal will repeat the high standard of design approved in the earlier submissions, all intended to reflect the characteristics of other buildings within the village and all accepted by the Planning Authority, the quality of design should not be an issue. In terms of compatibility with other adjacent land uses, I am satisfied that the plot ratio and separation distances are generous and there is no conflict with adjacent housing and no conflict with adjacent pastoral farming activities. In landscape terms, as previously referred to in the delegated report relating to 12/01459/FLL, the officer specifically refers to post and wire fencing forming the rear site boundaries, but simply stated that there are lots of rear boundaries at neighbouring properties all with post and wire fences and took the view that such development was still consistent with the aims of the policy in protecting landscape character and the criteria relating to boundary definition. The proposal sits comfortably with the terms of both PM1A and PM1B.

The former Eastern Area Local Plan 1998 contained an inset map which identified a village envelope for Campmuir which discouraged any new development which breached this boundary. However, there were over time, so many exceptions permitted outwith the village envelope that the latest LDP 2014 which supercedes the EALP, has now omitted any village envelope in respect to Campmuir. As a consequence, any new proposals for residential developments which extend the boundaries are now determined under RD3, and whether or not they comply with one or other of the categories listed in the HITC policy.

It must be remembered that the proposed site now referred to as (Plot 3) was contained within a previously consented housing site (12/01459/FLL) which at the time according to the officer's delegated report complied with the HITC policy where it related to both 'building groups' and 'infill sites'.

'Both these HITCP policies offer support in principle for development within existing building groups, providing that the proposal does not detract from the character or amenity of the existing group. In my opinion the site is a fairly natural infill opportunity with the plots generally similar in size to others in the area - albeit slightly larger and it would also be my view that the introduction of two dwellings in this location would in my opinion have no adverse impact on the character or visual amenity of the existing settlement. As stated previously, I fully accept that the rear boundary definition of the site could be better, however I nevertheless consider the proposal to be consistent with the requirements associated with the HITCP, in relation to building group categories.'

As the proposed site (Plot 3) lies within the same approved site boundaries referred to in the officer's appraisal and does not involve any encroachment beyond these approved limits, it is difficult to see how a different interpretation could now be arrived at. The officer does refer to the fact that the Plots 1 and 2 were slightly large, however, with the introduction of a third house, it results in a more balanced plot ratio more in line with other plots within the village. We have already referred to the fact that the officer is not concerned about the post and wire boundary definition to the rear of the site, which he has himself justified by taking a more relaxed view in this regard, due to the fact that so many neighbouring houses share this characteristic and recognises no conflict with the aims of the policy to protect rural character. Since the original submissions the post and wire boundaries have been reinforced with hedge planting. It would also follow that if two houses were judged to be acceptable in terms of the character and amenity of the group within a defined area, why would one additional house, evenly spaced albeit expanded layout and of like design present any significant material difference in policy terms within the same overall site.

Reference was previously made to the possibility of a third house, but the reference was to the narrow strip of land between Plot 2 which is now the middle plot and the public road. However, it was pointed out in the delegated report relating to 13/01038/FLL that the area of ground available was not significant enough to form a suitable building plot and in any case, it would be termed 'tandem development' and would be resisted. The proposed site by contrast, is of a similar size to both Plots 1 and 2 and represents in depth development, where there are already two existing houses between the proposed site and the public road and as such, it could not be termed tandem development. It is quite clear that even with the significant reduction in site frontage involved with 13/01038/FLL, the development was still regarded by the officer as *'a gap site opportunity'*. The same reasoning would apply to Plot 3 as it is now surplus to requirements and available with all services in place.

It is likely, as with previous applications, that there will be objections from neighbouring properties. However, the principle of housing has already been accepted within the wider site and we have endeavoured to ensure in designing the layout to include Plot 3, that the plot ratio and amenity of Plot 2 is not diminished as an indirect

result. The frontage of the proposed house on Plot 3 has been deliberately set back by 1.5 metres behind the common building line of Plots 1 and 2, in order to give a full separation of over 18 metres between it and the nearest house Campmuir Cottage. A strict building line is not critical in such a backland situation, but it is important to protect the residential amenity of neighbours and avoid any direct overlooking or loss of privacy. The loss of an open view has been raised previously, but this is not a valid or material planning consideration. In terms of plot ratio and useable garden area, the proposed development complies with all currently applied planning practice and in terms of the policy will result in a high standard of residential amenity.



As can be seen in the photograph above, Campmuir Cottage is the closest neighbour and is clearly seen in the top left corner, has no windows on its nearest projection and has a thick hedge obscuring any other windows in the return setback elevation. The foundations of the house on Plot 2 are in the foreground.

Developer Contributions

In terms of the approved Developer Contributions 2012 document, financial contributions are presently being sought for new housing within the school catchment of areas operating at over 80% capacity. The local Burrelton primary school is currently operating at over its 80% capacity, and to this end there would at this time be a requirement for an educational contribution.

In terms of the Supplementary Guidance relating to 'Transport Infrastructure' approved in April 2014, the site would appear to lie immediately outwith the PTF required Contribution zoned Areas, where no such contribution is required.

As this is a full planning application the necessary contributions would be paid immediately on demand once planning consent is granted.

Conclusions

It is purely due to unforeseen circumstances, that this development opportunity has arisen, as it was only following a standard percolation test, that the planned soakaway proved to be a totally impractical option, due to impossible ground conditions and equally, it proved fortuitous that an alternative drainage solution was also arrived at with the help of SEPA. As with earlier applications, the wider site has consistently been viewed by Council officials as a 'gap opportunity' in line with the HITC policy 2012 where it relates to 'building groups' and 'infill sites' and this is not disputed. It has also been accepted that the post and wire fence which comprises two of the site boundaries is judged by officials to be an acceptable boundary definition in this context, in terms of landscape character and visual amenity; this boundary has since been reinforced with hedge planting which in time will result in a more robust landscape feature. If the site in policy terms, was considered as suitable for two houses, then assuming all residential standards can be met it should, by the same token, be suitable for three houses. We have demonstrated that the proposed house on Plot 3 will be designed to the same high standards and that all current accepted practice relating to residential amenity standards have been fully addressed, to ensure that there will be no loss of amenity or privacy to neighbouring property.

I am satisfied that the proposal sits comfortably with all the relevant Development Plan policies including PM1A and PM1B relating to 'Placemaking' and policy RD3 where it relates to HITC and in particular the categories relating to 'building groups' and 'infill sites'.

30th July 2014



TCP/11/16(336)
Planning Application 14/01379/FLL – Erection of
dwellinghouse, land 30 metres south of Campmuir
Cottage, Campmuir

REPRESENTATIONS

- Representation from Development Negotiations Officer, dated 20 August 2014
- Representation from Dr G I Mason, dated 2 September 2014
- Objection from John Baxter, dated 8 September 2014
- Representation from D G I Mason, dated 1 January 2015
- Agent's response to representation, dated 3 March 2015

INTERNAL CONSULTATION ON PLANNING APPLICATION



To: Development Management
From: Euan McLaughlin
Date: 20 August 2014
Planning Reference: 14/01379/FLL

Description of Proposal: Erection of dwellinghouse Land 30 Metres South Of Campmuir Cottage Campmuir for Mr William Burke

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.

THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, MAY FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.

Primary Education

With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increase 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 Burrelton Primary School.

Summarised as follows

Education: £6,395 (1 x £6,395)

Total: £6,395

Phasing

It is advised that payment of the contribution should be made up front of release of planning permission. The additional costs to the applicants and time for processing legal agreements for single dwelling applications is not considered to be cost effective to either the Council or applicant.

The contribution may be secured by way of a Section 75 Agreement. Please be aware the applicant is liable for the Council's legal expense in addition to their own legal agreement option and the process may take months to complete.

If a Section 75 Agreement is entered into the full contribution should be received 10 days prior to occupation of the dwelling.

Payment

Before remitting funds the applicant should satisfy themselves that the payment of the Development Contributions is the only outstanding matter relating to the issuing of the Planning Decision Notice.

Methods of Payment

On no account should cash be remitted.

Scheduled within a legal agreement

This will normally take the course of a Section 75 Agreement where either there is a requirement for Affordable Housing on site which will necessitate a Section 75 Agreement being put in place and into which a Development Contribution payment schedule can be incorporated, and/or the amount of Development Contribution is such that an upfront payment may be considered prohibitive. The signed Agreement must be in place prior to the issuing of the Planning Decision Notice.

NB: The applicant is cautioned that the costs of preparing a Section 75 agreement from the applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own legal agents fees, Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 Agreement. The applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service to advise on this issue.

Other methods of payment

Providing that there is no requirement to enter into a Section 75 Legal Agreement, eg: for the provision of Affordable Housing on or off site and or other Planning matters, as advised by the Planning Service the developer/applicant may opt to contribute the full amount prior to the release of the Planning Decision Notice.

Remittance by Cheque

The Planning Officer will be informed that payment has been made when a cheque is received. However this will require a period of 14 days from date of receipt before the Planning Officer will be informed that the Planning Decision Notice may be issued.

Cheques should be addressed to 'Perth and Kinross Council' and forwarded with a covering letter to the following:

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH15GD

Bank Transfers

All Bank Transfers should use the following account details;

Sort Code: 839125

Account Number: 61079504

Education Contributions

For Education contributions please quote the following ledger code:
1-30-0060-0001-859136

Direct Debit

The Council operate an electronic direct debit system whereby payments may be made over the phone.

To make such a payment please call 01738 475300 in the first instance. When calling please remember to have to hand:

- a) Your card details.
- b) Whether it is a Debit or Credit card.
- c) The full amount due.
- d) The planning application to which the payment relates.
- e) If you are the applicant or paying on behalf of the applicant.
- f) Your e-mail address so that a receipt may be issued directly.

Indexation

All contributions agreed through a Section 75 Legal Agreement will be linked to the RICS Building Cost Information Service building Index.

Accounting Procedures

Contributions from individual sites will be accountable through separate accounts and a public record will be kept to identify how each contribution is spent. Contributions will be recorded by the applicant's name, the site address and planning application reference number to ensure the individual commuted sums can be accounted for.

Contacts

The main point of contact for enquiries relating to the interpretation of developer contributions will be the Development Negotiations Officer:

Euan McLaughlin
Tel: 01738 475381
Email: emclaughlin@pkc.gov.uk

If your query specifically relates to the provision of affordable housing please contact the Council's Affordable Housing Enabler:

Stuart McLaren
Tel: 01738 476405
Email: sjmclaren@pkc.gov.uk

AMB
RECEIVED

- 3 SEP 2014

Campmuir Cottage,
Campmuir,
Coupar Angus,
PH13 9LN
2/9/14

Perth and Kinross Council
Planning & Regeneration
Perth PH1 5GD

Planning Application Reference 14/01379/FLL

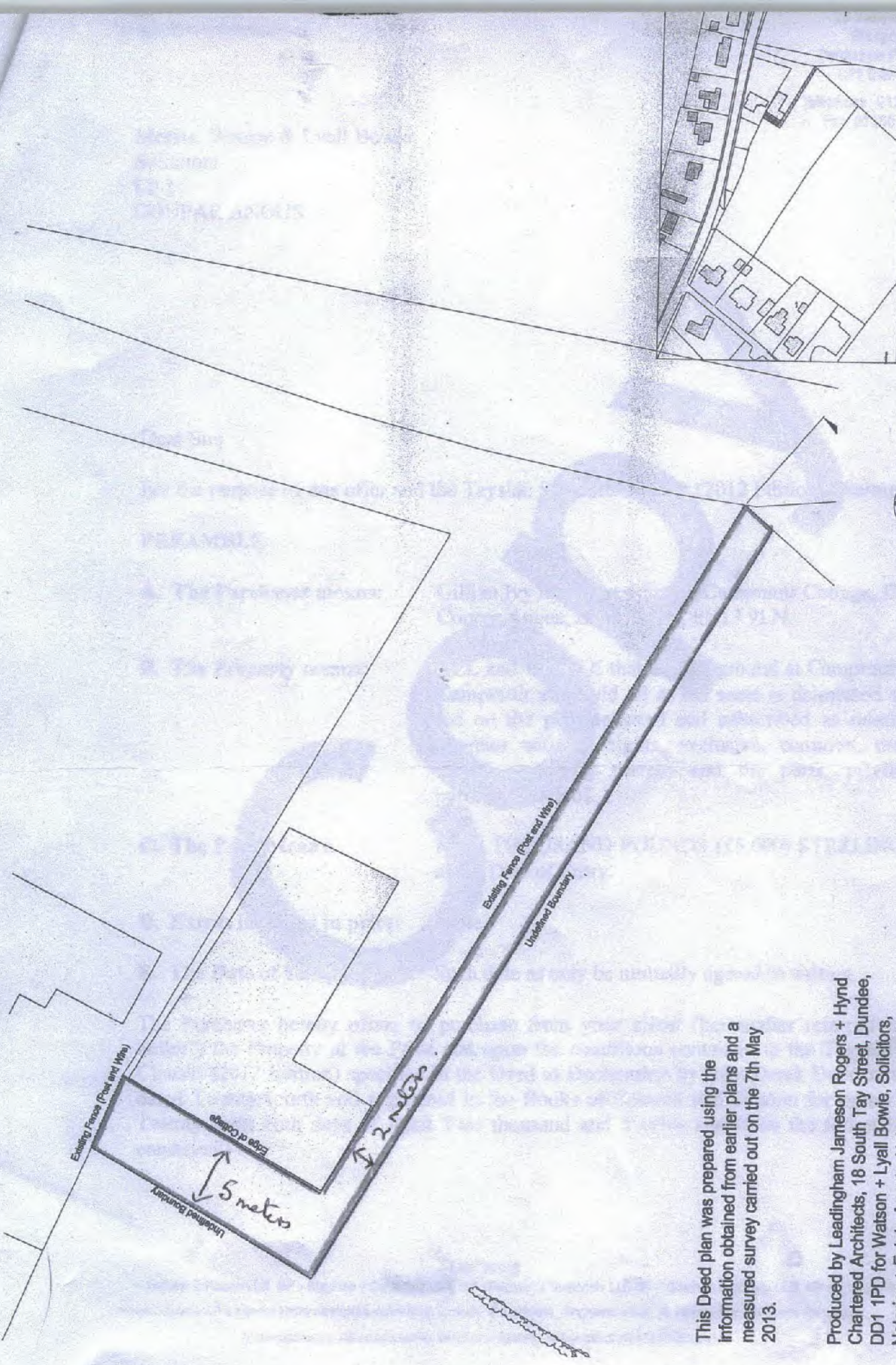
The location plan you sent me is incorrect. You show the position of the proposed development going right up to my house and garden. I purchased 2 strips of land from Mr. I. McKenzie as shown in the copy of the Deed Plan. This increase in my land has been lodged with the Land Registry.

I also include a letter saying that Mr. McKenzie will erect, at his expense, a mixed beech and hawthorn hedge at my new boundary. This has yet to be planted.



Dr G. I. Mason





This Deed plan was prepared using the information obtained from earlier plans and a measured survey carried out on the 7th May 2013.

Produced by Leasingham Jameson Rogers + Hynd
Chartered Architects, 18 South Tay Street, Dundee,
DD1 1PD for Watson + Lyall Bowie, Solicitors,
Notaries + Estate Agents, Union Bank Building,
Coupar Angus, Perthshire, PH13 9AJ on behalf of
Mr I McKenzie.

Deed Plan

3331/RWH/AH

24 July 2013

Dr G I Mason
Campmuir Cottage
Campmuir
Coupar Angus
Perthshire
PH13 9LN

Dear Dr Mason

Transfer of Ground Adjacent to Campmuir Cottage, Campmuir, Coupar Angus

Thank you for your letter dated 23 July 2013, regarding the purchase of the two strips of land. I have spoken to our Client today in relation to your query regarding the boundaries. He has confirmed that he would be prepared to erect a boundary fence and a mixed Beech and Hawthorn Hedge at no expense to yourself.

We have also forwarded a copy of this letter to his Solicitors and no doubt they will contact you to discuss this further in due course.

Yours sincerely
For LEADINGHAM JAMESON ROGERS + HYND


R W HYND

Cc Watson & Lyall Bowie
Isaac McKenzie

HENRY G LEADINGHAM

ROBERT W HYND

MICHAEL ROGERS

18 South Tay Street Dundee DD1 1PD

Tel: 01382 200511

Fax: 01382 225226

mail: admin@LJRH.co.uk

AMB

Tracy McManamon

From: John Baxter [REDACTED]
Sent: 08 September 2014 10:40
To: Development Management - Generic Email Account
Subject: Planning Application 14/01379/FLL

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



8th September 2014

Dear Sirs

Ref: 14/01379/FLL – Erection of Dwellinghouse at Land 30m South of Campmuir Cottage, Campmuir.

I have viewed the documents supplied by the agent to support this application and wish to make the following comments and lodge my objection to the proposed development.

My objection is based on the following:-

- 1) The original key determining issues in the decision to approve the original planning for the two houses (which we accepted and believed to have been given the appropriate consideration) - one of which was whether or not the position of the dwellings will impact adversely on the residential amenity enjoyed by existing neighbours.

The agent states in this application that the site is a former paddock and is contained within an already approved development site for two houses. These two houses have already been the subject of concern as the developer moved the first house in excess of 10m towards the position of the proposed house on plot two and commenced building without the appropriate planning which they eventually submitted and obtained retrospectively. The reason given by the agent was an underground cable and the position was restricted due to overhead high voltage cables. Furthermore the agent has also conveniently omitted from their 'Proposed Site Plan' for this application what appears to be a double garage (well under construction) within the house two development that as far as I can see has never been approved through the planning system.

Another example is the 'Proposed Site Plan' submitted with this application by the agent who has been involved throughout the development of this former paddock does not provide the current accesses which have been created and differs to the approved site plans.

- 2) The position of the high voltage overhead cables directly above the proposed development with no mention of how the developer plans to deal with this. The agent has conveniently omitted the 'Proposed Services Plan' for this application (this was provided with their retrospective application) as it would clearly show that the high voltage overhead cables pass directly over the top of the proposed development which they used as a reason to move the position of house one from its original approved location

- 3) The potential of overloading the drainage and services in the area. The reason provided by the agent as to why this ground is suitable for a third plot as it was not suitable for an extensive soakaway system considered necessary for the original development due to its poor permeability is a matter for concern – especially as SEPA approved the use of an existing field drain to take the drainage to the Burrelton Burn some 700 metres away. Every time there is prolonged rainfall there is a major problem with the drains being able to handle the volume of drainage which results in flooding around the cottage at the end of Balgersho Farm road end and around the corner of the road. Various attempts have been made to improve the problem in this area. I'm not sure if this is the route the field drain mentioned takes.

The original 'key determining issue in the decision to approve the original planning for the two houses whether or not the position of the dwellings will impact adversely on the residential amenity enjoyed by existing neighbours' is not being respected.

It appears the agent and their client(s) are pleasing themselves on what they do and if anything subsequently arises (objections) then they apply for retrospective approval which seems to be granted to avoid the scenario of having to take down work already started and well advanced and revert to the approved planning conditions or any other hassle or legal enforcement.

I trust these points will be given your consideration as you determine this development

Yours faithfully

John Baxter

Viewlands
Campmuir
Coupar Angus
Blairgowrie
Perthshire
PH13 9LN

CHIEF EXECUTIVES
DEMOCRATIC SERVICES

03 FEB 2015

RECEIVED

Campmuir Cottage,

Campmuir,

Coupar Angus PH13 9LN

1/1/2015

Dear Mrs Taylor,

With reference to your letter (TCP/11/16 (336) dated 21/1/15).

I am referring to your reason for refusal for permission for erection of a dwelling house adjacent to my property.

I fully agree that the erection of this building will add to the destruction of this quiet small hamlet of just a few houses. We have already had the addition of 2 new dwellings on the adjacent strip of land, one now occupied and one under construction. With reference to the letter from the planning and regeneration office dated 29/1/15, no reference, there is unlikely to be significant need for building areas in Perth Housing Market areas. I do not feel more houses in this agricultural area are needed. When any of the existing properties come on the market they take a very long time to sell, if at all.

This additional dwelling will lie directly behind my property it has no direct access to the road but will have to share the drive areas of the 2 other dwellings. More people, more cars adding to the traffic on the narrow minor road that runs through Campmuir. Campmuir has only one bus a week into Perth.

Campmuir has no street lighting. This small hamlet has no need for it. However, the occupied new build has illuminated the whole front of his house, which faces the road, with many very bright white lights. Several of the existing dwellings have small discrete security lighting, but this house stands out in the whole area. More houses more light pollution. I would also like to point out that the proposed new site has an electricity pole in the centre. The removal of this will cause yet more disruption to Campmuir electricity supply. We had enough when the first dwelling was built.

I firmly believe that any further building on this strip of land will have an adverse impact on the existing character of this rural hamlet.

Yours sincerely,



CHX Planning Local Review Body - Generic Email Account

From: admin@ljjrh.co.uk
Sent: 03 March 2015 16:15
To: CHX Planning Local Review Body - Generic Email Account
Subject: 3592 Local Review Application Ref. 14/01379/FLL

3592/RWH/AH

3 March 2015

Gillian A Taylor
Clerk to the Local Review Board
By email: Planninglrb@pkc.gov.uk

Dear Ms Taylor

Local Review Application Ref. 14/01379/FLL – Erection of Dwelling House, Land 30m South of Campmuir Cottage, Campmuir – Mr W Burke
(TCP/11/16(336))

Thank you for your letter dated 17 February 2015 attaching the representation which your Department had received from an interested party. We have examined this and would like to make the following comments.

The Objector states that this additional house, "will add to the destruction of this quiet small Hamlet of just a few houses". I am particularly familiar with Campmuir as I was brought up in this area and attended the local schools. At that time, in the 1950's, Campmuir consisted of 18 houses. However, over the years the Hamlet has expanded and now consists of 39 houses, all of which must have been considered to comply with Local Planning Policy, or they would not have been approved, prior to their construction.

The Objector also states "there is unlikely to be significant need for building areas in Perth Housing Market areas". This conflicts with a statement made by Perth & Kinross Council in last week's Local Press, which stated that an additional 1,500 houses would need to be constructed every year to deal with the anticipated demand. It also stated that it was likely that the projected completion of houses in the area was likely to fall short of 500 houses per annum over the next five years.

The Objector also states that the proposed new site has an electricity pole in its centre. However, this was removed due to its close proximity of the house which is currently under construction. This overhead line has now been placed underground to the general benefit of the area.

To summarise, we hope that the comments made by both the one objection received and the Case Officer can be viewed in context. We have never heard the term "triple development" used, as stated in the Case Officer's conclusion. "Tandem development" is often used where houses are in a linear form along a public road and a proposal is made to develop a new house to the rear, creating a second tier. In this case, the current proposal would be better referred to as "backland development" which is the norm when it comes to new development in villages and towns. The main criteria where backland development is concerned is that adequate standards of residential amenity can be achieved for the new house, the design/layout is appropriate and that it does not adversely affect neighbouring amenity. In all these respects, the Case Officer had no objections. As can be seen in our earlier submission, there are already local examples of so called "triple development" where the undeveloped site was supported by the Council for two houses simply on the basis that it was a perfectly good backland site and tandem or triple development did not come in to the equation. We hope that the above points can be taken into account, when this Review is considered.

Yours sincerely
For LEADINGHAM JAMESON ROGERS + HYND

R W HYND

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Leadingham Jameson Rogers + Hynd Chartered Architects
18 South Tay Street
Dundee DD1 1PD
Tel: 01382 200511
e: admin@LJRH.co.uk