

**TCP/11/16(577) – 18/01294/IPL – Residential development
(in principle) on land 120 metres north east of Longforgan
Transmission Station, Longforgan**

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**TCP/11/16(577) – 18/01294/IPL – Residential development
(in principle) on land 120 metres north east of Longforgan
Transmission Station, Longforgan**

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100055499-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	ARKTX		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Fraser	Building Name:	
Last Name: *	Middleton	Building Number:	187
Telephone Number: *	01382 831557	Address 1 (Street): *	Strathmartine Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dundee
Fax Number:		Country: *	Scotland
		Postcode: *	DD3 8BL
Email Address: *	enquiries@arktx.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Helen"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Craven"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="730431"/>	Easting	<input type="text" value="330844"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Residential Development (in principle)

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to the attached documentation

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

978/LOC, 003A, Appeal Statement, Application Form, Letter of Special Material Consideration, Planning Statement, Refusal, Report on Handling

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/01294?IPL

What date was the application submitted to the planning authority? *

25/07/2018

What date was the decision issued by the planning authority? *

06/09/2018

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Jennifer Middleton

Declaration Date: 28/11/2018

Residential Development (In Principle)

Land 120 metres North East of Longforgan Transmission Station, Longforgan.

Application Ref No : 18/01294/IPL

Appeal Statement.

1.0 Introduction:

1.1 This statement has been prepared by 'ARKTX' on behalf of Mrs Middleton Craven and is submitted in support of an application for Planning Permission in Principle for the change of use of agricultural land to residential.

1.2 This statement provides information on both the application site and its surroundings and sets out an assessment of the policy basis against which the proposals require to be assessed.

2.0 Planning Refusal Statement:

2.1 Reasons for Refusal

- *The proposal does not extend the existing group into a definable site formed by existing topography and / or well established landscape features which would provide a suitable setting. The proposal does not respect the character, layout or building pattern of the existing group, and would contribute towards ribbon development. The proposal is therefore contrary to the specific requirements of the building groups section of the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross Council adopted Local Development Plan 2014, which both seek to ensure that all proposals which extend existing building groups do so into definable sites formed by existing topography and / or well established landscape features which provide suitable setting, that proposals respect the character, layout and building pattern of the existing group and do not contribute towards ribbon development.*

2.2 Perth and Kinross Local Development Plan: Adopted 3rd February 2014

a) The Local Development Plan Key Objectives states that any development should be: "Well designed and built with a quality build and natural environment. Accommodate population and household growth and direct that growth to appropriate locations" and also "Seek to ensure that the housing land supply accommodates the needs of the various sectors of the market".

b) Under the terms of the Local Development Plan the Site is noted to fall outwith any of the identified settlement boundaries detailed within the Plan and consequently the site falls

within the boundary of the defined countryside. 'Policy RD3: Housing in the Countryside' is therefore relevant.

2.3 Housing in the Countryside Guide.

This policy was adopted by Perth and Kinross Council in October 2014. The policy applies over the entire local authority area with the exception of specific zones which currently enjoy a more relaxed policy interpretation. In practice this policy must therefore be read in conjunction with other Local Plan policies and that specific policy requirements relating to these designations must also be adhered with. This policy aspires to:

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

2.4 Developer Contributions and Affordable Supplementary Guidance:

This document was adopted in September 2016 and the Applicant is fully aware that these contributions will require to be met.

3.0 The Application Site:

3.1 The application site, herein referred to as the "site", lies to the East side of Littleton Road.

3.2 The site area extends to 5,945sq.m. (0.59 hectares) and the topography falls very gently from north to south.

3.5 The site does not constitute any part of a Conservation Area and there are no Listed Buildings within the immediate vicinity.

4.0 Principle of the Development

4.1 The application site is within the designated countryside of the current Perth and Kinross Local Development Plan 2014 which encompasses any proposed residential development along with the Councils 'Housing in the Countryside Policy Guidance'. Within this it is recognised that consent will be granted for new houses within building groups provided they do not detract from both the residential and visual amenity of the group. It is accepted that consent will also be granted for houses which extends the group into definable sites formed by the existing topography or defined by well-established landscaped features which will ensure an appropriate setting. All proposals will be required to respect the character, layout and building pattern of the group and also demonstrate that a high standard of residential amenity can be achieved for the existing and proposed residential

dwellings. We would contend that by reflecting the various new developments on the Western side of the road the application reinforces this building group. The various developments to the West are not filling gap sites yet have recently been Approved by Planning. This is forming a linear development on one side of the road but nothing on the other. It makes sense in Planning terms to develop both sides of the road in order that a village type townscape can be achieved. In spite of the Reason for Refusal quoting Policy RD3 of Perth and Kinross Council adopted Local Development Plan 2014 stating that any development should 'not contribute towards ribbon development' the two new houses constructed to the West side of the road does exactly that. Where there was once before individual houses along this side of the road there is now a strip of ribbon development. The new houses did not fill a gap site as the frontage greatly exceeds that recognised as being a 'gap' between existing units. This application is not extending the ribbon development it is effectively widening it and there is no provision within the LBP stating that this cannot be permitted. It is providing an opportunity for an identity to be formed by creating houses on both sides of the road; as happens in villages across Perthshire, rather than the existing incongruous strip of houses currently experienced.



1 New house to West of Littleton Road



2 New House to West of Littleton Road



3 New houses to the North East of the site



4 New houses to North of the site

4.2 The proposed site is not detrimental to any neighbouring buildings resulting in no loss of amenity.

4.3 The development seeks to contribute to the Local Development Plan ambition of providing a sustainable housing land supply in areas which need it.

5.0 Scale and Design;

This application is for Planning Permission in Principle only. The design and layout of the development will be formulated in a sympathetic manner at the Detailed application stage. The new houses recently constructed immediately across Littleton Road are an aesthetically disparate collection with differing materials used rather than a common palette being adopted. It is likely that the new housing will influence the palette of materials since they have recently been found to be acceptable to the Council. The size and footprint of each individual plot reflects those extant in the surrounding area. The design of the houses will reflect the existing mixed typography along with the varied palette of building materials.

6.0 Residential amenity:

6.1 The individual plot sizes shown on our indicative layout prove that they comprise of a sufficient size to accommodate dwelling houses with ample garden ground whilst respecting adequate distances to neighbouring boundaries thereby protecting neighbouring residential amenity in terms of overshadowing and overlooking. They are effectively mirroring the new houses opposite to ensure a sympathetic plan form.

6.2 It is considered at this early stage that the proposed dwelling houses will be a mix of 3 and 4 bedrooms finished to a high standard which will enhance the area.

6.3 The existing houses to the West of the site are modern single and two storey dwellings. An open area of farmland to the West has recently been Approved by Planning and two new houses have been constructed. These have open farmland behind them and reflect directly what is being proposed on this site. These new houses clearly demonstrate a need and also that there is an acceptance that intervention into the countryside in this location is appropriate.

7.0 Roads Access and parking Provision:

7.1 The indicative layout confirms that there is sufficient parking within the curtilage of the dwellings. This car parking is not in front of the dwellings but up the site to minimise visual intrusion but also to ensure that garages can be accommodated if required. Turning heads are integrated to ensure that there is sufficient provision for service or emergency vehicles to turn easily.



9 Approximate location of site vehicular access points Please note the new build sites directly across the road.

8.0 Visual Impact and Character.

8.1 New housing in the countryside should not have a detrimental visual impact and should respect its context and surrounding character. As indicated above the proposed development reflects directly existing housing on the west side of the road.

9.12 When the application proposals are considered against criteria (a) – (m) the following conclusions can be deduced:

- a) The application site can be easily serviced by both pedestrian and vehicular access via the existing adopted roadway to the West of the site (subject to meeting Roads Service requirements/standards).
- b) Whilst the application seeks only to establish the principle of the proposed development of the site, it is intended that externally each of the proposed new dwellings will be constructed of materials sympathetic to those of the existing surrounding dwellings. The actual materials can reasonably controlled through Conditions issued pursuant to this application.
- c) The proposed development will have little adverse impact upon any identified biodiversity asset; indeed it may improve it despite the reduction in open area. Whilst the area is currently farmland this is turned and disturbed yearly. Furthermore the predominant method of farming on adjoining fields is polytunnel which is certainly not conducive to

encouraging biodiversity. With generous areas of landscaping on the site this will provide a stable year-long habitable environment for numerous types of wildlife. The landscaped areas will be planted with indigenous species to ensure that there is interest throughout the seasons. Hedges will be planted as site boundaries.

d) Whilst the application seeks only to establish the principle of the development there is no reasonable basis upon which it could be concluded that dwelling houses of an appropriate scale, layout and design could not be reasonably accommodated on this site or that the development could not be successfully integrated into the wider landscape setting of the site.

9.13 It is submitted that the proposed development can be fully and reasonably justified against the relevant criteria encompassed within the 'Housing in the Countryside Guide'.

10.0 Issue of Special Considerations

10.1 The Applicant has lodged a case of special consideration. This has taken the form of a personal letter which she requests is considered as extremely relevant. This reinforces the heartfelt situation that she currently finds herself embroiled. The only apparent solution to this is to ensure the granting of Planning on this site which will permit her to continue to live in her family home.

11.0 Conclusions

11.1 In line with the provisions of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application proposals are to be assessed against the terms of the approved Local Development Plan; so far as they are of material relevance to the determination of the application, and in the light of any other relevant material considerations.

11.2 For the reasons set out above, it is submitted that the application proposals can be fully and reasonably justified against the provisions of the approved development plan if it is considered appropriate to mirror the existing development and create a village environment.

11.3 The Applicant believes that the correspondence stating special consideration should be considered a material consideration which should permit the acceptability, in terms of the development plan, of the application proposals.

11.4 Accordingly, it is respectfully requested that 'Perth and Kinross Council' grant Planning Permission in Principle pursuant to this application.

DEAR SIR OR MADAM,

THIS IS PROBABLY THE MOST
IMPORTANT LETTER I HAVE
EVER WRITTEN, BECAUSE THE FIST
OF MY LIFE DEPENDS ON ITS
OUT COME.

I KNOW THAT PERSONAL
DETAILS DO NOT FIGURE IN THE
DECISION MAKING OF THE PLANNING
OFFICE, BUT I WISH, YET AGAIN, TO
POINT OUT THE EXTENUATING
CIRCUMSTANCES REGARDING MY
APPLICATION.

I WAS BORN ON THIS LAND.
MY GRANDFATHER WAS ALLOCATED
THIS HOLDING FROM THE BOARD
OF AGRICULTURE 100 YEARS AGO,
AS HE HAD BEEN BADLY WOUNDED
IN THE FIRST WORLD WAR. MY
GRANDPARENT, AUNTS, UNCLIES, FATHER
AND MOTHER AND MY BROTHER AND
MYSELF ALL PUT BLOOD, SWEAT AND
TEARS INTO THIS LAND AS WE LOVED

AND WORKED IT. NOW IT IS TOO
 SMALL A FIELD TO EARN A LIVING.
 AT FIRST THERE WAS ONLY
 OUR HOLDING AND OUR PRIVATE
 ROAD TAKEN FROM OUR FIELD,
 AS ACCESS FURTHER ALONG
 AN OTHER HOLDING WITH ITS
 OWN PRIVATE ROAD. NOW OUR
 ROAD HAS BEEN TAKE OVER BY
 THE COUNCIL, SO THAT ALL THE
 NEW HOUSES, SOME 10 OR SO AND
 THE WOODLAND TRUST CAR PARKS
 CAN HAVE ACCESS.

TO THE WEST OF OUR FIELD
 AND 6 FT. OPPOSITE, PERMISSION
 HAS BEEN GIVEN FOR 5 NEW HOUSES,
 - ALL IN A FIELD, LIKE OURS, WITH
 OUT ANY LANDSCAPING FROM THE
 FIELD, OR MAINS DRAINAGE. POWER
 COMES FROM ELECTRICITY AND
 TELEPHONE POLES ON OUR
 LAND. THEY HAVE NO WEST
 BOUNDARY, ONLY WIRE FENCES

LIKE OURS.

IN THE SOUTH CORNER OF THE FIELD ARE TWO RADIO MASTS AND BEHIND, A FACTORY AND TREE LANDSCAPED BOUNDARY. ALL THESE BUILDINGS BRING IN TAX REVENUE TO THE COUNCIL.

ALL I ASK IS FOR YOU TO ALLOW 5 MORE PLOTS, OPPOSITE THE OTHERS, WHICH ARE ONLY A FEW FEET AND A ROAD WIDTH AWAY. SAME FIELDS, SAME EARTH, SAME BEGINNINGS.

NOT MUCH TO ASK FOR, SO THAT MY BROTHER AND MYSELF CAN SELL OFF THE PLOTS TO ENABLE US TO LIVE OUR LAST FEW YEARS ON OUR OWN LAND, PAY OFF OUR MORTGAGES AND LIVE A STRESS FREE LIFE.

MY FATHER WAS DROWNED WHILE FLY FISHING IN THE TAY. I WAS

8 AND MY BROTHER A BABY.
WE WORKED LONG AND HARD
WITH MY MOTHER TO PAY THE
RENT AND PAY OUR WAY. MY
MOTHER THOUGHT WE WOULD BE
SECURE FOR THE REST OF OUR LIVES.
NOW ALL AROUND US ARE ABLE
TO HAVE HOUSES AND LIVES,
BECAUSE OF OUR ROAD AND
FIELD, YET YOU DENY US THAT
BASIC RIGHT. I WILL HAVE TO LET
THE MORTGAGE COMPANY TAKE
MY HOME AS I CANNOT PAY
OFF THE MORTGAGE. I WILL
HAVE TO LEAVE BEHIND MY
HUSBAND'S GRAVE IN THE NORTH
PADDOCK, THE WILD CATS,
HERRON, DEER AND OTHER
WILD LIFE WHICH WE FEED,
WITHOUT PROTECTION OR SHELTER.
MY DOG AND CATS WILL HAVE
TO BE PUT DOWN AS I WILL HAVE
TO GO INTO AN OLD FOLKS COUNCIL
HOME.

MY BROTHER AND MYSELF
ARE OLD, WE HAVE NO FAMILY
TO LEAVE OUR HOUSES TO
PLEASE DO NOT LET OUR LAST
YEARS BE LIVED IN POVERTY
AND HEART BREAK.

YOU HAVE THE POWER TO
END OUR HARDSHIP, YOU
KNOW THIS REQUEST IS
MORALLY RIGHT.

THANK YOU FOR TAKING
THE TIME TO READ MY
PRER. GOD BLESS.

Helen Craven

PERTH AND KINROSS COUNCIL

Mrs Helen Craven
c/o ARKTX
Fraser Middleton
187 Strathmartine Road
Dundee
DD3 8BL

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

RECEIVED 10 SEP 2018

Date 6th September 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: 18/01294/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 9th August 2018 for permission for **Residential development (in principle) Land 120 Metres North East Of Longforan Transmission Station Longforan** for the reasons undernoted.



Interim Development Quality Manager

Reasons for Refusal

- 1 The proposal does not extend the existing group into a definable site formed by existing topography and / or well established landscape features which would provide a suitable setting. The proposal does not respect the character, layout or building pattern of the existing group, and would contribute towards ribbon development. The proposal is therefore contrary to the specific requirements of the building groups section of the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross Council's adopted Local Development Plan 2014, which both seek to ensure that all proposals which extend existing building groups do so into definable sites formed by existing topography and / or well established landscape features which provide a suitable setting, that proposals respect the character, layout and building pattern of the existing group and do not contribute towards ribbon development.

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

18/01294/1

18/01294/2

18/01294/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/01294/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	08.10.2018	
Case Officer	Andy Baxter	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Residential development (in principle)

LOCATION: Land 120 Metres North East Of Longforgan Transmission Station, Longforgan

SUMMARY:

This report recommends **refusal** of a planning in principle application for a residential development on a rural site outside Longforgan, 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: 23 August 2018

SITE PHOTOGRAPH



*View from the south, looking north.
Site is to the left above the telecoms compound.*

BACKGROUND AND DESCRIPTION OF PROPOSAL

This planning application seeks to obtain a planning in principle consent on an area of land outside Longforgan, on the eastern side of Old Littleton Road – a minor road which runs northwards from the Longforgan grade separated junction.

The site is essentially the south western corner of a larger agricultural field.

The site is regular shaped with a width of approx. 46m (east to west) and a length (north to south) of approx. 125m. The site is bounded by the public road (which is flanked by trees) to the west and by an existing telecom mast installation to the south. Further to the west, across the road, is a small run of dwellings, some of which have recently been approved and are currently under construction. The north and eastern boundaries of the site are undefined, and simply merge into the wider agricultural field.

Further to the north, past the site's northern boundary is another small run of residential properties.

The application site is flat, and is currently over grown. An internal, grassed farm access runs along the western edge of the site. Vehicular access to the site is expected to be individual accesses taken from the public road.

An indicative number of 4 plots have been shown by the applicant.

SITE HISTORY

A previous planning application for a residential development across the whole wider field was submitted to the Council in 2017 (17/01040/IPL), however that planning application was never formally registered, or considered by the Council.

PRE-APPLICATION CONSULTATION

Formal pre-application advice (17/00422/PREAPP) was offered to the applicant for a larger proposal, which advised that it was unlikely to be supported. In addition to this, further informal advice has also been offered to the applicant direct advising that a residential development in this area would be contrary to current Council policy and would not be supported by the Council.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning

Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Of relevance to this planning application are,

The Scottish Planning Policy 2014

The Scottish Planning Policy (SPP) was published in June 2014 and it sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Of specific relevance to planning application are,

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

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

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

Policy PM1A - Placemaking

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

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

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 is the most recent expression of Council policy towards new housing in the open countryside.

Developer Contributions and Affordable Housing (2016)

This policy outlines the Councils position in relation to developer contributions in relation to primary education, transport infrastructure and A9 junction improvements, as well as our Affordable Housing provision requirements.

EXTERNAL CONSULTATION RESPONSES

Scottish Water have commented on the proposal and raised no objections.

Dundee Airport Ltd were consulted in the proposal but have made no specific comment.

INTERNAL COUNCIL COMMENTS

Transport Planning have commented on the proposal and raised no objection to the proposal in relation to access or parking related matters.

Development Negotiations Officer has commented on the proposal and advised that standard conditions in relation to Affordable Housing provision, Primary Education Contributions and Transport Infrastructure Contributions should be attached to any consent.

Structures & Flooding Team have commented on the proposal and raised no concerns in relation to flooding matters.

Perth & Kinross Area Archaeologist has commented on the proposal and recommended a condition is attached to any permission in relation to archaeology.

Environmental Health where consulted in relation to noise (from the telecoms tower) but have not made any specific comment.

REPRESENTATIONS

One letter of representation has been received, making general observations regarding the possible siting of the dwellings and also the impact on trees.

These issues are addressed below.

ADDITIONAL INFORMATION

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

In terms of other material considerations consideration of the Council's other policies on HITCG and Developer Contributions/Affordable Housing are material considerations.

Policy Appraisal

In terms of land use policies, the principal Development Plan land use policies directly relevant to this proposal are largely contained in the adopted Local Development Plan (LDP). Within that Plan, the site lies within the landward area where *Policies PM1A (general development)* and *RD3 (HITCP)* would be directly applicable to a new residential proposal.

Policy PM1A of the LDP 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* of the LDP 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, which was adopted in 2014 as part of the LDP process.

For reasons stated below, I consider the proposal to be contrary to *Policy RD3* of the Local Development, and it's associated SPG largely due to the uncontained nature of the site.

Land Use Acceptability

The site lies within the landward area of the adopted Local Development Plan, where *Policy RD3* is directly applicable to new residential proposals. *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 a 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 terms of the HITCG 2012.

This planning application is located adjacent to several existing properties, in an open area of agricultural land. Accordingly, the only relevant section of the HITCG that would be applicable to this proposal would be the building group section.

By definition of what is proposed (*ie the proposal is not a conversion, replacement non-residential building, replacement house, operational*

need/local worker house, development on rural brownfield land or an infill site, the other sections of the HITCG are not relevant.

In terms of acceptable new development within or adjacent to an existing building group, the HITCG states that consent will be granted for new houses that are located within existing building groups provided they do not detract from both the residential and visual amenity of the group. The policy goes on to say that consent will also be granted for houses which extend the group providing that the development takes place in definable sites which is formed by existing topography and or well established landscape features that would provide a suitable setting. The HITCG states that all acceptable 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).

In terms of development within existing building groups, I accept that there is an established building group (*which is typically defined as being 3 or more dwellings or buildings of reasonable scale*) that comprises the existing dwellings to the west of Old Littleton Road, and those further to the north along another road – which collectively, creates an inverted ‘L’ shape grouping.

This group is distinctly linear in its pattern, and all the existing properties are located on one side of the respective roads only. It’s my view that the existing group therefore only comprises the run of dwellings themselves, and not the area of land to the east of Old Littleton Road which remains undeveloped, and is where the new dwellings are proposed.

I therefore do not consider the proposal to be located *within* an existing building group.

The HITCG does however offer support for new development which is an *extension* of a building group, and as stated above, I do accept that there is an established building group to the west and north in an inverted ‘L’ shape.

However, this site has little in the way of natural site containment to the east or north. The road along the west and the telecoms compound to the south do offer some means of site containment and structure to the site, but the openness to the north and east is not acceptable, and does not provide any degree of landscape containment or a suitable setting due to the lack of any existing topography and or well established landscape features.

In terms of the impact on the character of the existing group, the proposal would also result in a development which does not respect the character, layout and building pattern of the existing group. As outlined earlier, the existing group is centred on development on one side of the two local roads.

If supported, this development would introduce new development on the opposite side of Old Littleton Road, which would be distinctly out of character with the existing pattern of the area i.e. development on one road side only. In

addition to this, the HITCG as part of the building groups section, specifically states that proposals which contribute towards ribbon development will not be supported. The nature of this development is such- alongside the public road, and likely one house deep – that it would clearly constitute new ribbon development, which is contrary to the requirements of HITCG.

Based on the above, the proposal does not accord with the Council's Housing in the Countryside Policies for a number of reasons.

Visual Amenity, Design and Layout

This is a planning in principle application so there are no detailed matters to consider at this stage. An appropriately designed development should ensure that the visual amenity of the area is protected, and that each plot has suitable amenity space, parking provision, separation etc.

It does however remain the case that the proposal would result in a development which would be out of keeping with the general layout of the surrounding building pattern for reasons stated previously.

Residential Amenity

In terms of the impact on existing residential amenity, the proposal would have limited impact. Subject to suitable design, orientation and placement on individual plots, there should be no adverse impact on the residential amenity of either the existing or proposed dwellings.

In terms of being able to offer a suitable level of residential amenity for future occupiers of the dwellings, the size of the site is such that there should not be any issues with ensuring that a suitable level of usable amenity space is delivered – providing a suitable layout is brought forward at a detailed stage.

I do note the existence of the telecoms mast to the south. As the mast is already in existence, any residential proposal on this site would need to take into account the presence of the mast and noise implications.

Roads and Access

In terms of access and parking provision matters, I have no concerns.

Whilst this is only a planning in principle application, I see no reason why a suitable access(es) cannot be delivered and suitable parking provision provided internally. To achieve suitable visibility, it would be the case that some of the existing hedges / trees that align the roadside western boundary. In principle, I would have no objection to some removals.

Drainage and Flooding

The proposal raises no issues in terms of drainage or flooding matters. Fuller details regarding the proposed private drainage (foul and surface water) will be reviewed at a detailed planning application stage.

Conservation Considerations

There are no listed buildings or Conservation Area affected by the proposal.

Archaeology

There is some known archaeology in the area. In the event of any approval, suitable planning conditions should be considered.

Impact on Trees / Hedges

The western boundary of the site is aligned with trees. It is envisaged that some trees will be required to be removed to facilitate the new access (es), however in principle I have no objection to this. The removal of trees should not be required for the actual placement of any new dwellings. However, as this is a planning in principle application, fuller consideration of the impact on trees will take place at a detailed stage in the event of any approval being forthcoming and suitable conditions should be considered for any approval recommendation.

Developer Contributions

Affordable Housing

As the site is capable of accommodating 5 or more dwellings, in the event of any approval a standard condition in relation to Affordable Housing should be attached to any consent.

Primary Education

In the event of any approval a standard condition in relation to Primary Education should be attached to any consent.

Transport Infrastructure

In the event of any approval a standard condition in relation to Transport Infrastructure should be attached to any consent.

A9 Junction Improvements

The site is located outwith the catchment area for A9 Junction Improvements

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 Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014.

I have taken account of material considerations and find none that would justify overriding the Development Plan, and 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.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the planning application because of the following reason,

The proposal does not extend the existing group into a definable site formed by existing topography and / or well established landscape features which would provide a suitable setting. The proposal does not respect the character, layout or building pattern of the existing group, and would contribute towards ribbon development. The proposal is therefore contrary to the specific requirements of the building groups section of the Council's Housing in the Countryside Guide 2012 and Policy RD3 of Perth and Kinross

Council's adopted Local Development Plan 2014, which both seek to ensure that all proposals which extend existing building groups do so into definable sites formed by existing topography and / or well established landscape features which provide a suitable setting, that proposals respect the character, layout and building pattern of the existing group and do not contribute towards ribbon development.

Justification

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

Informatives

None, refusal recommendation.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/01294/1

18/01294/2

18/01294/3

Date of Report - 6

September 2018



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100129572-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Planning Permission in Principle for the erection of 4No Detached Dwellings

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	ARKTX		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Fraser	Building Name:	
Last Name: *	Middleton	Building Number:	187
Telephone Number: *	01382 831557	Address 1 (Street): *	Strathmartine Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dundee
Fax Number:		Country: *	Scotland
		Postcode: *	DD3 8BL
Email Address: *	enquiries@arktx.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Helen	Building Number:	
Last Name: *	Craven	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

730383

Easting

330814

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

5945.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

fallow/arable

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- ☐ Yes – connecting to public drainage network
☒ No – proposing to make private drainage arrangements
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- ☒ New/Altered septic tank.
☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☒ Discharge to land via soakaway.
☐ Discharge to watercourse(s) (including partial soakaway).
☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

septic tank to land soakaway within curtilage of each individual plot

Do your proposals make provision for sustainable drainage of surface water?? * ☒ Yes ☐ No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Fraser Middleton

On behalf of: Mrs Helen Craven

Date: 25/07/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

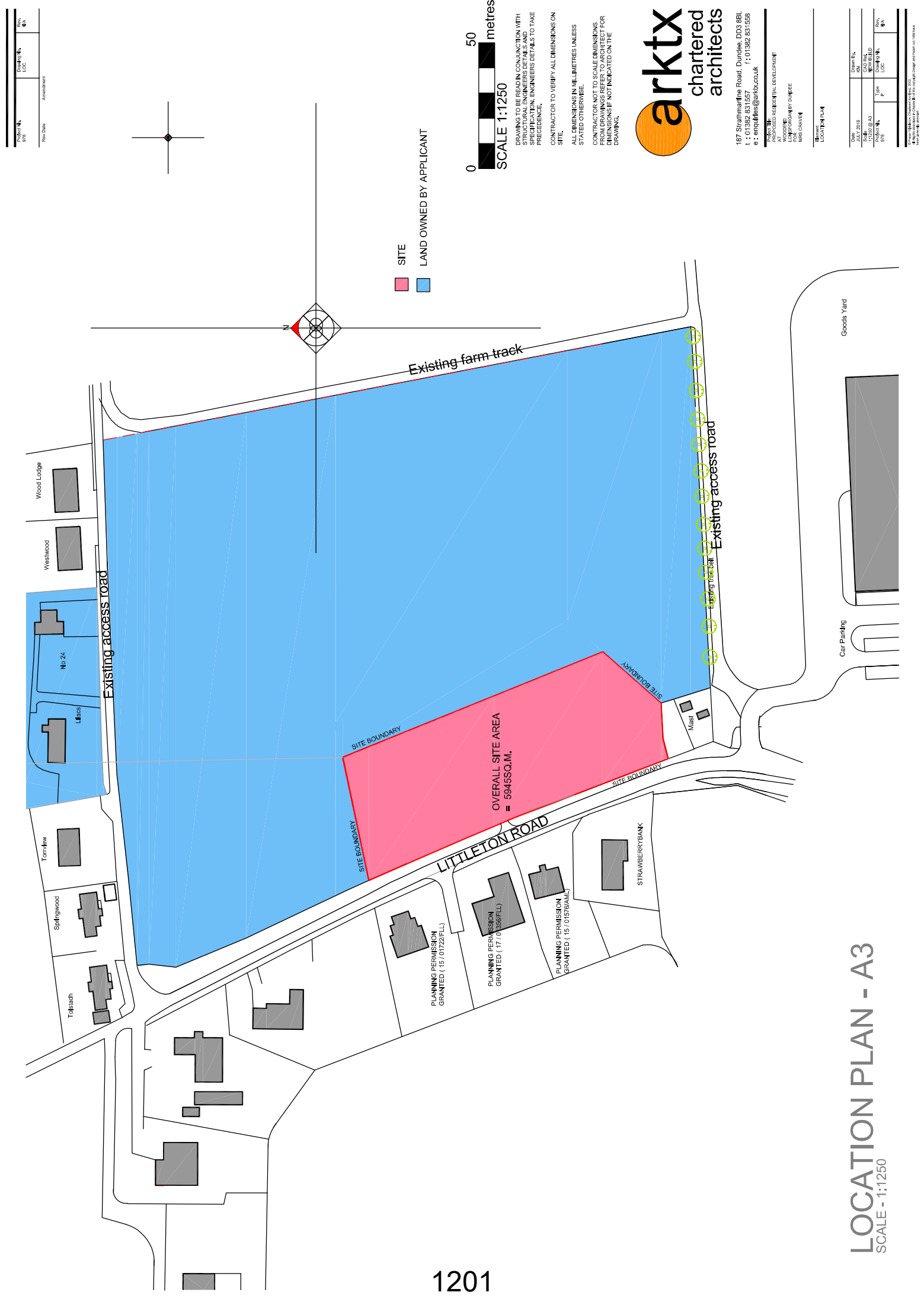
Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Jennifer Middleton

Declaration Date: 25/07/2018

Payment Details



0 50 metres
SCALE 1:1250

DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DETAILS AND
SPECIFICATION. ENGINEERS DETAILS TO TAKE
PRECEDENCE.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON
SITE.
ALL DIMENSIONS IN MILLIMETRES UNLESS
STATED OTHERWISE.
CONTRACTOR NOT TO SCALE DIMENSIONS
FROM DRAWINGS REFER TO ARCHITECT FOR
DIMENSIONS IF NOT INDICATED ON THE
DRAWING.



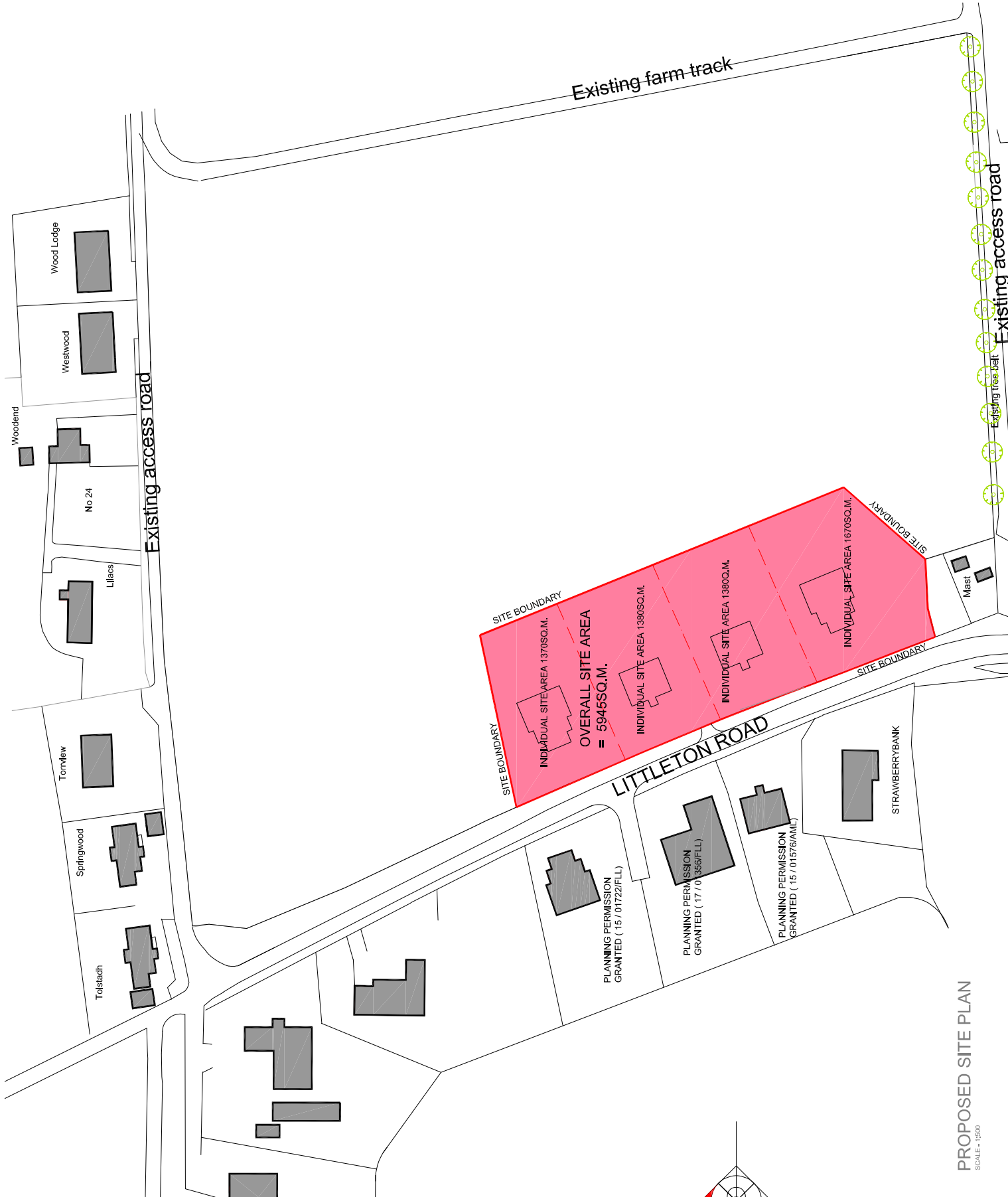
187 Strathmarine Road, Dundee, DD3 8BL
t : 01382 831557 f : 01382 831558
e : enquiries@arktx.co.uk

PROJECT NO. 978
DRAWING NO. 1/1250
DATE: 10/10/2018
SCALE: 1:1250
AUTHOR: [Name]
CHECK: [Name]
DRAW: [Name]

FOR THE CLIENT
FOR THE ARCHITECT
FOR THE ENGINEER

Date	Drawn By
10/10/2018	[Name]
Scale	CAD File
1:1250 @ A3	[Name]
Project	Type
978	P
Author	Check
[Name]	[Name]
Draw	Rev
[Name]	[Name]

LOCATION PLAN - A3
SCALE - 1:1250



Project No. 978

Client No. 003

Rev. Date A

Architect

A 05.2017 LAYOUT REVIEWED

SITE

LAND OWNED BY APPLICANT

0

25

metres

SCALE 1:500

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND FOUNDATION ENGINEERS DETAILS TO TAKE PRECEDENCE.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.

CONTRACTOR NOT TO SCALE DIMENSIONS FROM DRAWINGS REFER TO ARCHITECT FOR DIMENSIONS IF NOT INDICATED ON THE DRAWING.

arktx

chartered architects

187 Strathmarine Road, Dundee, DD3 8BL
t : 01382 831557 f : 01382 831558
e : enquiries@arktx.co.uk

Project Title

PROPOSED RESIDENTIAL DEVELOPMENT

Architect

ARKTX

Location

LITTLETON ROAD BY DUNDEE

Client

MRS CHAYAN

Librarian

PROPOSED SITE PLAN

Issue

JULY 2018

Scale

1:500

Project No.

978

Type

S

Client No.

003

Rev.

A

Drawn By

ARKTX

Checked By

ARKTX

Issue Date

JULY 2018

Project No.

978

Type

S

Client No.

003

Rev.

A

Project Title

PROPOSED RESIDENTIAL DEVELOPMENT

Architect

ARKTX

Location

LITTLETON ROAD BY DUNDEE

Client

MRS CHAYAN

Application for Planning Permission in Principle
for change of use of land to residential use
at Woodend, Longforgan.

Supporting Statement.

1.0 Introduction:

1.1 This statement has been prepared by 'ARKTX' on behalf of Mrs Middleton Craven and is submitted in support of an application for Planning Permission in Principle for the change of use of agricultural land to residential.

1.2 This statement provides information on both the application site and its surroundings and sets out an assessment of the policy basis against which the proposals require to be assessed.

1.3 An indicative layout has been lodged as a supporting document however this is purely suggestive and to provide an indication of the proposed sites potential. This indicates 4 units which is designated less than a Major development. The Town and Country Planning (Scotland) Act 1997, Section 26A which defines this to be a Local Development. No designs for the individual buildings have yet been conceived. The indicative plans are based on the "Approved" housing directly across the road.

1.4 Should Perth and Kinross Council require any additional information or wish clarification of any matters relating to this application 'ARKTX' would be pleased to assist in its timeous provision.

2.0 The Planning Policy Background:

2.1 TAYplan Strategic Development Plan 2012-2032: Approved June 2012

Whilst there are no specific strategies or policies directly relevant to this proposal the overall vision of the TAYplan 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." We would contend that his application would contribute in achieving this goal.

2.2 Perth and Kinross Local Development Plan: Adopted 3rd February 2014

a) The Local Development Plan Key Objectives states that any development should be: "Well designed and built with a quality build and natural environment. Accommodate population and household growth and direct that growth to appropriate locations" and also "Seek to ensure that the housing land supply accommodates the needs of the various sectors of the market".



b) Under the terms of the Local Development Plan the Site is noted to fall outwith any of the identified settlement boundaries detailed within the Plan and consequently the site falls within the boundary of the defined countryside. 'Policy RD3: Housing in the Countryside' is therefore relevant.

2.3 Housing in the Countryside Guide.

This policy was adopted by Perth and Kinross Council in October 2014. The policy applies over the entire local authority area with the exception of specific zones which currently enjoy a more relaxed policy interpretation. In practice this policy must therefore be read in conjunction with other Local Plan policies and that specific policy requirements relating to these designations must also be adhered with. This policy aspires to:

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

2.4 Developer Contributions and Affordable Supplementary Guidance:

This document was adopted in September 2016 and the Applicant is fully aware that these contributions will require to be met.

3.0 The Application Site:

3.1 The application site, herein referred to as the "site", lies to the north of an industrial manufacturing plant with substantial car parking areas ('Tokheim Solutions Ltd'; which produces petrol fuel pumps, etc). This building is approximately 8 metres in height. To the East is agricultural land (including polytunnel farming); to the West is residential; along the North boundary is residential properties stretching in a ribbon development to the East.



1 Industrial building to South



2 Vehicular entrance to industrial building

3.2 The site area extends to 5,945sq.m.(0.59 hectares) and the topography falls very gently from north to south.

3.3 Old Littleton Road is present to the East of the site from which the site will be accessed. Existing private access roads are present further to the North, along the south and an established farm track and fencing further to the east. At the South West corner of the site are two telecommunications masts which are surrounded by steel security fencing.



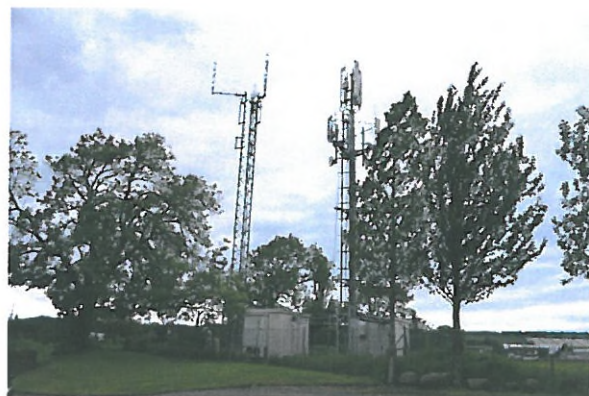
3 Roadway / fencing to East boundary



4 Public roadway to North boundary



5 South boundary road and landscaping



6 Telecommunications masts at SW corner

3.4 An overhead power cable dissects the site however this is not of an unusually high voltage capacity and can be relocated. The site is not subject to flooding. There are no buildings currently located on the proposed development site.

3.5 The site does not constitute any part of a Conservation Area and there are no Listed Buildings within the immediate vicinity.

4.0 Principle of the Development

4.1 The application site is within the designated countryside of the current Perth and Kinross Local Development Plan 2014 which encompasses any proposed residential development along with the Councils 'Housing in the Countryside Policy Guidance'. Within

this it is recognised that consent will be granted for new houses within building groups provided they do not detract from both the residential and visual amenity of the group. It is accepted that consent will also be granted for houses which extends the group into definable sites formed by the existing topography or defined by well-established landscaped features which will ensure an appropriate setting. All proposals will be required to respect the character, layout and building pattern of the group and also demonstrate that a high standard of residential amenity can be achieved for the existing and proposed residential dwellings.

4.2 We would contend that this Application satisfies these in that it is mirroring the recent development to the West.

4.3 The proposed site is not detrimental to any neighbouring buildings resulting in no loss of amenity.

4.4 All accesses are proposed in order to permit safe vehicular access to the site and will satisfy the Perth and Kinross Roads Standards.

4.5 The development seeks to contribute to the Local Development Plan ambition of providing a sustainable housing land supply in areas which need it.

5.0 Scale and Design;

This application is for Planning Permission in Principle only. The design and layout of the development will be formulated in a sympathetic manner at the Detailed application stage. We have however prepared a purely indicative layout which shows that the Council's site standards can be satisfied. The size and footprint of each individual plot reflects those extant in the surrounding area including a number of new houses recently built and currently being constructed. The design of the houses will reflect the existing mixed typography along with the varied palette of building materials. It is likely that the new housing will influence the palette of materials since they have recently been found to be acceptable to the Council.

6.0 Residential amenity:

6.1 The individual plot sizes shown on our strictly indicative layout prove that they comprise of a sufficient size to accommodate dwelling houses with ample garden ground whilst respecting adequate distances to neighbouring boundaries thereby protecting neighbouring residential amenity in terms of overshadowing and overlooking.

6.2 It is considered at this early stage that the proposed dwelling houses will be a mix of 3 and 4 bedrooms accommodation finished to a high standard which will enhance the area.

6.3 The mix of housing types and styles will encourage home working through the provision of rooms to be provided. It is proposed that there will be a variety of house types on the site which can accommodate a range of house styles and accommodation requirements.

6.4 As noted earlier the Applicant accepts the requirement for 25% provision of affordable housing under policy RD4 of the Local Development Plan. There is no delineation within the current proposals for the location of the affordable housing provision.

6.5 Indigenous native trees and landscaping along all boundaries will be introduced to ensure that the area is well screened. Existing boundary foliage will be retained (apart from the very limited length where the new access road will require to enter the site).

6.6 The existing houses to the West of the site are modern one-and-a-half and two storey dwellings. An open area of farmland to the West has recently been Approved by Planning. Two new houses have been built and a third is currently under construction.



7 & 8 New houses constructed to the West of the proposed development site.

These new sites in addition to the recently built dwellings to the North of the site clearly demonstrate a need and also that there is an acceptance that intervention into the countryside in this location is appropriate.

6.8 Individual septic tanks and . This significant area along with the planted boundaries will provide a year-long habitat for wildlife species and encourage wildlife.

7.0 Roads Access and parking Provision:

7.1 There will be no access from the single track tarmac road to the North. Access will be from the main road to the West of the site which leads up to 'Carmichael Fruit Growers' and can evidently accommodate large pantechnicon or even articulated vehicles. The new access point is proposed to be located on a straight length of roadway with no visibility issues and will be constructed to meet the Council Roads Standards.



9 Approximate location of site vehicular access point

7.2 The indicative layout confirms that there is sufficient parking within the curtilage of the dwellings. This car parking is not in front of the dwellings but up the site to minimise visual intrusion but also to ensure that garages can be accommodated if required.

8.0 Visual Impact and Character.

8.1 New housing in the countryside should not have a detrimental visual impact and should respect its context and surrounding character. As indicated above the site logically fills the gap between surrounding industrial and residential uses and mirrors that across Old Littleton Road.

8.2 Although only an application for Planning Permission in Principle the modern and very recently constructed houses (both storey-and-a-half and two storey) neighbouring the proposed development site ensure that a sympathetically and appropriate aesthetic can be developed in due course.



10 New houses to the North of the site



11 New houses to North West of the site

8.3 Individual plot boundaries will be delineated by beech hedging (ie no ranch style fencing).

9.0 Planning Assessment

9.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 makes the provision that: "where in making any determination under the Planning Act, regard is to be had to the development plan, the determination shall be in accordance with the Plan unless material considerations indicate otherwise".

9.2 Section 37(2) of the Act further provides that in dealing with applications:

"...the Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations".

9.3 For the purposes of determining this Planning application, it is considered that the provisions of 'Policy RD 3' and 'The Housing in the Countryside Guide' comprise the principle policy basis under which the proposed development shall be assessed.

9.4 Within the policy context which is established under the terms of 'Policy RD3' of the Local Development Plan and in light of the matters which are set out within the 'Housing in The Countryside Guide', it is clear that the Council has adopted a fairly permissive approach in relation to the principle of the potential development of new housing in the countryside.

9.5 Given the specific nature of the application site it is considered that support for its Approval can be drawn from those aspects of 'Policy RD3' and 'The Housing in the Countryside Guide', which relates to additions to "building groups".

9.6 The Housing in the Countryside Guide' makes clear that additions to existing building groups will be permitted where "definable sites formed by existing topography and or well established landscape features which will provide a suitable setting".

9.7 The application site is clearly delineated by historical and landscaped boundaries as stated in Section 3.0. Refer also to photographs.



12 View looking northwest across the site

9.9 This consideration leads to the conclusion that the proposed development can be fully and reasonably justified against the provisions of 'Policy RD3' insofar as the proposed development represents an extension to the "building group" (albeit a significant one). The location of the industrial use on the southern boundary reinforces the extension to the building group by filling in this gap between the residential and industrial uses.

9.10 With specific regards to the considerations of the application proposals against the requirements of these criteria (a) – (m) , listed within 'The Housing in the Countryside Guide', it is submitted that criteria (a), (c), (f), (i), (j), (k) and (m) are of relevance to the determination of this Application.

9.11 When the application proposals are considered against criteria (a) – (m) the following conclusions can be deduced:

- a) When assessed against the terms of the Councils "Guidance on the Siting and Design of Houses in Rural Areas" this document appears to relate to smaller developments. The proposed development site is eminently capable of accommodating approximately this number of units although this will be determined at the Detailed Application stage. There is nothing to suggest that the advice given within this document cannot be satisfied.
- c) The application site can be easily serviced by both pedestrian and vehicular access via the existing adopted roadway to the West of the site (subject to meeting Roads Service requirements/standards).
- f) Whilst the application seeks only to establish the principle of the proposed development of the site, it is intended that externally each of the proposed new dwellings will be constructed of materials sympathetic to those of the existing surrounding dwellings. The actual materials can reasonably controlled through Conditions issued pursuant to this application.
- i) To satisfy this requirement it is intended that the design of each proposed dwelling house will encompass a usable Study room.
- j) It is contended that the proposed development is not considered to be in conflict with any other policies and proposals contained within the Plan.

k) The proposed development will have little adverse impact upon any identified biodiversity asset; indeed it may improve it despite the reduction in open area. Whilst the area is currently farmland this is turned and disturbed yearly. Furthermore the predominant method of farming on adjoining fields is polytunnel (Refer to photographic evidence) which is certainly not conducive to encouraging biodiversity. With generous areas of landscaping on the site this will provide a stable year-long habitable environment for numerous types of wildlife. The landscaped areas will be planted with indigenous species to ensure that there is interest throughout the seasons.

m) Whilst the application seeks only to establish the principle of the development there is no reasonable basis upon which it could be concluded that dwelling houses of an appropriate scale, layout and design could not be reasonably accommodated on this site or that the development could not be successfully integrated into the wider landscape setting of the site.

9.13 It is submitted that the proposed development can be fully and reasonably justified against the relevant criteria encompassed within the 'Housing in the Countryside Guide'.

10.0 Conclusions

10.1 In line with the provisions of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application proposals are to be assessed against the terms of the approved Local Development Plan; so far as they are of material relevance to the determination of the application, and in the light of any other relevant material considerations.

10.2 For the purposes of this particular application, the relevant parts of the approved development plan comprise the adopted 'Perth & Kinross Local Development Plan'.

10.3 With regard to the Local Development Plan, the relevant provisions thereof are identified as being 'Policies RD3' and the 'Housing In the Countryside Guide'.

10.4 These policies are assessed in detail within the above sections, with the overall conclusion being that the application can be reasonably justified against the provisions of the adopted Local Development Plan.

10.5 For the reasons set out above, it is submitted that the application proposals can be fully and reasonably justified against the provisions of the approved development plan.

10.6 No material considerations have been identified which would outweigh the acceptability, in terms of the development plan, of the application proposals.

10.7 Accordingly, it is respectfully requested that 'Perth and Kinross Council' grant Planning Permission in Principle pursuant to this application.

**TCP/11/16(577) – 18/01294/IPL – Residential development
(in principle) on land 120 metres north east of Longforgan
Transmission Station, Longforgan**

PLANNING DECISION NOTICE *(included in
applicant's submission, see pages 1179-1180)*

REPORT OF HANDLING *(included in applicant's
submission, see pages 1181-1191)*

REFERENCE DOCUMENTS *(included in applicant's
submission, see pages 1201-1211)*

**TCP/11/16(577) – 18/01294/IPL – Residential development
(in principle) on land 120 metres north east of Longforgan
Transmission Station, Longforgan**

REPRESENTATIONS



14th August 2018

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

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

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

Dear Local Planner,

DD2 Longforgran Transmition Station Ld 120M N E Of
PLANNING APPLICATION NUMBER: 18/01294/IPL
OUR REFERENCE: 765027
PROPOSAL: Residential development (in principle) | Land 120 Metres North East
Of Longforgran Transmission Station Longforgran

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 **Clatto 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.

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

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,

Christopher O'Brien

Development Operations Technical Analyst



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/01294/IPL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin
Description of Proposal	Residential development (in principle)		
Address of site	Land 120 Metres North East Of Longforgan Transmission Station, Longforgan		
Comments on the proposal	<p>Affordable Housing</p> <p>With reference to the above planning application the Council's Affordable Housing Policy requires that 25% of the total number of houses, above a threshold of 5 units, for which planning consent is being sought is to be in the form of affordable housing.</p> <p>The application proposes 4 dwelling houses but the site may be capable of supporting a higher number which would mean that the Affordable Housing Policy would apply.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Longforgan 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>Affordable Housing</p> <p>CO02 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 RD4:</p>		

	<p>Affordable Housing of the Perth & Kinross Local Development Plan 2014 or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards provision of affordable housing, in accordance with Development Plan Policy and Supplementary Guidance.</p> <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 or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards increasing primary school provision, in accordance with Development Plan Policy and Supplementary Guidance.</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 or such replacement Guidance and Policy which may replace these.</p> <p>RCO00 Reason – To ensure that the development approved makes a contribution towards improvements of regional transport infrastructure, in accordance with Development Plan policy and Supplementary Guidance.</p>
Recommended informative(s) for applicant	N/A
Date comments returned	20 August 2018

Comments for Planning Application 18/01294/IPL

Application Summary

Application Number: 18/01294/IPL

Address: Land 120 Metres North East Of Longforgan Transmission Station Longforgan

Proposal: Residential development (in principle)

Case Officer: Andrew Baxter

Customer Details

Name: Mrs Jennifer Petrie

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Loss Of Trees
- Over Looking

Comment: As a neighbour of the proposed site I would like to raise the following points:-

1. The ground level of the existing houses on Old Littleton Road to the west of the proposed site is lower than the ground on the proposed site. In order to minimise overlooking and overshadowing these existing houses can I request that if planning permission is granted, a condition of the planning states the houses must be plotted to the extreme east of the plots. In my opinion this will allow mutual respect to both existing and proposed neighbours in terms of overlooking and overshadowing.

2. The Planning Permission Application Form Section 'Trees' has been completed incorrectly stating "there are no trees on or adjacent to the application site". The Local Authority's ground on Old Littleton Road which is adjacent and borders the site has numerous existing mature trees and shrubs. I would request that these existing trees and shrubs remain in situ as the new access road to enter the site should not require the removal of any of the existing mature foliage. In my opinion this undisturbed foliage would act as a natural screen to the benefit of both existing and proposed properties.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/01294/IPL	Comments provided by	Dean Salman Development Engineer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Residential development (in principle)		
Address of site	Land 120 Metres North East Of Longforgan Transmission Station, Longforgan		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal based on the following condition.		
Recommended planning condition(s)	Prior to the occupation and use of the approved development all matters regarding access, car parking, public transport facilities, walking and cycling facilities, the road layout, design and specification (including the disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority (as detailed in the National Roads Development Guide) and to the satisfaction of the Planning Authority.		
Recommended informative(s) for applicant			
Date comments returned	27 August 2018		



To:	Andrew Baxter, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	29 th April 2018

18/01294/IPL | Residential development (in principle) | Land 120 Metres North East Of Longforgan Transmission Station Longforgan

Thank you for consulting PKHT on the above application. I can confirm that the proposed development site lies within an area that is considered to be archaeologically sensitive. The development is located in an area of rich prehistoric and early medieval activity, including two nearby designated heritage assets – the large barrow of Market Knowe (MPK 5119/ SM 2879), a possible ring ditch house (MPK 7064/ SM 6629) and Roman temporary camp (MPK4799) as well as find spots in the field proposed for development with artefacts from contemporary eras (MPK 6859, 6860, 6825).

Historic map regression on the development site has shown no construction in the last 200 years, and the area appears to have been continually used for agricultural purposes. Due to the proximity of known archaeology and the possibility of remains considering no evidence of modern intervention an archaeological evaluation of the development site would confirm the presence or absence of archaeological remains.

It is recommended that a programme of archaeological works is undertaken to assess the presence / absence of archaeological remains within the development area to be impacted the scope and timescale of which will be agreed with PKHT. A field evaluation to consist of trial trenching at a 5% sample is recommended which will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits.

Recommendation:

In line with Scottish Planning Policy historic environment section (paragraphs 135-137, 145 and 150), it is recommended that the following condition for a programme of archaeological works be attached to consent, if granted:

HE25 *Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation which has been submitted by the applicant, and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.*

Notes:

1. **Should consent be given, it is important that the developer, or his agent, contact me as soon as possible. I can then explain the procedure of works required and, if necessary, prepare for them written Terms of Reference.**

2. This advice is based on information held on the Perth and Kinross Historic Environment Record. This database of archaeological sites and historic buildings is regularly updated.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/01294/IPL	Comments provided by	D.Lynn
Service/Section	TES - Flooding	Contact Details	floodingdevelopmentcontrol@pkc.gov.uk
Description of Proposal	Residential development (in principle)		
Address of site	Land 120 Metres North East Of Longforgan Transmission Station Longforgan for Mrs Helen Craven		
Comments on the proposal	No Objection		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	31/08/2018		

