

PERTH AND KINROSS COUNCIL
PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE
16 JANUARY 2019

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Minute of meeting of the Planning and Development Management Committee held in the Council Chamber, Ground Floor, Council Building, 2 High Street, Perth on Wednesday 16 January 2019 at 10.00am.

Present: Councillors R McCall, B Brawn, H Anderson, B Band, H Coates, E Drysdale, T Gray, D Illingworth (substituting for Councillor I James), C Ahern (substituting for Councillor A Jarvis), X McDade (substituting for Councillor M Barnacle), L Simpson, R Watters and W Wilson.

In Attendance: A Condliffe, D Niven, A Belford, D Littlejohn, D Salman and L Reid (all Housing and Environment); C Elliott, D Williams and M Willis (all Corporate and Democratic Services).

Apologies: Councillors M Barnacle, I James and A Jarvis

Councillor R McCall, Convener, Presiding.

. WELCOME AND APOLOGIES

The Convener welcomed everyone present to the meeting.

. DECLARATIONS OF INTEREST

There were no Declarations of Interest in terms of the Councillors' Code of Conduct.

. MINUTES

- (i) The minute of meeting of the Planning and Development Management Committee of 24 October 2018 (Arts. 601-605) was submitted, approved as a correct record and authorised for signature, subject to the following amendments:

Art. 605 – Line presently reading “(vi) for both applications it was accepted that a Species Protection Plan for bats had previously been requested by officers”, be replaced by “(vi) for both applications it was accepted that a Species Protection Plan for bats had not previously been requested by officers”.

Art. 605(1)(iii) – In the first line, “Team Leader” be replaced with “Interim Development Quality Manager”.

Art. 605(2)(i) – In the first line of the Motion “Councillor” be replaced by “Councillors”.

In the first line of the Amendment “Councillor” be replaced by “Councillors”.

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Art. 605(2)(iii) – In the first line of the Motion “Councillor” be replaced by “Councillors”.

In the first line of the Amendment “Councillor” be replaced by “Councillors”.

- (ii) The minute of meeting of the Planning and Development Management Committee of 21 November 2018 (Arts. 699-673) was submitted, approved as a correct record and authorised for signature, subject to the following amendments:

“Councillor B Brawn, Vice-Convener, Presiding”, be replaced by “Councillor R McCall, Convener, Presiding”.

Art. 671 – ‘26 September 2018’, be replaced by ‘24 October 2018’.

- (iii) The minute of meeting of the Planning and Development Management Committee of 18 December 2018 (Arts. 703-707) was submitted, approved as a correct record and authorised for signature subject to the following amendment:

Under Minutes (i) – “25 October 2018”, be replaced by “24 October 2018”.

DEPUTATIONS

In terms of Standing Order 59, the Committee agreed to hear deputations in relation to the following planning applications:

Planning Application No.	Art. No.
18/01591/AMM	*(1)(i)
18/01592/AMM	*(1)(ii)

UPDATE

A Condliffe, Interim Development Quality Manger, delivered a verbal update to members on Planning Application 18/00094/IPM, Residential development (in principle) for up to 70 dwellings, former Murray Royal Hospital, Muirhall Road, Perth, and Planning Application 18/00408/FLM, Change of use, alterations and selective demolition to former hospital building to form 58 flats and associated works, former Murray Royal Hospital, Muirhall Road, Perth, both of which were deferred by the Planning and Development Management Committee at its meeting of 24 October 2018, to allow for further information and a site visit. A Condliffe informed members that the Council as planning authority were advised on 21 December 2018 that the Applicant had appealed both applications to the Planning and Environment Appeals Division (DPEA) on the grounds of non-determination, and that the applications would now be determined by the DPEA. C Elliott, Legal Adviser, advised members that the Council’s response to the appeals was submitted on 14 January 2019, and that the Committee’s reasons for deferring the applications were included.

APPLICATIONS FOR DETERMINATION

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(1) Major Applications

- (i) 18/01591/AMM – AUCHTERARDER – Erection of 116 dwellinghouses, formation of vehicular accesses, open spaces and associated works (approval of matters specified in conditions 16/01809/IPM) (Phase 2), land east of Stewart Milne Homes, Hunter Street, Auchterarder – Report 19/7 – Stewart Milne Homes Central Scotland Ltd**

A Condliffe, Interim Development Quality Manager, delivered an update on proposed conditions, which were circulated to members prior to the meeting.

Mrs Hill, on behalf of an objector to the application, followed by Ms Donald and Mr Henderson, on behalf of the applicant's agent and applicant respectively, addressed the Committee, and following their representations, withdrew to the public gallery.

Resolved:

Grant, subject to the following terms, conditions and informatives, including amendments to conditions as above and additional condition 14:

Conditions

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.
Reason: To ensure the development is carried out in accordance with the approved drawings and documents.
2. For clarification and in association with construction phasing plan 18/01591/149, the link road between Hunter Street and the A824 referred to as 'the spine road' shall be constructed to an adoptable standard and open to public traffic prior to Friday 1 November 2019.
Reason: In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
3. Prior to occupation of units 60 - 71 of the development, provision of a pedestrian footway along the A824 shall be provided, to a design and specification agreed in writing by the Council as Planning Authority.
Reason: In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
4. No removal of vegetation, including trees and shrubs will be permitted between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful and detailed check of vegetation for active birds' nests immediately before the vegetation is to be cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to

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protect nesting birds on site. Any such written confirmation must be submitted to the Planning Authority for approval prior to commencement of works.

Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

5. Prior to the commencement of development hereby approved, details of the location and specification of swift brick(s) or swift nest box(s) shall be submitted for the further written agreement of the Council as Planning Authority. Thereafter, the swift brick(s) or swift nest box(s) shall be installed in accordance with the agreed details prior to the occupation of the relevant residential unit.

Reason: In the interests of enhancing biodiversity.

6. All road gullies within 500m of a SUDS pond shall have a wildlife kerb installed adjacent to it to allow amphibians to pass safely. Details of the specification of the affected kerbing shall be submitted for the further written agreement of the Council as Planning Authority prior to its installation. Thereafter, the wildlife kerbing shall be installed in accordance with the agreed details, prior to the completion of the development.

Reason: In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

7. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: In order to prevent animals from being trapped within any open excavations.

8. Construction work shall be limited to Monday to Friday 07:00 to 19:00 and Saturday 08:00 to 13:00 with no noisy works out with these times or at any time on Sundays or Bank Holidays.

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

9. All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours

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daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason: In the interests of public health and to prevent noise pollution.

10. The detailed landscaping and planting proposal specifications as approved shall be undertaken and delivered commensurate with the residential development elements, in accordance with the approved phasing delivery plan and thereafter maintained. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar sizes and species to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of satisfying placemaking policy criteria of the adopted LDP.

11. Prior to the commencement of development a Construction Environment Management Plan (CEMP), incorporating a Construction Method Statement (CMS), a Construction Traffic Management Plan (CTMP), a Site Waste Management Plan (SWMP), a Site Access Management Plan (SAMP), a Drainage Management Plan (DMP) and Environmental Management Plan (EMP) detailing pollution prevention and control measures for all phases of the construction and operation programmes will be submitted to and be approved in writing by the Planning Authority, in consultation with Scottish Environment Protection Agency. Thereafter the development shall be fully undertaken in accordance with the CEMP.

Reason: In the interest of protecting environmental quality and existing residential amenity.

12. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented.

Reason: In the interests of best practice surface water management: to avoid undue risks to public safety and flood risk during the construction phases.

13. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used on each plot shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed

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shall be implemented prior to the completion or bringing into use of each individual plot, whichever is the earlier.
Reason - In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

14. In addition to the requirements of condition 10, prior to the commencement of development, details of the revised boundary treatment between Plots 39 & 40 and 37 The Feus shall be submitted to and agreed in writing by the Council as Planning Authority. Thereafter the scheme as approved shall be implemented to the satisfaction of the Council as Planning Authority prior to the occupation of either Plot 39 or Plot 40.

Reason: In the interests of the residential amenity of the existing property at 37 The Feus, Auchterarder.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure from the relevant policies.

Informatives

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this permission or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 41 the notice must be:

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- Displayed in a prominent place at or in the vicinity of the site of the development.
 - Readily visible to the public.
 - Printed on durable material.
5. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
 6. The applicant is advised that the detailed design of all SUDS shall conform to 'PKC Flooding and Flood Risk Guidance Document (June 2014)', or any subsequent update.
 7. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD for a new postal address. The form is downloadable from www.pkc.gov.uk and should be returned to snn@pkc.gov.uk.
 8. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
 9. No work shall be commenced until an application for building warrant has been submitted and approved.
 10. The applicant is reminded that, should any protected species be present a licence may be required from Scottish Natural Heritage to disturb a protected species. Failure to obtain a licence may constitute a criminal act under the Habitats Regulations and penalties are severe for non-compliance.
 11. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild birds while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this act.
 12. The applicant is encouraged to provide for hedgehog shelter, hibernation in, and commuting through the development, through the design of gardens, decking and access to gardens and greenspace. Access gaps in wooden fences should be 13cm x 13cm. Advice and assistance is available directly from the Tayside Biodiversity Partnership. Further guidance is available on <https://www.hedgehogstreet.org/>

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13. The applicant should note that refuse collection vehicles will only enter the site during development where there is clear access and suitable turning; this means that Waste Services may not be able to provide a full kerbside recycling service to residents whilst the build is ongoing and bins may have to be emptied from a specified collection point until full access is made available for refuse collection vehicles.
14. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste
15. The applicant should note that road and pavement from the bin collection point to the refuse collection vehicle must be at a maximum of 10 metres on a hard standing surface. It must have a level gradient and a smooth surface; using dropped kerbs where appropriate.
16. The applicant is advised to contact the area [Community Waste Adviser](#) to incorporate a suitable location(s) for the provision of recycling facilities to complement the existing kerbside recycling services offered in the area.
17. The applicant is reminded that this site is still subject to a Section 75 Legal Agreement, securing Developer Contribution requirements and other matters, as secured as part of planning permission 16/0189/IPM. This permission continues to be tied by this legal agreement and the associated requirements will continue to apply. The terms of the obligation can be viewed via PKC [Public Access](#) or at the Registers of Scotland (www.ros.gov.uk).
18. The applicant is recommended to contact PKC Environmental Health Team to establish if the Tipperwhy Well serves directly or indirectly as a private water supply. If it is a current private water supply, the applicant should thereafter make contact with SEPA to discuss.

(ii) 18/01592/AMM – AUCHTERARDER – Erection of 12 dwellinghouses, landscaping and associated works (approval of matters specified by conditions 16/01809/IPM) (Phase 3A), land north east of Stewart Milne Homes, Hunter Street, Auchterarder – Report 19/8 – Stewart Milne Homes Central Scotland Ltd

A Condliffe, Interim Development Quality Manager, delivered an update on proposed conditions, which were circulated to members prior to the meeting.

Additionally, paragraph 79 (Page 107) should refer to Conditions 7 & 8 not Conditions 8 & 9 and paragraph 98 (Page 109) should refer to Conditions 3, 4 & 5 not Conditions 4, 5 & 6.

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Ms Donald and Mr Henderson, on behalf of the applicant's agent and applicant respectively, addressed the Committee, and, following their representation, withdrew to the public gallery.

Resolved:

Grant, subject to the following terms, conditions and informatives, including amendments to conditions as above:

Conditions

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.
Reason - To ensure the development is carried out in accordance with the approved drawings and documents.
2. For clarification and in association with construction phasing plan 18/01592/62, the link road between Hunter Street and the A824 referred to as 'the spine road' shall be constructed to an adoptable standard and open to public traffic prior to Friday 1 November 2019.
Reason - In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
3. No removal of vegetation, including trees and shrubs will be permitted between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful and detailed check of vegetation for active birds' nests immediately before the vegetation is to be cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on site. Any such written confirmation must be submitted to the Planning Authority for approval prior to commencement of works.
Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).
4. Prior to the commencement of development hereby approved, details of the location and specification of swift brick(s) or swift nest box(s) shall be submitted for the further written agreement of the Council as Planning Authority. Thereafter, the swift brick(s) or swift nest box(s) shall be installed in accordance with the agreed details prior to the occupation of the relevant residential unit.
Reason - In the interests of enhancing biodiversity.
5. All road gullies within 500m of the SUDS pond shall have a Wildlife Kerb installed adjacent to it to allow amphibians to pass safely.
Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any

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protected species as identified under the Wildlife and Countryside Act (1981).

6. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason - In order to prevent animals from being trapped within any open excavations.

7. Construction work shall be limited to Monday to Friday 07:00 to 19:00 and Saturday 08:00 to 13:00 with no noisy works out with these times or at any time on Sundays or Bank Holidays.

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

8. All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

Reason - In the interests of public health and to prevent noise pollution.

9. The detailed landscaping and planting proposal specifications as approved shall be undertaken and delivered commensurate with the residential development elements and thereafter maintained. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar sizes and species to the satisfaction of the Council as Planning Authority.

Reason - In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and in pursuance of satisfying placemaking policy criteria of the adopted LDP.

10. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility shall be implemented on site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented.

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Reason - In the interests of best practice surface water management: to avoid undue risks to public safety and flood risk during the construction phases.

11. Prior to the commencement of development, further clarification on detailed matters of the proposed surface water drainage strategy shall be provided for further written approval by the Council as Planning Authority. The approved surface water drainage strategy shall thereafter be installed in accordance and association with the approved phasing plan. All works shall be carried out in accordance with the agreed scheme and be operational prior to the completion of this phase of the development.

Reason - To ensure the provision of effective drainage for the site.

12. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used on each plot shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of each individual plot, whichever is the earlier.

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

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure from the relevant policies.

Informatives

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this permission or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning

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- (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 41 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development.
 - Readily visible to the public.
 - Printed on durable material.
 5. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
 6. The applicant is advised that the detailed design of all SUDS shall conform to 'PKC Flooding and Flood Risk Guidance Document (June 2014)', or any subsequent update.
 7. Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5GD for a new postal address. The form is downloadable from www.pkc.gov.uk and should be returned to snn@pkc.gov.uk.
 8. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
 9. No work shall be commenced until an application for building warrant has been submitted and approved.
 10. The applicant is reminded that, should any protected species be present, a licence may be required from Scottish Natural Heritage to disturb a protected species. Failure to obtain a licence may constitute a criminal act under the Habitats Regulations and penalties are severe for non-compliance
 11. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild birds while that nest is in use or being built. Planning

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permission for a development does not provide a defence against prosecution under this act.

12. The applicant is encouraged to provide for hedgehog shelter, hibernation in, and commuting through the development, through the design of gardens, decking and access to gardens and greenspace. Access gaps in wooden fences should be 13cm x 13cm. Advice and assistance is available directly from the Tayside Biodiversity Partnership.
13. The applicant should note that refuse collection vehicles will only enter the site during development where there is clear access and suitable turning; this means that Waste Services may not be able to provide a full kerbside recycling service to residents whilst the build is ongoing and bins may have to be emptied from a specified collection point until full access is made available for refuse collection vehicles.
14. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
15. The applicant should note that road and pavement from the bin collection point to the refuse collection vehicle must be at a maximum of 10 metres on a hard standing surface. It must have a level gradient and a smooth surface; using dropped kerbs where appropriate.
16. The applicant is reminded that this site is still subject to a Section 75 Legal Agreement, securing Developer Contribution requirements and other matters, as secured as part of planning permission 16/0189/IPM. This permission continues to be tied by this legal agreement and the associated requirements will continue to apply. The terms of the obligation can be viewed via PKC [Public Access](#) or at the Registers of Scotland (www.ros.gov.uk).

(2) Proposal of Application Notice (PAN)

- (i) **18/00012/PAN – PERTH – Low carbon energy park including solar, heat pump, biomass and combined heat and power generation, power distribution and storage with associated vehicle access and service infrastructure, land at Cotton Wood, Lamberkine Wood, Coldwells Wood, Broxden Wood, Gallowspark Wood and East Lamberkin Farm, Perth – Report 19/9 – Dupplin Estate Renewable Energy Company**

A Condliffe, Interim Development Quality Manager, advised that with regards to Paragraph 4 of Report 19/9, the public exhibition due to be held on 15 January 2019 had been cancelled with no revised date. It would be likely that a revised PAN will have to be

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submitted in due course, however, any comments members had would still be noted.

Councillor Coates commented on the visual amenity of the surrounding area, requesting that consideration be given to this when an application comes forward.

Councillor Simpson requested that vibration issues be considered.

Councillor Anderson requested that consideration be given to construction access, and also an agreement be put in place for roads to be made good following the completion of works.

Councillor Wilson requested that consideration be given to Policies NE2A, NE2B, NE3, NE4, NE5, ER1A, EP3C, EP11 of the Perth and Kinross Local Development Plan 2014.

Members also noted the issues identified by the Interim Development Quality Manager.

(ii) 18/00013/PAN –KINROSS – Residential development (density and re-mix of Phase 2), land north west of Lathro Farm, Kinross – Report 19/10 – Persimmon Homes North Scotland

Councillor McCall informed members of a request to circulate information by the Kinross-shire Civic Trust. However, as that is part of an ongoing formal complaint which is an alternative process, this information would not be brought to Committee.

Anne Condliffe, Interim Development Quality Manager advised that with regards to Paragraph 4 of Report 19/10, the public exhibition was held on 10 December 2018 and not 10 November 2018.

Councillor McCall noted that a local councillor had asked that education and health matters be taken into account.

Councillor Watters asked that consideration be given to (i) the play area, which was temporarily moved, be returned to its permanent location; (ii) that planting due in phase 1 was moving ahead; and (iii) that full engagement with the Roads Authority take place regarding traffic modelling.

Councillor Wilson added that consideration be given to (i) engagement with Transport Scotland on motorway links, and (ii) social infrastructure.

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Councillor McDade asked that consideration be given to the increase in density in the re-mix.

Councillor Simpson added concern that responses from statutory consultees was not matching the speed of development.

Members also noted the issues identified by the Interim Development Quality Manager.