

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Gannochy Suite, Dewars Centre, Glover Street, Perth on Wednesday 22 August 2007 at 9.30am.

Present: Councillors M Barnacle, I Campbell (up to and including Art. 467(10)), E Grant (up to and including Art. 467(10)), E Howie, A Jack, J Kellas (up to and including Art. 467(14)), W Lumsden, K Lyall, M Lyle, H McDonald and W Wilson.

In Attendance: Councillor A Wylie (up to and including Art. 467(1)); R Bean, N Brian, B Stanford, M Watson, A Fleming, K Stirton (up to and including Art. 467(10)) and J Crothers and G Esson (Arts. 467(16) and 467(18) only) (all The Environment Service); G Fogg (Corporate Services); and Y Oliver (Chief Executive's Service).

Councillor W Wilson, Convener, Presiding.

461. WITHDRAWAL OF APPLICATION

The Committee noted that the following planning application had been withdrawn by the applicant:

06/00459/OUT – AUCHTERARDER – Demolition of existing mill, erection of 66 flats and associated parking together with conversion of existing building to form 2 residential units at Ruthvenvale Mill Site, Abbey Road, Auchterarder – A and L King (Builders) Ltd – Report 07/501

462. DECLARATIONS OF INTEREST

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

463. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 1 August 2007 (Arts. 444-449) was submitted, approved as a correct record and authorised for signature.

464. DEPUTATIONS

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

Planning Application No.	Article No.
06/02745/FUL	465(1)
07/01241/FUL	466(1)
06/02137/FUL	467(1)
07/00091/FUL (Amended)	467(3)
07/00285/OUT	467(4)
07/00287/OUT	467(4)
07/00284/OUT	467(4)
07/00286/OUT	467(4)
07/00283/OUT	467(4)
07/00436/FUL	467(6)
07/00490/FUL	467(7)
07/00549/OUT	467(8)
07/00550/OUT	467(9)
07/00581/FUL (Amended)	467(10)
07/00849/OUT	467(11)
07/00850/FUL	467(12)
07/00890/FUL and 07/00896/MW	467(13)
07/01105/FUL	467(14)

07/01221/FUL
07/01386/MW and 07/01387/FUL

467(15)
467(17)

In terms of Standing Order 19, the Committee unanimously agreed to vary the order of business.

465. PLANNING APPLICATION PREVIOUSLY CONSIDERED

06/02745/FUL – ABERUTHVEN – Erection of 27 detached dwellinghouses with garages and associated works at land at Graemeslea, Main Road, Aberuthven – Redrow Homes (Scotland) Ltd – Report 07/502

B Stanford, Planning Officer, advised the Committee that, in paragraph 1 on page 2 of report 07/502, the following words should be deleted from line 5: "and play equipment".

Mr Dunne, on behalf of the applicant, followed by Mrs D Bell, qualified supporter and Ms A Clark, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The development shall be commenced within a period of five years from the date of this consent.
2. The proposed development shall be carried out in accordance with the approved plans unless otherwise provided for by conditions attached to the planning consent.
3. Adequate screening shall be provided between the site and the trunk road with details to be submitted as part of the landscaping plan required by condition 10 below.
4. An unclimbable fence shall be provided and maintained by the developer or subsequent owner of the land along the boundary of the site with the trunk road, details to be submitted as part of the landscaping plan required by condition 10 below.
5. All matters regarding access, parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the Council's approved standards, to the satisfaction of the Planning Authority.
6. Prior to the occupation of any house, the link road to the adjacent housing site to the east shall be constructed in accordance with the Council's approved standards, to the satisfaction of the Planning Authority.
7. Development shall not commence until a scheme to deal with contamination on the site has been submitted to and approved by the Planning Authority. The scheme shall cover the nature and type of contamination, measures to treat/remove contamination, measures to deal with contamination during construction and condition of the site on completion of decontamination.
8. No dwellings shall be occupied until measures to decontaminate the site have been implemented to the satisfaction of the Planning Authority.
9. A play area of a type which meets the Council's standards shall be provided within the site, details to be submitted as part of the landscaping plan required by condition 10.
10. A detailed landscaping scheme for the whole site, which makes provision for structure planting between the housing area and the A9 and in the low-lying south-western section, shall be submitted to the Planning Authority for approval prior to the commencement of any work and implemented concurrently with the progress of development. Thereafter the landscaped areas shall be maintained to the satisfaction of the Planning Authority.
11. Samples of finishing materials shall be prepared on site for approval by the Planning Authority prior to the commencement of any work.
12. No houses shall be occupied until the development has been connected to the public drainage system serving Aberuthven, to the satisfaction of the Planning Authority.
13. The development shall not commence until a scheme for protecting the proposed dwellings from road noise has been submitted to and approved by the Planning

Authority. The scheme as approved shall be implemented prior to the occupation of any house.

14. Details of finished floor levels for the proposed dwellinghouses, related to a suitable datum, shall be submitted to the Planning Authority for approval prior to the commencement of any work.

The Committee unanimously agreed to add the following further condition:

15. A Section 75 Agreement be signed to ensure the landscaping scheme is implemented and subsequently maintained.

466. PERTH AND KINROSS COUNCIL APPLICATION

07/01241/FUL – RATTRAY – Formation of a new skatepark within an existing area of public open space at Rattray Common, Rattray – Perth and Kinross Council – Report 07/503

A Clegg, on behalf of Perth and Kinross Council, Ms S Whiteford, Mr R Maidens and Mr C Cantwell, all supporters of the application, and Mrs J Cameron and Ms A Millar, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors E Grant and H McDonald) – Refuse, on the grounds that the application would have a detrimental impact upon the amenity of the area.

Amendment (Councillors K Lyall and W Wilson) – Grant, subject to conditions contained in report 07/503.

Amendment – 3 votes

Motion – 9 votes

Resolved:

In accordance with the Motion.

467. PLANNING APPLICATIONS FOR DETERMINATION

(1) 06/02137/FUL – BIRNAM – Erection of a dwellinghouse at Ladywell Farm, Birnam – Mr and Mrs Drummond – Report 07/504

In terms of Standing Order 53, Councillor A Wylie, one of the local members, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 54 of the Highland Area Local Plan where it relates to new housing in the countryside as it does not meet any of the criteria relating to [a] building groups [b] renovation or replacement of houses [c] conversion or replacement of non-domestic buildings [d] operational need or [e] western Highland Perthshire
2. The proposal is contrary to the Council's Policy on Housing in the Countryside (December 2005) in that the proposal does not meet any of the categories (1) Building Group (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversions or (6) Brownfield Site.

(2) 06/02291/FUL – MILNATHORT – Change of use from a Shop (Class 1) to Dwellinghouse at 41 South Street, Milnathort – Mr T J Bartlett – Report 07/505

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.

2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. The development shall not commence until the applicant has demonstrated that the property was not flooded during the 1993 and 2006 floods in Milnathort.

(3) 07/00091/FUL (Amended) – KINLOCH – Erection of 2 dwellinghouses on land at Balcairn, Kinloch – Mr G Burke – Report 07/506

N Brian, Development Quality Manager, advised the Committee that this application was amended due to a further plan having been lodged. He suggested that, should the application be approved, a further condition should be added, restricting the rear boundary of the residential curtilage to that outlined in the revised plan.

Mr R Hynd, agent, and Mr G Moore and Mrs C Knight, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors E Grant and I Campbell) – Refuse, on the grounds that:

1. The application is contrary to Policy 49 of the Housing in the Countryside Policy in that the new build is outside the settlement boundaries;
2. The application is contrary to Policy 45 in that it lies within the Lunan Valley Catchment Area; and
3. The application is contrary to Policy 36 of the Housing in the Countryside Policy in that it is not infill development.

Amendment (Councillors W Wilson and W Lumsden) – Grant, subject to the following conditions:

1. **The development shall be begun within a period of five years from the date of this consent.**
2. **The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.**
3. **Details of the specification and colour of the proposed external finishing materials to be used shall be submitted for the approval of the Planning Authority prior to the commencement of the development. The scheme as approved shall be implemented prior to the occupation and or use of the development.**
4.
 - (a) **The existing house shall be connected to the Klargester BC Biodisc sewage treatment plant.**
 - (b) **The package treatment plant must provide a final discharge below 2mgP/l all to the satisfaction of the Council as Planning Authority.**
 - (c) **SEPA should be content that the location of the Klargester BC Biodisc and soakaway is 10 metres from the nearest watercourse.**
5.
 - (a) **The existing vehicular access shall be formed in accordance with the Council's Roads Development Guide Type C Figure 5.7 access detail to the satisfaction of the Council as Planning Authority.**
 - (b) **The gradient of the access shall not exceed 3% for the first 10.00 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public highway.**
 - (c) **Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.**
 - (d) **Two parking spaces shall be provided within the curtilage of each site to the satisfaction of this Planning Authority prior to**

the occupation of the relevant dwellinghouses approved herewith.

- (e) 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the A923 Blairgowrie – Dunkeld Road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.

The Committee unanimously agreed that the following additional conditions be inserted:

6. The rear boundary of the residential curtilage be restricted to that shown in the revised plan.
7. Planning permission will not be issued until the applicant and relevant owners have completed a Section 75 Agreement with the Council to ensure the implementation and future maintenance of the proposed drainage system, including the incorporation of an existing house.

Amendment – 6 votes

Motion – 6 votes

In accordance with Standing Order 45, the Convener exercised a casting vote in accordance with the Amendment.

Resolved:

In accordance with the Amendment.

THE COMMITTEE ADJOURNED.

THE COMMITTEE RE-CONVENED.

- (4) **07/00285/OUT – PERTH – (Areas A1 and A2) Leisure and health facilities 'timeshare' lodge and fractional ownership accommodation 70 bedrooms and 10 staff living/bedroom studio residences at Murrayshall House Hotel, Perth – Murrayshall House Hotel – Report 07/507**

Mr F Purdie, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the carparking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.
4. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and

shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.

5. The design of the buildings shall reflect the traditional architecture of the area.
6. The hotel units shall be occupied solely for the purposes of self catering holiday use and, as such, shall not become the sole or main residence of any one occupant to the satisfaction of the Council as Planning Authority.
7. The site shall be laid out and the buildings designed broadly in accordance with the indicative drawings accompanying this submission, to the satisfaction of the Council as Planning Authority.
8. Prior to the occupation of the premises the localised widening of the U85 and U84 unclassified public roads between the A94 and site as identified in the T A Millard (Scotland) transport statement shall be constructed to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.
9. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
10. A minimum of 100 No. car parking spaces shall be provided within the site.
11. The final levels of the dwellings must take full account of the flood risk associated with the existing water course which is in close proximity to the site.
12. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.
13. Prior to the occupation of the houses the watercourse adjacent to the site for a distance of 100m upstream and downstream of the site shall be inspected and cleared of any impediments likely to create any obstruction to the free flow of water, all to the satisfaction of the Council as Roads Authority.
14. Unless otherwise agreed by the Council as Roads Authority, the Developer shall provide a maintenance strip 6.00 metres wide along the site frontage of the watercourse. No fences, trees or other obstruction, which would interfere with the clear passage of water or maintenance vehicles, shall be allowed in these areas. All details of planting etc. within these areas shall be agreed in writing with the Council as Roads Authority.
15. The asserted right of way shown in pink on Plan 'A' must not be obstructed during building works or on completion. Any damage done to the route during building works must be made good before the first unit is let all to the satisfaction of the Council as Planning Authority.
16. As part of the reserved matters the applicant shall submit a management plan indicating any temporary diversions needed to facilitate the development and/or any works proposed to the right of way as part of the development for the approval of the Council as Planning Authority.

07/00287/OUT – PERTH – (Plot D) Erection of 17 bedroom suite accommodation including public lounge at Murrayshall House Hotel, Perth – Murrayshall House Hotel – Report 07/507

Mr F Purdie, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.

2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;
 whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.
4. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
5. The design of the building shall reflect the traditional architecture of the area.
6. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
7. A minimum of 30 No. car parking spaces shall be provided within the site.

07/00284/OUT – PERTH – (Plot E) Replacement of existing indoor driving school with one dwellinghouse at Murrayshall House Hotel, Perth – Murrayshall House Hotel – Report 07/507

Mr F Purdie, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;
 whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved Planning matters.
4. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-

contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.

5. The design of the house shall reflect the traditional architecture of the area.
6. The vehicular access shall be formed in accordance with specification Type C, Fig 5.7 access detail to the satisfaction of the Planning Authority.
7. The public road over a length of 10m immediately adjacent to the access shall be widened to a minimum of 5m.
8. The gradient of the access shall not exceed 3% for the first 5 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
9. Full visibility splays of 3m by 100m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level.
10. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
11. A minimum of 2 No. car parking spaces per dwelling shall be provided within the site.
12. 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the public road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.

07/00286/OUT – PERTH – (Plot B) Erection of four houses at Murrayshall House Hotel, Perth – Murrayshall House Hotel – Report 07/507

Mr F Purdie, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 32 relating to Housing in the Countryside in the Perth Area Local Plan 1995 as it does not meet any of the criteria relating to (a) development zones; (b) building groups; (c) renovation of abandoned houses; (d) replacement houses; (e) conversion of non domestic buildings and (f) operational need.
2. The proposals are contrary to the Council's December 2005 policy relating to Housing in the Countryside where it relates to building groups, as it does not constitute an identifiable site with established boundaries, nor does it fall within the definition of a 'brownfield site' as detailed in the policy.

07/00283/OUT – PERTH – (Plot F) Erection of 12 dwellinghouses at Murrayshall House Hotel, Perth – Murrayshall House Hotel – 07/507

Mr F Purdie, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The site occupies an open and visually prominent position with no natural boundaries contrary to Policy 1 in the Perth Area Local Plan 1995 which requires rural sites to have a good landscape framework where development can be set and screened in the interests of visual amenity.
2. The proposal is contrary to Policy 32 in the Perth Area Local Plan 1995 where it relates to Housing in the Countryside and also the Council's revised policy of December 2005 as neither policy allows for additional development outwith building groups on greenfield sites and also applies locational criteria in common which further discourages development on visually prominent

sites which have no natural boundaries or screening and which are visible over wide areas of countryside.

(5) 07/00392/OUT – AUCHTERARDER – Demolition of existing house and erection of a new dwellinghouse (plot 1) (in outline) at Quarrybrae, Western Road, Auchterarder – Alca Design – Report 07/508

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.
4. The proposed dwelling will not exceed a single storey with a contemporary design with emphasis on sustainability being supported on this site.
5. All existing trees on the site shall be retained and protected to the satisfaction of the Planning Authority and details of the proposed methods of protection during construction operations shall be submitted for the approval of the Planning Authority prior to the commencement of the development.
6. The location of the proposed house shall approximate to the position of the existing dwelling.
7. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
8. The proposed external finishing materials to be used shall be of a high quality with documented consideration of sound sustainable building principles applied.
9. The existing vehicular access to Western Road shall be improved in accordance with the Council's Roads Development Guide Type C Figure 5.7 access detail to the satisfaction of the Council as Planning Authority.
10. The gradient of the access shall not exceed 3% for the first 6.00 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public highway.
11. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
12. Two off-street car parking spaces shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.

13. The site shall be served by the existing private access which shall be provided with intervisible passing places at approximately 100m centres. The access shall be provided with a bitumenously bound surface to the satisfaction of the Planning Authority.
14. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.
15. Development shall not begin until a contaminated ground investigation has been carried out by a suitably qualified consultant and a scheme to deal with any contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
 - (i) the nature, extent and type(s) of contamination on the site including any source, pathway, receptor linkage.
 - (ii) measures to treat/remove contamination to ensure the site is fit for the use proposed
 - (iii) measures to deal with contamination during construction works
 - (iv) condition of the site on completion of remediation measures.

(6) 07/00436/FUL – KINNAIRD – Alterations to existing outbuilding to form an accommodation annex to the dwellinghouse “The Secret Garden”, Kinnaird – Mrs Vi Clark – Report 07/509

N Brian, Development Quality Manager, advised the Committee that in paragraph 2, page 1, the second last line should read “It is proposed to add one dormer window on the front elevation and one dormer window on the rear”.

Mr D Coutts, on behalf of the applicant and Dr B D Harrison, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. The ‘accommodation annexe’ hereby approved shall remain in the same ownership as ‘The Secret Garden’ and the use of the ‘accommodation annex’ shall at all times be ancillary to the existing house called ‘Secret Garden’, Kinnaird and shall only be occupied by members of the same extended family unit which owns and occupies the existing ‘Secret Garden’, Kinnaird property, or associated visitors but shall not be used as a dwellinghouse by a separate family unit or as holiday accommodation for let.

(7) 07/00490/FUL – SCONE– Landscaping, siting, design and details of houses on Plot Nos. 167-188 and 198-204 at Balgarvie Farm, Scone – A and J Stephen Ltd – Report 07/510

Mr J Lochhead, on behalf of the applicant and Mr I Beaton, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.

3. All matters regarding access, car parking, 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 and to the satisfaction of the Planning Authority.
4. Prior to the commencement of any works on site, precise details of all boundary treatments must be submitted for the approval in writing by the Council as Planning Authority.
5. Prior to the commencement of any works on site, precise details of landscaping and planting arrangements adjacent to the footpath to Bonhard Road shall be submitted for the approval in writing by the Council as Planning Authority.

COUNCILLOR E GRANT LEFT THE MEETING AT THIS POINT.

(8) 07/00549/OUT – COUPAR ANGUS – Erection of a dwellinghouse at Mid-Kinnochty, Coupar Angus – Mr and Mrs Anderson – Report 07/511

Mr Anderson, applicant, accompanied by his daughter, and Mr P Murchie, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters: the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;
 whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.
4. The vehicular accesses shall be formed in accordance with specification Type B, Fig 5.6, access detail to the satisfaction of the Planning Authority.
5. The public road over a length of 6m immediately adjacent to the access shall be widened to a minimum of 5m.
6. The gradient of the accesses shall not exceed 3% for the first 3 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
7. Full visibility splays of 2 m by 90m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level.
8. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
9. A minimum of 2 No. car parking spaces shall be provided within the site.
10. Development should not begin until the applicant or their agent has submitted to and have had approved in writing by the Council as Planning Authority, a ground investigation and reclamation statement that has identified any areas of contamination. This should be restricted to those areas that form the garden ground unless the investigation identifies the requirement to assess the ground conditions in relation to the protection of the occupants, building fabric or wider environment from sources identified outwith the application area that may cause constraint to the proposed end use. The investigation

should be compliant with relevant good practice, government guidance in force and applicable European and British Standards

The Committee unanimously agreed to **exclude** the following condition which was formerly Condition 10:

10. A 'Pick up and drop off' area for bus passengers shall be provided on both sides of the public road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.

(9) 07/00550/OUT – COUPAR ANGUS – Erection of a dwellinghouse at Mid-Kinnochty, Coupar Angus – Mr and Mrs Anderson – Report 07/512

Mr Anderson, applicant, accompanied by his daughter, and Mr P Murchie, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters: the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.
4. The vehicular accesses shall be formed in accordance with specification Type B, Fig 5.6, access detail to the satisfaction of the Planning Authority.
5. The public road over a length of 6m immediately adjacent to the access shall be widened to a minimum of 5m.
6. The gradient of the accesses shall not exceed 3% for the first 3 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
7. Full visibility splays of 2 m by 90m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level.
8. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
9. A minimum of 2 No. car parking spaces shall be provided within the site.
10. Development should not begin until the applicant or their agent has submitted to and have had approved in writing by the Council as Planning Authority, a ground investigation and reclamation statement that has identified any areas of contamination. This should be restricted to those areas that form the garden ground unless the investigation identifies the requirement to assess the ground conditions in relation to the protection of the occupants, building fabric or wider environment from sources identified outwith the application area that may cause constraint to the proposed end use. The investigation should be compliant with relevant good practice, government guidance in force and applicable European and British Standards

The Committee unanimously agreed to **exclude** the following condition which was formerly Condition 10:

10. A 'Pick up and drop off' area for bus passengers shall be provided on both sides of the public road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.

(10) 07/00581/FUL (Amended) – LONGFORGAN – Erection of a dwellinghouse at Summerfield, Station Road, Longforgan – Mr and Mrs A Lothian – Report 07/513

Mr J Dagen, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Motion (Councillors W Wilson and M Barnacle) – Refuse, for the reasons contained in report 07/513.

Amendment (Councillors L Caddell and A Jack) – Grant, on the grounds that the proposal is not contrary to the Perth Area Local Plan 1995 and subject to conditions to be formulated by the Development Quality Manager.

Amendment – 7 votes

Motion – 4 votes

Resolved:

In accordance with the Amendment.

COUNCILLOR I CAMPBELL LEFT THE MEETING AT THIS POINT.

THE COMMITTEE ADJOURNED FOR LUNCH.

THE COMMITTEE RECONVENED.

(11) 07/00849/OUT – CLEISH – Erection of 3 dwellinghouses and associated access and landscaping (in outline) at land at West Mains Farm, Cleish – Mr and Mrs J Buchanan – Report 07/514

Mrs M Mackie, on behalf of the applicant, and Mrs H Swankie, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the application being reduced to **two** dwellinghouses and subject to the following conditions:

1. The following reserved matters, the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.
2. The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:
 - (i) the expiration of 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;whichever is the latest.
3. The development to which this permission relates must be begun not later than:
 - (i) Five years from the date of the permission; or
 - (ii) Two years from the date of the final approval of all reserved matters.

4.
 - a. The vehicular accesses shall be formed in accordance with the Council's Roads Development Guide Type B Figure 5.6 access detail to the satisfaction of the Council as Planning Authority.
 - b. The gradient of the access shall not exceed 3% for the first 5.00 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public highway.
 - c. Two parking spaces shall be provided within the curtilage of each site to the satisfaction of this Planning Authority prior to the occupation of the relevant dwellinghouses approved herewith.
 - d. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
5. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
6. No commitment is given in this consent to the notional site layout which forms part of the application, including no commitment to the number of houses but the number of houses shall not exceed two.
7. The detailed design of the houses shall reflect the local vernacular in terms of scale, form, detailing and external finish, to the satisfaction of the Planning Authority.
8. Substantial structure planting shall be undertaken along the southern boundary of the site – details to form part of the reserved matters required by Condition 1.
9. The reserved matters required by Condition 1 shall include a scheme to deal with any identified contamination on the site. Any measures required shall be implemented prior to the occupation of any dwellinghouse.

The Committee unanimously agreed to **exclude** the following condition which was formerly Condition 4e:

4.
 - e. 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the public road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.

(12) 07/00850/FUL – ERROL – Erection of 11 dwellinghouses (3 conversions and 8 new build) at Myreside Farm, Errol – Caledonian Trust PLC – Report 07/515

Mr I Gaul, agent, and Mr J Hardie and Ms A Ramsay, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

N Brian, Development Quality Manager, advised the Committee that, having regard to the agent's submission on affordable housing, the third reason for refusal in the report should be deleted.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No1 Housing Land 2000) where it relates to new housing in the countryside as it does not meet any of the criteria relating to

[a] development zones [b] building groups [c] renovation of abandoned houses [d] replacement houses [e] conversion of non domestic buildings [f] operational need.

2. The proposal is contrary to the Council's Policy on Housing in the Countryside (December 2005) in that the proposal does not meet any of the categories (1) Building Group (2) Infill Sites (3) New houses in the open countryside (4) Renovation or Replacement (5) Conversions or (6) Brownfield Site.

(13) 07/00890/FUL and 07/00896/MW – BALLINLUIG – Extraction of sand and gravel at land south of Guay, Ballinluig – Balfour Beatty Civil Engineering Ltd –Report 07/516

Mr R Rennie and Mr J Miller, on behalf of the applicant, and Ms S Broughton and Mr W Brown, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors K Lyall and L Caddell) – Grant, on the grounds that the proposal is not contrary to:

1. the Perth and Kinross Structure Plan (2003);
2. Policy 50 (Minerals) of the Highland Area Local Plan; and
3. National Planning Policy Guideline 4 – Land for Mineral Working (NPPG4); and

Subject to conditions to be formulated by the Development Quality Manager.

Amendment (Councillors W Wilson and A Jack) – Refuse, for the following reasons:

1. **The proposal is contrary to Perth and Kinross Structure Plan (2003) - Environment and Resources Policy 15 which offers favourable consideration for the extraction of aggregates where it can be demonstrated that there is a market requirement that cannot be satisfied by other sources.**
2. **The proposal is contrary to Policy 50 (Minerals) of the Highland Area Local Plan in that the likely effect including visual impact on the adjacent properties is considerable and whilst the need for the proposal is accepted there is considered to be a more appropriate alternative source.**
3. **The proposal is contrary to National Planning Policy Guideline 4 - Land for mineral working (NPPG 4) which seeks to protect critical landscape or nature quality from development except in exceptional circumstances where it has been demonstrated that development is in the public interest.**

Amendment – 5 votes

Motion – 5 votes

In accordance with Standing Order 45, the Convener exercised a casting vote in accordance with the Amendment.

Resolved:

In accordance with the Amendment.

(14) 07/01105/FUL – POWMILL – Proposed steading development for 6 dwellinghouses at Barnhill Farm, Powmill – Trilogy LP – Report 07/517

Mr J Anderson, an objector to the application, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Defer, to allow a report to be brought to a future Committee for clarification of concerns raised, including those issues raised by objectors.

COUNCILLOR J KELLAS LEFT THE MEETING AT THIS POINT.

THE COMMITTEE ADJOURNED.

THE COMMITTEE RECONVENED.

(15) 07/01221/FUL – CAMSERNEY – Erection of an agricultural dwellinghouse at land at Croftnamuick, Camserney – Mr and Mrs A Murray – Report 07/518

Mr D Orlowski, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Motion (Councillors W Wilson and L Caddell) – Refuse, for the reasons contained in report 07/518.

Amendment (Councillors E Howie and K Lyall) – Grant, on the grounds that the application is not contrary to:

- 1. Policy 5 (Design) of the Highland Area Local Plan (2000);**
- 2. the Highland Area Local Plan 2000 Policy 54: Housing in the Countryside;**
- 3. the Council's Housing in the Countryside Policy (2005); and Subject to conditions to be formulated by the Development Quality Manager.**

Amendment – 5 votes

Motion – 4 votes

Resolved:

In accordance with the Amendment.

(16) 07/01346/OUT – RUMBLING BRIDGE – Erection of a 'one-and-a-half-storey' cottage (in outline) at The Brae, Rumbling Bridge – Mr S Hamilton – Report 07/519

Motion (Councillors M Barnacle and W Wilson) – Refuse, on the grounds that the application is contrary to Policies 2, 6, 13 and 81 of the Kinross Area Local Plan (2004).

Amendment (Councillors L Caddell and W Lumsden) – Grant, subject to conditions contained in report 07/519.

Amendment – 4 votes

Motion – 5 votes

Resolved:

In accordance with the Motion.

(17) 07/01386/MW and 07/01387/FUL – BALLINLUIG – Extraction of sand and gravel at land to the east of the A9 Ballachallan, Ballinluig – Balfour Beatty Civil Engineering Ltd – Report 07/520

Mr R Rennie and Mr J Miller, on behalf of the applicant, addressed the Committee, and, following their representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions:

1. Consent is hereby granted for a limited period until 30 September 2008.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by Perth

and Kinross Heritage Trust, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.

4. The measures outlined in the e-mails to SNH from Balfour Beatty dated 26 and 27 July 2007 shall be fully adhered to, to the satisfaction of the Council as Planning Authority.
5. The proposed access shall join the Trunk Road at a new junction, which shall be constructed by the applicant to a standard described in the Department of Transport Advice note TA 41/95 (Vehicular Access to All-Purpose Trunk Roads) (as amended in Scotland) complying with Layout 3 (the layout will be similar to layout 6). The junction shall be constructed in accordance with details that shall be submitted and approved by the Planning Authority, after consultation with the Roads Authority, before any part of the development is commenced.
6. Wheel washing facilities shall be provided within the site. All vehicles leaving the site will be required to use these facilities.
7. The gradient of the access road shall not exceed 1 in 40 metres for a distance of 10 metres from the nearside edge of the trunk road carriageway, and the first 10 metres shall be surfaced in a bituminous surface and measures shall be adopted to ensure that all drainage from the site does not discharge on to the trunk road.
8. Prior to the commencement of any development on site, visibility splays shall be provided and maintained on each side of the access. These splays are the triangles of ground bounded on 2 sides by the first 4.5 metres of the centreline of the access driveway (the set back dimension) and the nearside trunk road carriageway measured 215 metres (the y dimension) in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05 metres and 2.00 metres positioned at the set back dimension to an object height of between 0.26 metres and 1.05 metres anywhere along the y dimension.
9. Adequate car parking shall be provided within the site to the satisfaction of the Council as Planning Authority.
10. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
11. Noise from any plant and machinery associated with the development shall be controlled such that it does not exceed 55dB LAeq, 1 hour (free field) at any nearby dwelling house when measurements and assessments are carried out in accordance with BS4142: 1997.
12. During the temporary removal of topsoil and bund formation the applicant may exceed 55dB LAeq, 1 hour (free field), however must not exceed 70 dB LAeq, 1 hour (free field) which is the level suggested by PAN 50 for temporary mineral extraction operations which should not exceed 8 weeks in any one year unless otherwise agreed in writing by the Council as Planning Authority.
13. Audible vehicle reversing alarms shall be operated on the method that they only emit the warning if necessary, e.g. on an infrared signal which detects persons to the rear of the vehicle.
14. All plant and equipment shall be operated and maintained according to the manufacturer's recommendations. This shall include servicing and the provision of satisfactory exhaust systems to ensure noise is minimised. Records shall be retained on site to the satisfaction of the Council as Planning Authority.
15. The hours of operation shall be limited to 0700 hours to 1900 hours Monday to Friday and 0700 to 1600 on Saturday with no work on Sunday unless otherwise agreed in writing by the Council as Planning Authority.

16. Should any aspect of the operation result in justified nuisance complaints, the applicant shall investigate monitoring for noise, dust etc using specialist consultants when required and provide reports to back up their investigations. Any recommendations of the investigations shall be implemented as soon as practicable.
17. No blasting shall occur on the site, to the satisfaction of the Council as Planning Authority.
18. Adequate precautions shall be taken at all stages of the development to minimise dust generation. This shall include wetting both stockpiles and roadways during dry conditions. Bowsers shall be available and provided with an adequate supply of water at all times. In addition a mechanical sweeper shall be used to keep the road clear of mud to the satisfaction of the Council as Planning Authority.
19. Adequate precautions shall be taken to prevent contamination of the site or any watercourse from oils, fuels, hydraulic fluids and anti-freeze to be stored or used on the site.
20. Best practises regarding pollution prevention in line with SEPA guidelines including General Binding Rules 10 and 11 and Pollution Prevention guidelines shall be undertaken to the satisfaction of the Council as Planning Authority.

(18) 07/01480/FUL – ACHARN – Erection of dwellinghouse and double garage at former house and steading, Adradnaig Farm, Acharn – Mr K Bilton – Report 07/521

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. The vehicular access shall be formed in accordance with specification Type B, Fig 5.6, access detail to the satisfaction of the Planning Authority.
4. The public road over a length of 6m immediately adjacent to the access shall be widened to a minimum of 5m.
5. The gradient of the access shall not exceed 3% for the first 3 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
6. Full visibility splays of 2m by 70m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level.
7. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
8. A minimum of 2 No. car parking spaces shall be provided within the site.
9. The final levels of the dwelling must take full account of the flood risk associated with the existing water course which is in close proximity to the site.
10. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.
11. Prior to the occupation of the houses the watercourse adjacent to the site for a distance of 100m upstream and downstream of the site shall be inspected and cleared of any impediments likely to create any obstruction to the free flow of water, all to the satisfaction of the Council as Roads Authority.
12. Unless otherwise agreed by the Council as Roads Authority, the Developer shall provide a maintenance strip 6.00 metres wide along the site frontage of the adjacent watercourse. No fences, trees or other obstruction, which would interfere with the clear passage of water or maintenance vehicles, shall be allowed in these areas. All details of planting etc. within these areas shall be agreed in writing with the Council as Roads Authority.

13. Prior to the commencement of construction, details shall be submitted for the approval of the Planning Authority of the proposed re-engineering of site levels (ie. to indicate existing site levels, proposed site levels and proposed finished floor levels) throughout the site and the approved details shall then be implemented to the satisfaction of the Planning Authority.
14. All existing trees shall be retained and protected to the satisfaction of the Planning Authority and details of the proposed methods of protection during construction operations shall be submitted for the approval of the Planning Authority prior to the commencement of the development.

(19) 06/00605/FUL – COUPAR ANGUS – Conversion of hotel into 11 residential flats at the Royal Hotel, High Street, Coupar Angus – Ancaster Property Developers Ltd – Report 07/544

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. Precautions shall be taken to secure and protect the interior features against accidental loss, damage or theft during the building work. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without prior approval in writing of the Council as Planning Authority.
4. No new plumbing, pipes, soilstacks, flues, vents or ductwork, security alarms, lighting, cameras or other equipment shall be fixed on the external faces of the building unless shown on the drawings hereby approved or otherwise agreed in writing by the Council as Planning Authority.
5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent, unless otherwise agreed in writing by the Council as Planning Authority.
6. The new facing masonry shall match the existing masonry adjacent in respect of type, colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
7. All new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent unless otherwise agreed in writing by the Council as Planning Authority.
8. Precise details in respect of the following shall be submitted to and approved in writing by the Council as local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.
 - a. Detailed drawings and schedule of proposed work affecting the existing stairs and stair compartments, showing details of enclosure, cladding, fire detection/suppression etc in relation to the existing structure and features.
 - b. Detailed drawings of all new windows to rear showing design, detail, glazing and method of opening.
 - c. Detailed drawings of area of rear outbuilding to be demolished, showing details of alterations to retained structure and treatment of area following demolition.
 - d. Detailed specifications and method statements for the following areas of work, including survey drawings of affected areas:

- i) render removal and masonry repair;
 - ii) mortar repairs and pointing;
 - iii) external paint system
9. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as Planning Authority before the work is begun and the work shall be carried out in accordance with such approved proposals.
 10. No repointing of masonry is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local Planning Authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.
 11. All new partitions shall be scribed around the existing ornamental mouldings to the satisfaction of the Council as Planning Authority.
 12. All new external joinery shall be of painted timber to the satisfaction of the Council as Planning Authority.
 13. All new external rainwater goods and soil pipes shall be of painted cast metal to the satisfaction of the Council as Planning Authority.
 14. Prior to the commencement of any works on site, a noise consultant report shall be submitted for the approval of the Council as Planning Authority which clearly identifies the proposed noise mitigation measures to ensure that any noise from the ground floor premise does not adversely affect the residential properties. This report must be prepared by a suitably qualified consultant.

468. UPDATE REPORT

- (1) **Development of a 400kv steel tower double circuit overhead electricity transmission line with deviations of some existing overhead lines – Beaully to Denny for Scottish Hydro-Electric Transmission Limited (SHETL) and SP Transmission Limited (SPT) – Report 07/545**

With regard to report 07/545 the Convener read out the following statement:

“While the Council supports in principle the upgrade of the Beaully to Denny Transmission Line we continue to have major reservations about several aspects of the proposals. We have a responsibility for the stewardship of the Perth and Kinross environment for both its residents and those who visit the area.

“The undergrounding measures now being suggested by the applicants are a step in the right direction, but only the first step; there is a lot of work still to be done.

“I propose that the Committee give support to the measures suggested in our consultants’ reports as the basis for the Council’s submissions to the Perth and Kinross session of the Inquiry when it reopens in October. These seek to minimise the landscape and visual impacts from the development further, by recommending the removal or undergrounding existing sections of existing power lines.”

The Committee agreed to this request.