

SPECIAL DEVELOPMENT CONTROL COMMITTEE

Minute of Special Meeting of the Development Control Committee held in the Gannochy Suite, Dewars Centre, Glover Street, Perth on Thursday 14 June 2007 at 9.30am.

Present: Councillors M Barnacle, I Campbell, J Coburn (substituting for L Caddell), E Grant, A Jack, J Kellas, W Lumsden, K Lyall, A MacLellan, H McDonald, H Stewart (substituting for M Lyle), W Wilson (excluding Art. 361(1)).

In Attendance: Councillors P Barrett (Art. 361(1) only) and C Gillies; R Bean (up to and including Art. 361(1)), B Stanford, A Condliffe, B Stanford, A Deans, J Crothers and A Fleming (Art. 361(1) only) (all The Environment Service); C Elliot (Corporate Services); and Y Oliver and A Brown (Chief Executive's Service).

Apology for Absence: Councillor E Howie.

Councillor W Wilson, Convener, Presiding.

358. WITHDRAWAL OF APPLICATIONS

The Committee noted that the following planning applications had been withdrawn from the agenda:

- (1) **06/02088/FUL – BRACO – Extension to existing sand and gravel workings at a site at Braco Castle Farm, Braco – Mr J McCaig – Report 07/385**
- (2) **06/02089/MW – BRACO – Extension to existing sand and gravel workings at a site at Braco Castle Farm, Braco – Mr J McCaig – Report 07/386**

359. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct, Councillor Wilson declared a non-financial interest in planning application 07/00770/FUL (Art. 361(2)).

360. DEPUTATIONS

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

| Planning Application No. | Article No. |
|--------------------------|-------------|
| 07/00770/FUL | 361(2) |

361. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **06/02346/OUT – PERTH – Erection of new mental health facilities at Murray Royal Hospital, Muirhall Road, Perth – NHS Tayside – Report 07/387**

The Convener advised the Committee that there were two options with regard to considering this application. The Committee had to decide whether the application be regarded as:

- (i) a deferral of the original application considered by the Committee on 25 April 2007; or
- (ii) treated as a new application.

The Committee unanimously agreed that the application be treated as a new application. In terms of Standing Order 59, the Committee agreed to hear the deputations with regard to this application.

Mr D McLaren, on behalf of the applicant, followed by Mr R Young, a supporter of the application; and J Proctor, S Scott, D Beaton (on behalf of P Wishart MP), R Salvin, W McKenzie, M Summers, G Fleming, B Raine, C Harvie and A Murray, all objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

In terms of Standing Order 53, Councillor P Barrett, the Local Member, addressed the Committee.

Resolved:

Grant, subject to the addition of a condition relating to the provision of a 25 metre landscape strip along the rear of houses in Gannochy Road and subject also 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, means of access to the site, a detailed trees survey and tree management plan and a risk appraisal, in consultation with relevant bodies, of the Medium Secure Unit 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 three years from the date of the grant of outline planning permission.
 - (ii) the expiration of six months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of six 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 layout, size and elevations of all buildings are for indicative purposes only and are not approved at this stage.
5. The Public Right of Way (CC39/28) must be diverted along the north eastern boundary of the application site prior to the commencement of the development and a new path formed to satisfaction of the Council as Planning Authority.
6. All new buildings shall be no higher than single storey in appearance.
7. 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.
8. No part of the development shall be occupied until a Green Travel Plan (GTP), aimed at encouraging more sustainable means of travel, has been submitted and approved in writing by the Council. The GTP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan.
9. 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.

COUNCILLOR W WILSON LEFT THE MEETING AT THIS POINT.

COUNCILLOR M BARNACLE TOOK THE CHAIR.

- (2) **07/00770/FUL – PERTH – Installation of a 12.5m high ultra-slimline streetworks monopole, 3 antennas, radio equipment housing and development ancillary thereto on the public footpath opposite junction of Firkbank Road and Burghmuir Road, Perth – Hutchison 3G – Report 07/388**

Mr R Munro, agent, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Grant, on condition that:

- (i) a reflective strip be placed on the cabinet and the monopole for the benefit of partially sighted people; and
- (ii) the cabinet and monopole be covered in an anti-graffiti substance.

And also 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 equipment shall be set back to the rear of the footway to provide the maximum possible width of footway to the satisfaction of the Planning Authority.