

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 5 January 2010 commencing at 10.23am.

Present: Councillors B Band, M Lyle and I Campbell.

In Attendance: M Stewart, Planning Adviser; G Fogg (Legal Adviser); A Wilson, M Kay and J Jarvie (all Chief Executive's Service).

Also Attending: Councillor K Howie, R Bean (Head of Planning) and nine members of the public, including applicants.

Councillor B Band, Convener, Presiding.

81. DECLARATIONS OF INTEREST

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

82. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Local Review Body of 17 November 2009 was submitted and noted.

83. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(2)**
Planning Application 09/00733/FLL – Erection of a dwellinghouse at Wester Camghouran, Dall, Rannoch, Pitlochry – Mr and Mrs Murray

There was considered a Notice of Review submitted by the applicants' agent, Douglas Murray Architect, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the erection of a dwellinghouse at Wester Camghouran, Dall, Rannoch, Pitlochry.

Mr M Stewart, Independent Planning Adviser to the Local Review Body, displayed photographs of the site in question and described the proposed development, the locality of the site, the reasons for the appointed officer's refusal of the application and the grounds for the notice of review. He noted that there had been no objections to the application but noted that Perth and Kinross Heritage Trust had requested the implementation of a programme of archaeological works, in the event of approval of the application.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
5 January 2010

Members sought clarification on Policy 54 - Housing in the Countryside of the Highland Area Local Plan 2000, which was provided by the Head of Planning.

Decision:

Resolved that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.
 - (ii) the decision of the Appointed Officer be overturned and the application for erection of a dwellinghouse at Wester Camghouran, Dall, Rannoch, Pitlochry, be approved for the following reasons:
 - (a) The proposal was not considered contrary to Policy 2 Criteria A of the Highland Area Local Plan 2000 as the site does have an existing landscape framework capable of absorbing the proposed development.
 - (b) The proposal was not considered to be contrary to Policy 54 Housing in the Countryside of the Highland Area Local Plan 2000 where it relates to new housing in the countryside, because of the diverse and significantly diffuse nature of the pattern of settlement,
 - (c) The proposal consequently was also not considered to be contrary to the Council's Policy on Housing in the Countryside (December 2005).
 - (d) The Report of Handling was not consistent in relation to the effect on landscape character or visual amenity, and it was considered that both the appearance and siting of the proposed building followed the established pattern of development within Wester Camghouran.
 - (iii) the application be subject to conditions etc to be drawn up by the Planning Adviser, in consultation with the Head of Planning,
 - (1) incorporating Perth and Kinross Council's standard conditions and to include provision for archaeological works; and
 - (2) the condition to require the applicant to pay £6105 towards education requirements as potentially resulting from the development; such conditions to be submitted to a future meeting of the Local Review Body for agreement.
- (ii) **TCP/11/16(3)**
Planning Application 09/01240/FLL – Alterations and dormer extension to house at 3 Harley Terrace, Perth – Mr and Mrs Tracey

There was considered a Notice of Review submitted by the applicants' agent, Mr R Crerar, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for alterations and dormer extension to house at 3 Harley Terrace, Perth.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
5 January 2010

Mr M Stewart, Independent Planning Adviser to the Local Review Body, displayed photographs of the site in question and described the proposed development, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review, and answered a number of technical questions from Members relating to dormer windows and swept roofs.

Decision:

Resolved that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.
- (ii) on a majority decision, the decision of the Appointed Officer be upheld, the application for alterations and dormer extension to house at 3 Harley Terrace, Perth, be refused, for the reasons previously applied by the Development Quality Manager.

Justification

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

- (iii) **TCP/11/16(4)**
Planning Application 09/01497/FLL – Erection of 3 dwellinghouses at Isla Mount, Blairgowrie Road, Coupar Angus – Hubbard and Mitchell Ltd/Mr and Mrs Farquharson

There was considered a Notice of Review submitted by the applicants' agent, S Mitchell Ltd, seeking a review of the decision by the appointed officer to refuse permission for the erection of three dwellinghouses at Isla Mount, Blairgowrie Road, Coupar Angus.

Mr M Stewart, Independent Planning Adviser to the Local Review Body, displayed photographs of the site in question and described the proposed development, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review and recommended (1) that a site inspection be carried out, and (2) that clarification be sought on the position relating to the 2005 draft Local Plan.

Decision:

Resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure and therefore the matter was not further discussed and were duly referred to the next meeting of the Local Review Body.
- (ii) a site visit be arranged to be attended by the three Members constituting the meeting of the Local Review Body due to take place in February.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
5 January 2010

- (iii) clarification be sought by the Planning Adviser on the position relating to the 2005 draft Local Plan to enable judgement to be made on the relative weight to be given to the July 2005 draft Eastern Area Housing in the Countryside Plan.

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