

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, 2 High Street, Perth on Wednesday 20 July 2011 at 9.30am.

Present: Councillors W Wilson, I Campbell, J Flynn (substituting for Councillor C Gillies), E Grant, T Gray, G Hayton (substituting for Councillor L Caddell), A Jack, J Kellas, W Lumsden, M Lyle, H McDonald and S Miller.

In Attendance: N Brian, A Condliffe, A Fleming, A Deans, K Steven, R Stewart and G Peebles (all the Environment Service); G Fogg and Y Oliver (both Chief Executive's Service).

Apologies for Absence: Councillors R Band, L Caddell and C Gillies.

Councillor W Wilson, Convener, Presiding.

435. DECLARATIONS OF INTEREST

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

436. MINUTE OF PREVIOUS MEETINGS

The Minute of Meeting of the Development Control Committee of 22 June 2011 (Arts. 378-381) was submitted, approved as a correct record and authorised for signature.

437. DEPUTATIONS

Members were advised that there had been no requests for deputations.

438. APPLICATIONS FOR DETERMINATION

(1) Major Applications

- (i) **08/01955/FLM – CRIEFF – Demolition of two dwellinghouses and development of supermarket (Class 1), formation of landscaping and associated infrastructure, Land To The West Of Duchlage Farm, Duchlage Road, Crieff – A And L King (Builders) Limited and Tesco Stores Limited – Report 11/379**

Resolved:

Grant, subject to the following conditions and Conditions 9, 14 and 24 being amended as undernoted:

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

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2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning permission.
3. Prior to the development hereby approved being brought into use, the traffic mitigation measures and off-site public road improvements as detailed in the associated Transport Assessment shall be fully implemented, to the satisfaction of the Council as Planning Authority in consultation with the Roads Authority, unless otherwise agreed in writing.
4. No part of the development hereby approved shall be occupied until a Travel Plan, aimed to encourage more sustainable means of travel, has been submitted and approved in writing by the Council as Planning Authority. The Travel Plan 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. Any mitigations and/or recommendations within the Travel Plan shall be implemented prior to the store hereby approved beginning trading, unless otherwise agreed in writing.
5. No development shall take place within the development site 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.
6. No development shall take place until a contaminated ground investigation has been carried out by a suitably qualified consultant and a scheme to deal with any contamination on site has been submitted and approved in writing by the Council as 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, pathways, receptor links.
 - (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; and

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(iv) the condition of the site on completion of remediation measures.

Before the store is occupied the measures to remediate the site shall be fully implemented as approved in writing by the Council as Planning Authority.

7. Details of the specification and colour of all the proposed external finishing materials to be used, including samples of the sandstone for the boundary walls, shall be submitted for the approval of the Council as Planning Authority prior to the commencement of the development. All development shall be in strict accordance with these approved details.
8. The net sales floor area of the supermarket shall be made up of a minimum of 80% for convenience goods and a maximum of 20% for the sale of comparison goods unless otherwise agreed in writing by the Council as Planning Authority.
9. All deliveries must be within the hours of 0600 and 2300 Monday to Saturday and within the hours of 0900 and 1700 hours on Sundays.
10. All plant and equipment to be installed or operated in connection with the granting of this permission shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 30 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential premises, with all windows slightly open, when measured and/or calculated and plotted on an ISO rating curve chart, all to the satisfaction of the Council as Planning Authority.
11. An effective ventilation system commensurate with the nature and scale of food preparation to be undertaken shall be installed, operated and maintained such that odours from food preparation are not exhausted into or escape into any nearby dwellings.
12. The recycling centre shall be enclosed by a three sided acoustic shield prior to it being brought into use, the details of which shall be submitted for the further approval of the Council as Planning Authority prior to the commencement of any works on site.
13. Servicing of the recycling facilities shall be limited to 0800 hours to 1900 hours Monday to Friday and 0900 to 1300 on Saturdays unless otherwise agreed in writing by the Council as Planning Authority.
14. Audible vehicle alarms on commercial vehicles shall not be used during the period 22:00 to 08:00.
15. The idling of delivery vehicle engines is prohibited.
16. Notwithstanding the details shown on the drawings hereby approved, no permission is granted for the

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- proposed 2 metre high timber screen fence to the north and west of Duchlage House. A scheme of noise mitigation for Duchlage House shall be submitted to and approved by the Council as Planning Authority prior to the bringing into use of the supermarket hereby approved. The scheme as subsequently approved shall be implemented as part of this permission.
17. Prior to the development hereby approved being brought into use, appropriate improvements to the pedestrian footways along the north-eastern section of Duchlage Road shall be implemented to the satisfaction of the Council as Planning Authority, in conjunction with the Roads Authority.
 18. All existing trees, either within or outwith but adjacent to the site, shall be protected from the development as described in BS 5837 2005. A protective fence shall be erected around the trees to prevent any construction activity including the storage of materials and installation of services in the root area of the trees. The applicant shall obtain arboricultural advice regarding this and submit a plan showing the location of the protective fence prior to the commencement of works on site.
 19. The proposed planting indicated in Landscape Plan (ref: 08/01955/9) and associated Soft Landscape and Maintenance Schedule shall be implemented during the development of the site and completed in full prior to the occupation/use of the supermarket to the satisfaction of the Council as Planning Authority.
 20. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size and species to the satisfaction of the Council as Planning Authority.
 21. Surface water shall be disposed of by means of a suitable Sustainable Urban Drainage System to meet the requirements of best management practices.
 22. Prior to the installation of any external lighting, the details of all external lighting shall be submitted for the further approval of the Council as Planning Authority. The scheme shall include details of the brightness of the lighting and the proposed hours of operation. The scheme as subsequently agreed in writing by the Council as Planning Authority shall be completed in full in accordance with the agreed scheme.
 23. Prior to the operation of the supermarket sheltered cycle parking facilities shall be provided to the satisfaction of the Council as Planning Authority.
 24. The supermarket shall not become operational until livestock activities at the adjacent Duchlage Farm have completely ceased to the satisfaction of the Council as Planning Authority.

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Justification

The proposal is not in accordance with the Development Plan but the following material considerations justify departing from the Plan: Crieff Retail Sites Study – Proposed Way Forward November 2005, Development Brief – Duchlage Farm Area, Crieff April 2006, and also the inability to implement the approved planning consent for a supermarket at Market Park, Crieff.

Informatives

1. All signage proposed on the building shall be subject to a separate application for Display of Advertisement Consent.
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. The applicant is advised that the granting of planning consent 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.
5. 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 38 of the Development Management Procedure(Scotland) Regulations 2008. 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 38 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.
6. The applicant is advised that in terms of Section 21 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of road works. Advice

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on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.

7. The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works.
8. Prior to commencement of works on the development, the applicant should submit for the written approval of the Roads Authority details of a Construction Traffic Management Scheme.

(2) Local Applications

- (i) 10/01594/IPL – CLEISH – Renewal of previous consent (07/01621/OUT) for the formation of two house plots Plots 2 and 3 (in principle), Land 70 Metres South East Of the Meadows, Cleish – Thomson Homes – Report 11/380**

Resolved:

Grant, subject to the following conditions:

1. Application for the approval required by a condition imposed on this Planning Permission in Principle shall conform with the requirements of Regulation 12 of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008 and of Section 59 (2) and (3) of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006 and, in particular, must be made before whichever is the latest of the following:
 - (i) the expiration of three years from the date of the grant of the planning permission in principle,
 - (ii) the expiration of six months from the date on which an earlier application for the requisite approval was refused, or
 - (iii) the expiration of six months from the date on which an appeal against such refusal was dismissed.
2. The development shall not commence until the following matters have been approved by the Planning Authority: The siting, design, and external appearance of the development, the landscaping of the site, all means of enclosure, foul and surface water drainage, and car parking , vehicle turning and means of access to the site.
3. Prior to the occupation of the new dwellings hereby approved the vehicular access from the Cleish Road shall be reformed in accordance with specification Type C, Fig 5.7 access detail to the satisfaction of the Planning Authority. The gradient of the reformed access shall not exceed 3% for the first 5 metres measured back from the edge of the carriageway and the access shall be

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constructed so that no surface water is discharged to the public road.

4. Prior to the occupation of the new dwellings hereby approved the public road over a length of 6 metres immediately adjacent to the access shall be widened to a minimum of 5.5 metres. Development shall not begin until details of these alterations to the road have been submitted to and approved in writing by the Council as Planning Authority. The works shall be completed in accordance with the approved details before the occupation of the new house.
5. Prior to the occupation of the new dwellings hereby approved full visibility splays of 2 metres by 90 metres shall have been provided to the right and left of the reformed access onto the Cleish Road measured between points 1.05 metres above the adjacent road channel level.
6. The 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 types(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.

Before any residential unit is occupied the measures to decontaminate the site shall have been fully implemented as approved by the Planning Authority.

7. The development shall comply fully with the requirements of the Council's approved Planning Guidance Note on Primary School Education and New Housing Developments as amended in April 2010, to the satisfaction of the Council as Planning Authority.

Justification

This proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

1. The applicant is alerted to the requirements of Condition 7 of this permission. At reserved matters stage or

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alternatively if a full application is submitted a financial contribution towards improvements to Primary School Infrastructure may be required. The need for such a contribution will be fully assessed at that time.

2. Applicants are advised that should their application for Approval of Matters specified be refused and/or their appeal against such refusal dismissed outwith the three year time limit they are entitled to submit a revised application for Approval of Matters specified within six months after the date of refusal of the earlier application or of the dismissal of an appeal against such refusal.
3. The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. 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.

(ii) 10/01611/IPL – CLEISH – Renewal of existing consent (07/00926/OUT) for the erection of a dwellinghouse Plot 1 (in principle), Land 70 Metres South East Of the Meadows, Cleish – Thomson Homes – Report 11/381

Resolved:

Grant, subject to the following conditions:

1. Application for the approval required by a condition imposed on this Planning Permission in Principle shall conform with the requirements of Regulation 12 of the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008 and of Section 59 (2) and (3) of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006 and, in particular, must be made before whichever is the latest of the following:
 - (i) the expiration of three years from the date of the grant of the planning permission in principle,
 - (ii) the expiration of six months from the date on which an earlier application for the requisite approval was refused, or
 - (iii) the expiration of six months from the date on which an appeal against such refusal was dismissed.
2. The development shall not commence until the following matters have been approved by the Planning Authority: the siting, design, and external appearance of the development, the landscaping of the site, all means of enclosure, foul and surface water drainage, and car parking , vehicle turning and means of access to the site.
3. Prior to the occupation of the new dwelling hereby approved the vehicular access from the Cleish Road shall

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be reformed in accordance with specification Type C, Fig 5.7 access detail to the satisfaction of the Planning Authority. The gradient of the reformed 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.

4. Prior to the occupation of the new dwelling hereby approved the public road over a length of 6 metres immediately adjacent to the access shall be widened to a minimum of 5.5 metres. Development shall not begin until details of these alterations to the road have been submitted to and approved in writing by the Council as Planning Authority. The works shall be completed in accordance with the approved details before the occupation of the new house.
5. Prior to the occupation of the new dwelling hereby approved full visibility splays of 2 metres by 90 metres shall have been provided to the right and left of the reformed access onto the Cleish Road measured between points 1.05 metres above the adjacent road channel level.
6. The 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 types(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.

Before any residential unit is occupied the measures to decontaminate the site shall have been fully implemented as approved by the Planning Authority.

7. The development shall comply fully with the requirements of the Council's approved Planning Guidance Note on Primary School Education and New Housing Developments as amended in April 2010, to the satisfaction of the Council as Planning Authority.

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Justification

This proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

1. The applicant is alerted to the requirements of Condition 7 of this permission. At reserved matters stage or alternatively if a full application is submitted a financial contribution towards improvements to Primary School Infrastructure may be required. The need for such a contribution will be fully assessed at that time.
2. Applicants are advised that should their application for Approval of Matters specified be refused and/or their appeal against such refusal dismissed outwith the three year time limit they are entitled to submit a revised application for Approval of Matters specified within six months after the date of refusal of the earlier application or of the dismissal of an appeal against such refusal.
3. The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. 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.

(3) Applications with Council Interest

- (i) 11/00625/FLL – HUNTINGTOWERFIELD – Alterations and repairs to Lows Work Weir on the River Almond by Huntingtowerfield – Perth and Kinross Council – Report 11/382**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of three years from the date of this consent.
2. That no alterations or amendments shall be made to the details contained in the approved plans referred to in this decision notice unless so indicated by conditions attached to this consent or agreed in writing with the local Planning Authority.
3. Prior to the commencement of development an updated Construction Method Statement shall be submitted by the appointed contractor and agreed in writing by the Planning Authority in consultation with Scottish Natural Heritage. Thereafter the approved works shall be undertaken in accordance with the Construction Method Statement all to the satisfaction of the Planning Authority.

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4. Following completion of the development the haul road/access shall be removed and the land reinstated to its former condition. Details of reinstatement works associated with the haul road/access shall be submitted to and approved in writing by the Planning Authority and thereafter implemented to its satisfaction.
5. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the Perth and Kinross Heritage Trust. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the Perth and Kinross Heritage Trust in writing not less than 14 days before development commences.
6. The asserted rights of way (METH/1 & METH/2) must not be obstructed during building works or on completion. Any damage done to the routes during building works must be made good before the development is completed. Any temporary restrictions to public access required to facilitate works on site must be agreed in writing and in advance with the Access Officer.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations which would justify a departure therefrom.

Informatives

1. 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.
2. 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 38 of the Development Management Procedure (Scotland) Regulations 2008. 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 38 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.
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. The applicant is advised that the works are likely to need a license under the Water (Controlled Activities) Regulations 2005 (CAR). The applicant should contact SEPA's Perth Environmental Protection and Improvement Team (Tel: 01738 627989) in regard to this. The applicant should ensure that all works on site comply with the best practice guidelines laid out in SEPA's published Pollution Prevention Guidance, found at www.sepa.org.uk

(ii) **11/00649/LBC – HUNTINGTOWERFIELD – Alterations and repairs to Lows Work Weir on the River Almond by Huntingtowerfield – Perth and Kinross Council – Report 11/383**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. Details of the new facing (dressed stone) for the repair work to the weir shall be sourced after petrographic analysis of the existing (dressed) stone has been undertaken to ensure an appropriate match. The petrographic analysis and details of any proposed (dressed) replacement stone to be used in the repair shall be submitted to the local Planning Authority for written approval prior to the installation of the dressed stone. Thereafter the repairs shall be undertaken in accordance with these approved details.

Justification

The proposal is considered to comply with the requirements set out in the listed building legislation, the Development Plan and there are no other material considerations that would justify a departure there from.

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Procedural Notes

As the application involves works to a Category B Listed Building submitted on behalf of this Council then it is therefore necessary to submit the application to Historic Scotland for determination.

Informatives

1. No work associated with this consent shall commence until an application for planning permission has been approved.
2. The applicant is advised that a Controlled Activities Regulations (CAR) application is required and contact should be made with SEPA at an early date to establish the requirements for this application.

(iii) 11/00502/FLL – ALYTH – Change of use from open space to garden ground to form a vehicular access at 2 Morrison Terrace, Alyth – Mr Gary Borrett– Report 11/384

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. Prior to the occupation or use of the approved development, the vehicular access shall be formed in accordance with specification Type B, 5.6 access detail to the satisfaction of the Planning Authority.
4. Prior to the occupation or use of the approved development, turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
5. Prior to the occupation or use of the approved development a minimum of 2 car parking spaces shall be provided within the site.

Justification

The development is considered to be in accordance with the Development Plan and there are no reasons to justify a refusal in this instance.

Informatives

1. The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be

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- sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
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.
- (iv) **11/00771/LBC – CLEISH – Refurbishment of sash and case windows at Cleish Primary School, Cleish – Perth and Kinross Council – Report 11/385**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. For the avoidance of any doubt the glass shall be puttied into the window frames/astragals all to the reasonable satisfaction of the Planning Authority.

Justification

It is considered that the development complies with the relevant provision of the adopted Local Plan as well as the Listed Building legislation and supplementary planning guidance. It is therefore recommended for approval subject to conditions.

Procedural Notes

As the application involves work to Category C(s) Listed Building in the Council's ownership, it requires to be referred to Historic Scotland for determination.

- (v) **11/00809/LBC – COLLACE – Formation of an external access ramp and repair works to the Mort House, Collace Parish Church, Collace – Perth and Kinross Council – Report 11/386**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. Prior to any works commencing on site, a sample panel of the facing stonework for the ramp wall, showing the proposed masonry type, colour, texture and pointing, shall be provided on site and the specification submitted to and approved in writing by the local Planning Authority.
4. Prior to any works commencing on site, details of the design and finish, including a large scale drawing, of the ramp railings and also the precise location, design, finish and details of fixing for the inside rail to be bolted on to the existing north boundary wall shall be submitted to and approved in writing by the local Planning Authority.
5. Prior to any works commencing on site, details and samples of new slate (to cover any shortfall in slates), samples of stone (for indenting or replacement of brick areas), and samples of pointing mixes shall be provided on site for inspection and approval, to be agreed in writing with the local Planning Authority.
6. Prior to any works commencing on site, the applicant shall submit details of the composition of the pointing mixes and specification for the pointing work to be agreed in writing by the Council as Planning Authority.

Justification

The proposal is considered to comply with the terms of the Development Plan, subject to conditions, and no material considerations exist which would outweigh the contents of the Development Plan.

Procedural Notes

As the application involves works to a Category B Listed Building submitted on behalf of this Council then it is therefore necessary to submit the application to Historic Scotland for determination.

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