

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 30 May 2007 at 9.30am.

Present: Councillors W Wilson, M Barnacle, K Lyall, I Campbell (excluding Arts. 298(9), 298(10) and 298(16)), E Grant, E Howie, A Jack (excluding Arts. 298(3) and 298(4)), J Kellas, W Lumsden, M Lyle, A MacLellan and H McDonald.

In Attendance: Councillor M Roberts (Art. 298(14) only); R Bean, G McFarlane, B Stanford, A Condliffe, A Deans, A Fleming (up to and including Art. 298(12)), B McNaughton and P Sweeney (all The Environment Service); C Elliot (Corporate Services); and Y Oliver (Chief Executive's Service).

Apology for Absence: Councillor L Caddell.

Councillor Wilson, Convener, Presiding.

294. WITHDRAWAL OF APPLICATIONS

Prior to the commencement of the meeting, the Convener advised that the following planning application had been withdrawn from the agenda at the request of the applicant.

07/00256/FUL – CRAIGIE – Temporary siting of a residential caravan and installation of a septic tank at Hawkhill, Craigie, Clunie – Mark McBey – Report 07/355

The Committee noted that the following planning application had been withdrawn from the agenda:

06/02677/OUT – GLENALMOND – Erection of a dwellinghouse (in outline) at land west of South Cairnies Farm, Glenalmond College, Glenalmond – Newhouse Developments Ltd – Report 07/350

295. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct, Councillor Campbell declared a non-financial interest in planning applications 07/00238/FUL (Art. 298 (9)), 07/00295/OUT (Art. 298(10)) and 07/00603/OUT (Art. 298(16)).

296. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 25 April 2007 (Arts. 262-269) was submitted, approved as a correct record and authorised for signature.

297. DEPUTATIONS

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

Planning Application No.	Article No.
06/01345/MW	298(1)
06/02372/FUL	298(2)
06/02597/FUL	298(5)
07/00084/FUL	298(7)
07/00159/FUL	298(8)
07/00295/OUT	298(10)
07/00469/FUL	298(14)
07/00493/FUL	298(15)
07/00603/OUT	298(16)
07/00637/FUL	298(17)

In terms of Standing Order 19, the Committee unanimously agreed to hear the deputations in the order of the applications on the agenda.

298. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **06/01345/MW – GLENDEVON – Formation of a construction compound, borrow pit and new access to facilitate wind farm development at Burnfoot Hill, Clackmannanshire on land between A823 and Clackmannanshire boundary to south of the Upper and Lower Glendevon Reservoirs, Glendevon – Wind Prospect Developments Ltd – Report 07/345**

Ms S Dooley, on behalf of the applicant, followed by Mr Bradley, objector, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to further conditions being added on the recommendation of the Head of Environmental and Consumer Services, and 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. Prior to the commencement of works and over the period of construction, where deemed necessary, the A823 Rumbling Bridge – Gleneagles Road shall be improved by means of passing places/strip widening and junction improvements at locations to be agreed with the Council as Roads Authority. All works shall be carried out to the standard and specification required by the Council as Roads Authority to the satisfaction of the Council as Planning Authority.
4. The details of the site access shall be agreed with the Council as Roads Authority and constructed prior to the commencement of works on site to the satisfaction of the Council as Planning Authority.
5. Prior to the commencement of works the applicant shall enter into a maintenance agreement under Section 96 of the Roads (Scotland) Act 1984 in respect of the A823 Rumbling Bridge – Gleneagles Road whereby the road shall be inspected on a regular basis and repairs carried out to the timescale and standards specified by the Council as Roads Authority to the satisfaction of the Council as Planning Authority.
6. Prior to the commencement of works the applicant shall enter into an agreement with the Council as Roads Authority in respect of the temporary removal or lowering of bridge parapets, boundary walls and structures adjacent to the public highway and the temporary hardening of verges to aid the passage of abnormal loads and construction vehicles. Advanced warning signs and temporary barriers shall be in accordance with Chapter 8 of the Traffic Signs Manual.
7. Prior to the commencement of works the applicant shall enter into an agreement with the Council as Roads Authority in respect of the relocation, removal and temporary resiting of road signs and other street furniture necessary to aid the passage of abnormal loads over all routes leading to the development.
8. Prior to the commencement of works the applicant shall agree a traffic management scheme with the Council as Roads Authority in accordance with the Road Vehicles (Authorisation of Special Type) (General) Order 2003 and the Council's procedure for Abnormal Loads Routing to the satisfaction of the Council as Planning Authority.
9. The public road shall be kept free from mud, debris etc. at all times and suitable wheel cleaning facilities shall be provided within the site to prevent the deposition of mud, debris etc on to the public road to the satisfaction of the Council as Planning Authority.

10. 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.
11. Prior to the commencement of work on site the applicant shall submit for the approval of the Planning Authority, in consultation with SEPA, a Construction Method Statement which should include:
 - Consideration of the impacts and mitigation and regulatory implications of any river crossings;
 - The management of any peat liable to be impacted by the development;
 - Pollution prevention for the development, operation and restoration of the borrow pit;
 - Pollution prevention for any concrete batching carried out on site;
 - Consideration of the route of the access track such that disturbance of peat is avoided and minimised;
 - Pollution prevention planning for the construction compound, including spillage of materials on site, management of fire-fighting water, the collection and disposal of foul drainage on site and methods to minimise waste production on site.
12. The borrow pit material shall only be for wind farm construction.

(2) 06/02372/FUL – LONGFORGAN – Erection of four dwellinghouses at Viewfield, Longforgan – George Martin Builders Ltd – Report 07/346

Mr Middleton, on behalf of the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The development site is immediately outwith the settlement boundary of Longforgan. Accordingly, the proposal is contrary to Policy 2 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land 2000) which states that there will be a presumption against built development adjoining settlement boundaries;
2. 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; and
3. 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.

COUNCILLOR A JACK LEFT BEFORE CONSIDERATION OF THE FOLLOWING ITEM.

(3) 06/02549/FUL – BRIDGE OF EARN – Demolition of existing dwellinghouse and replace with new dwellinghouse at Eastfield of Dunbarney, Bridge of Earn – Mr and Mrs Hall – Report 07/347

Resolved:

Defer, for further consideration of:

1. Retention of the existing farmhouse;

2. The design proposed; and
3. The development of the whole site.

(4) 06/02582/FUL – CRIEFF – Demolition of existing school buildings, erection of 5 dwellinghouses and 4 flats and conversion of existing building to form 3 affordable flats and associated roads at Academy House, Ewanfield, Crieff – Tulloch Homes – Report 07/348

Motion (Councillors H McDonald and M Lyle) – Refuse, on the grounds that:

1. The proposed access from Anthony Place is unsuitable;
2. The loss of trees on site;
3. The proposal constitutes over development of the site; and
4. The proposal is contrary to Policy 66 of the Strathern Area Local Plan 2001 as the design generally and the proposed flats would have a significant affect on the character and amenity of the area.

Amendment (Councillors K Lyall and W Wilson) – Defer, for further consideration of:

1. **the proposed building heights of plots 1 and 2 ; and**
2. **a tree replacement and management programme for the site.**

Amendment – 6 votes

Motion – 5 votes

Resolved:

In accordance with the Amendment.

COUNCILLOR A JACK REJOINED THE MEETING AT THIS POINT

(5) 06/02597/FUL – LESLIE – Demolition of existing farm buildings, conversion of existing steading into 3 dwellinghouses and erection of a dwellinghouse at Mid Bowhouse by Leslie – Mr and Mrs Dunn – Report 07/349

Mr Dunn, the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Grant, subject to an additional condition to ensure a linking wall between the new-build house and the existing steading as laid down by the Head of Planning and 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. The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the reclamation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that reclamation has been undertaken in accordance with, and to the standard specified in, the agreed reclamation scheme.
5. The 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.

6. 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.
7. 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.
8. Visibility splays of 4.50m x 160.00m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the A911 Scotlandwell – Leslie Road prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
9. 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.
10. 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
11. 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the A911 Scotlandwell – Leslie Road 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.

(6) 06/02744/FUL – AUCHTERARDER – Demolition of existing workshop and erection of dwellinghouse at Bankhead, Auchterarder – Mr and Mrs E Fraser – Report 07/351

Resolved:

Defer, for further consideration of the accuracy of the proposal plans and consequently whether or not the proposal may suitably meet any of the policy criteria for the siting of a new dwellinghouse in the countryside.

(7) 07/00084/FUL – RUMBLING BRIDGE – Erection of a rural business class development, office and house plot 1 at land south of Craigton Farm Road, Rumbling Bridge – Richstream Ltd – Report 07/352

Karen Heriot, applicant, followed by Mr J Cole, objector, addressed the Committee, and, following their respective representation, withdrew to the public benches.

Motion (Councillors M Barnacle and W Wilson) – Refuse, on the grounds that the proposal is contrary to Policies 2, 5, 6, 81, 82(a) and 82(c) of the Kinross Area Local Plan 2004 regarding landscaping, design, amenity and location.

Amendment (Councillors E Grant and A Jack) – 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. **No development or extensions, whether or not permitted by virtue of Schedule 1, Part 1, Classes 1 and 3 of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 or any Order revoking and re-enacting that Order shall be erected in the curtilage of the dwelling.**
4. **The office element shall remain in the ownership of the owner of the dwellinghouse hereby permitted and the dwelling shall be occupied by person who owns and whose primary place of employment is the office, unless otherwise agreed by the Planning Authority.**

5. 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.
6. All existing trees on the site and along the access track 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.
7. The existing private track between the proposed access to the office car park and A977 public road junction shall be widened to a minimum width of 4.8m together with an adjacent 1.2m wide footway to link to the existing footway. Both elements to be surfaced with bituminously bound materials to the satisfaction of the Planning Authority.
8. The vehicular access from the track to the office and car park shall be formed in accordance with Figure 73 access detail to the satisfaction of the Planning Authority.
9. The vehicular access from the track to the development shall be formed in accordance with Type C Figure 5.7 access detail to the satisfaction of the Planning Authority.
10. The gradient of the access shall not exceed 3% for the first 5 metres measured back from the edge of the carriageway and the accesses shall be constructed so that no surface water is discharged to access track.
11. Full visibility splays of 2 m by 60m shall be provided to the right and left of the access measured between points 1m above the adjacent access channel level.
12. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
13. 8 parking spaces shall be provided within the curtilage of the site to the satisfaction of this Planning Authority prior to the occupation of the relevant dwellinghouses approved herewith.
14. A detailed landscaping and planting scheme for the site shall be submitted for the further approval of this Planning Authority prior to the commencement of the development. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, species, height, size and density of trees and shrubs to be planted and the scheme as subsequently approved shall be carried out and completed within the first available planting season unless otherwise agreed in writing with this Planning Authority.
15. Details of the proposed boundary treatments for the site shall be submitted for the approval of the Planning Authority prior to the commencement of the development/use and such scheme as may be approved shall be completed prior to the occupation of the development.

Amendment – 9 votes

Motion – 3 votes

Resolved:

In accordance with the Amendment.

FOLLOWING A 10 MINUTE RECESS, THE COMMITTEE RECONVENED.

- (8) **07/00159/FUL – PERTH – Demolition of existing dwellinghouse and erection of 2 semi-detached dwellinghouses at 129 Burghmuir Road, Perth – Mr J Mo – Report 07/353**

Mr Tinson, objector, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, on the grounds that :

1. The proposal constitutes over development of the site in relation to the size and scale of the proposed dwellinghouse; and
2. The loss of amenity to neighbours and within the site.

COUNCILLOR I CAMPBELL LEFT THE MEETING AT THIS POINT.

- (9) **07/00238/FUL – STANLEY – Change of use of garden/parking area to storage area for second hand motor vehicles at 3 County Place, Stanley – Mr D Scotland – Report 07/354**

Resolved:

Refuse, for the following reasons:

1. The proposal is not in accordance with Policy 71 of the Perth Area Local Plan, 1995, as the residential amenity and character of the adjacent area of the village of Stanley would be adversely affected.
2. The proposal is contrary to the interests of pedestrian and traffic safety as additional traffic would be generated by the development and County Place is narrow; has restricted turning facilities; and there is substandard road geometry and visibility at the junction with the B9099.

- (10) **07/00295/OUT – STANLEY – Erection of two houses (in outline) at land at Muirside Kinclaven, Stanley – Mr and Mrs Milne – Report 07/356**

Mr Milne, the applicant, 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.
3. Additional development would be detrimental to road safety interests because the private unbound access serving the site is narrow, in poor condition, has limited opportunities for vehicles to pass one another and meets the C406 public road at a junction which is seriously substandard with regards visibility, especially to the left.

COUNCILLOR I CAMPBELL RETURNED TO THE MEETING AT THIS POINT.

- (11) **07/00405/MOD – BRIDGE OF EARN – Modification of existing consent (05/00626/FUL) for the erection of 12 residential units at West Dron Steading, Bridge of Earn – GSK Developments – Report 07/357**

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. 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. All matters regarding access, car parking, road layout, design and specification (including street lighting and disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority.
 5. 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.
 6. A detailed landscaping and planting scheme for the site shall be submitted for the further approval of this Planning Authority prior to the commencement of the development. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, species, height, size and density of trees and shrubs to be planted and the scheme as subsequently approved shall be carried out and completed within 6 months of the completion of the development and thereafter maintained; unless otherwise agreed in writing with this Planning Authority.
 7. A street light system designed to EN 13201 / BS 5489 shall be provided. The type and standard of lighting shall be assessed using the zoning system outlined in 'The Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution' and be agreed with the Council as Planning Authority.
 8. 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.

(12) 07/00427/FUL – KINROSS – Erection of a dwellinghouse at Eastfield, Fossoway, Kinross – Mr A Millar – Report 07/358

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to policy 2 of the Kinross Area Local Plan in failing to meet all of the associated criteria.
2. The proposal is contrary to policy 6 of the Kinross Area Local Plan in failing to meet all of the associated criteria.
3. The proposal is contrary to policy 48 of the Kinross Area Local Plan in proposing to site a house adjacent to a settlement boundary.
4. The proposal is contrary to policy 64 of the Kinross Area Local Plan as it does not suitably meet any of the criteria to justify the siting of a new dwellinghouse in the landward area.
5. The proposal is contrary to the Council's Housing in the Countryside Policy (December 2005) in failing to comply with the associated policy criteria.

THERE THEN FOLLOWED A 45 MINUTE RECESS.

(13) 07/00440/FUL – ALYTH – Erection of a dwellinghouse at land to the east of Loyal Road, Alyth – Loyal Leisure Ltd – Report 07/359

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to the Council's Housing in the Countryside Policy (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) Conversion; or (6) Brownfield Site.
2. The proposal is contrary to Policy 2 of the Eastern Area Local Plan 1998 by virtue of the impact on the loss of amenity and character of the surrounding area.

(14) 07/00469/FUL – LONGFORGAN – Erection of a dwellinghouse at Snabs Farm, Longforgan – Mr and Mrs G Lawson – Report 07/360

Mr D Coutts, on behalf of the applicant, followed by Ms C Backler, objector, addressed the Committee, and, following their representative representations, withdrew to the public benches.

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

Motion (Councillors W Wilson and E Howie) – Defer, on the grounds that:

1. Further information should be sought with regard to the site history and planning conditions pertaining to the site;
2. Further information on the scale and distance between boundaries;
3. Further consideration of the scale and size of the proposed dwellinghouse;
4. Further consideration of the location of the proposed double garage;
5. Further consideration of the design including roof pitch in relation to the existing dwellinghouse; and
6. Detailed information on landscaping and bunding.

Amendment (Councillors A Jack and E Grant) – Refuse, on the grounds that:

1. the design is detrimental to the character and amenity of the area;
2. the proposal does not meet the criteria relating to the Housing in the Countryside Policy; and
3. there is a lack of specific information.

Amendment – 4 votes

Motion – 8 votes

Resolved:

In accordance with the Motion.

(15) 07/00493/FUL – PITLOCHRY – Demolition of existing dwellinghouse and restaurant and erection of 18 flats including 4 affordable units at The Old Farmhouse Restaurant, Rie-Achan Road, Pitlochry – Mr G Walters – Report 07/361

Mrs Burness, on behalf of the applicant, addressed the Committee, and, following her representation, withdrew to the public benches.

Motion (Councillors E Howie and A MacLellan) – Grant, on the grounds that the proposal is not contrary to the Development Plan, and subject to conditions to be determined by the Head of Planning.

Amendment (Councillors W Wilson and E Grant) – Refuse, for the following reasons:

1. The proposal is contrary to Policy 78 Town Centre Uses of the Highland Area Local Plan (2000), which discourages change of uses away from commercial uses unless it can be demonstrated that the proposal will not adversely affect the vitality and viability of the town centre.
2. The scale and height of the proposed development are such that the visual amenity of the area would be significantly harmed. This is contrary to Policy 5 of the Highland Area Local Plan (2000), which requires high standards of design for all developments in the Highland Area with particular

encouragement given to ensuring that the proportions of any building are in keeping with its surroundings and the development fits its location.

Amendment – 4 votes

Motion – 8 votes

Resolved:

In accordance with the Motion.

COUNCILLOR I CAMPBELL LEFT THE MEETING BEFORE CONSIDERATION OF THE FOLLOWING ITEM.

(16) 07/00603/OUT – STANLEY – Erection of a house (in outline) within curtilage of existing dwelling at The Manager's House, Ballathie, Stanley – Mr and Mrs T Cairn – Report 07/362

Mr C McNaughton, on behalf of the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Motion (Councillors W Wilson and E Grant) – 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 proposal is contrary to the Council's policy on Housing in the Countryside [December 2005] as the proposal does not meet the building group criteria as the site requires to be engineered into a wooded banking where development would be detrimental to the character, visual amenity and building pattern of the area.
3. The existing access is substandard in terms of visibility to the left and any increased use would be detrimental to road safety interests.

Amendment (Councillors J Kellas and W Lumsden) – Grant, on the grounds that the application is not contrary to the Housing in the Countryside Policy and detrimental to road safety, subject to conditions to be formulated by the Head of Planning and on condition that the access be moved to Kinclaven Green.

Amendment – 4 votes

Motion – 7 votes

Resolved:

In accordance with the Motion.

COUNCILLOR I CAMPBELL RETURNED TO THE MEETING AT THIS POINT.

(17) 07/00637/FUL – PERTH – Replacement of existing house with 2 dwellinghouses at 'Vermont', Kirkton of Mailer Road, Craigend, Perth – Mr R Burgess – Report 07/363

Mr Soppitt, on behalf of the applicant, followed by Mr M Webster, objector, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Refuse, on the grounds that:

1. the proposal is not in accordance with the existing building pattern of the area;
2. the proposal would constitute over development of the site; and
3. the proposal is contrary to Policy 12 of the Perth Area Local Plan 1995 (Incorporating Alteration No1, Housing Land).

(18) 07/00843/FUL – ALYTH – Erection of a luxury holiday chalet at Welton of Creuchies Farm, Alyth – Mr John Fergusson – Report 07/364

Resolved:

Refuse, for the following reason:

1. The site is physically isolated and occupies a prominent location where development would be visually obtrusive and detract from the character of the countryside. The proposal is therefore contrary to Policies 38 and 27 of Eastern Area Local Plan 1998, which requires that all new development sites should have a good landscape framework.