

# 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 12 April 2006 at 9.30am.

Present: Councillors Barnacle, Bushby, Caddell, Howie, Hulbert, Livingstone, Lumsden, Lyall, MacLellan, McDonald, McEwen (except for PK/06/00059/FUL and PK/06/00079/FUL) and Young.

Attending: I Sleith, J Robertson, G McFarlane, B McNaughton, P Sweeney and N Williamson (all Planning and Transportation); C Elliott, J Dickson and Y Oliver (all Corporate Services).

Apology: Councillor E Grant.

Councillor Lumsden, Convener, Presiding.

## 233. WITHDRAWAL OF APPLICATION

The Committee noted that the following planning application had been withdrawn:-

PK/06/00020/FUL – PERTH – Demolition of existing residential building and erection of 8 flatted dwellings at 70-72A Fairies Road, Perth – Langvale Homes – Report 06/251.

## 234. DECLARATION OF INTEREST

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

## 235. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 15 March 2006 (Arts. 185-191) was submitted, approved as a correct record and authorised for signature.

## 236. DEPUTATIONS

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

<u>Planning Application No.</u>	<u>Article No.</u>
PK/06/00357/PN	239(1)
PK/05/01131/FUL	241(1)
PK/05/01911/FUL	241(2)
PK/05/01912/FUL	241(3)
PK/05/02399/FUL	241(4)
PK/05/02046/FUL	241(5)
PK/06/00162/FUL	241(10)
PK/06/00274/FUL	241(12)
PK/06/00334/FUL	241(13)
PK/06/00425/FUL(Amended)	241(14)

In terms of Standing Order 47, the Committee unanimously agreed to suspend Standing Order 59 to hear an objector in relation to planning application PK/06/00357/PN.

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

## 237. SECTION 37 – CONSULTATION BY SCOTTISH MINISTERS

**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 Ltd (SHETLE) and SP Transmission Ltd (SPT) – Report 06/239.**

**Resolved:**

- (1) The Scottish Executive be advised that Perth and Kinross Council objects to the Scottish Executive's Consultation on the proposal by Scottish Hydro Electric Transmission Ltd (SHETLE) and SP Transmission Ltd (SPT) to erect a 400KV Steel Tower Double Circuit Overhead Electricity Transmission Line with deviations of some existing overhead lines from Beaully to Denny on the grounds that:
- (i) There is insufficient information to assess the impacts on the natural heritage, cultural heritage, landscape and visual amenity interests of:-
    - Natural Heritage - Drumochter Hills SPA; South Tayside Goose Roosts SPA and Ramsar site; Drumochter Hills SAC and River Tay SAC
    - Cultural Heritage - Taymouth Castle; Fowlis Wester Conservation Area and Muthill Conservation Area
    - Landscape Character - Trinafour to Dull Wood
    - Visual Amenity - Tummell to Coshieville (Schiehallion); Glen Quaich; Milquhanzie Hill to Coire Odhar and East of Muthill and views from the graveyard.
  - (ii) The proposal is contrary to the Perth & Kinross Structure Plan, Environment and Resources Policies 2, 8 and 14 because the impacts of the proposed transmission line are considered to have a significant adverse impact on the landscape, environmental, built and cultural heritage of the area.
  - (iii) The development is contrary to the Highland Area Local Plan 2000 Policies 1, 2, 3, 11 as the development will have a significant adverse impact on the landscape, environmental, built and cultural heritage and local visual amenity of the area.
  - (iv) The development is contrary to Strathearn Area Local Plan 2001 Policies 1, 2, 3, 4, 13, 14 and 16, as the development will have both a significant adverse impact on landscape, environmental, built and cultural heritage and local visual amenity of the area; and
  - (v) That no decision should be made on this proposal prior to the publication of the SAGE group report later this year on the effects of electromagnetic radiation.
- (2) The Committee unanimously agreed that in the event of approval of the proposal by the Scottish Executive there should be a requirement on the operator to contribute financially to a community fund.

## 238. PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

- (1) **PK/05/00944/FUL – CRIEFF – Change of use of function room from domestic use to public use at The Steading, Abercairney Estate, Crieff – Mr W Drummond Moray – Report 06/240.**

The Committee noted that in terms of Standing Order 18 the Councillors present at the meeting had also been present during consideration of this application at the meeting on 2 November 2005 and could, therefore, participate in the taking of the decision today.

**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, unless otherwise provided for by conditions imposed on the planning consent.
3. 3m by 100m visibility splays shall be provided in both directions along the public road within the land under the applicant's control. Within these splays, apart from the existing mature trees, nothing shall be erected or allowed to grow above a height of 1m measured from the adjacent road channel level.
4. Adequate signage of the proposed facility from the public road shall be provided to the satisfaction of the Council as Planning Authority.
5. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
6. Adequate parking facilities shall be provided within the site.
7. The recommendations in Section 5 of the Noise Impact Assessment dated 4 January 2006 as amended on 15 March 2006 from the Charlton Smith Partnership shall be implemented in full to the satisfaction of the Council as Planning Authority.

**(2) PK/06/00013/FUL – BLAIRINGONE – Extension and renovation of dwellinghouse at Viewfield Cottage, Vicars Bridge Road, Blairingone – Mr J S Robertson – Report 06/241.**

The Committee noted that in terms of Standing Order 18, as Councillor Young had not been present during consideration of this application at the meeting on 15 March 2006, he did not participate in the taking of the decision today.

**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, unless otherwise provided for by conditions imposed on the planning consent.
3. All proposed external finishing materials shall match those of the existing building in type, colour and texture, to the satisfaction of the Planning Authority.
4. The proposed window, encircled in red on the plans, shall be replaced by a sash and case style window similar to those on the existing building to the satisfaction of the Planning Authority.

**(3) PK/06/00130/FUL – PERTH – Erection of a single dormer window extension to dwellinghouse at 75 Oakbank Road, Perth – Mr Gibson – Report 06/242.**

The Committee noted that in terms of Standing Order 18, as Councillors Livingstone and Young had not been present during consideration of this application at the meeting on 15 February 2006, they did not participate in the taking of the decision today.

**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, unless otherwise provided for by conditions imposed on the planning consent.

## 239. PRIOR NOTIFICATION FOR DETERMINATION

- (1) **PK/06/00357/PN – KINROSS – Demolition of house at 77 The Muirs, Kinross – Wilson Homes Ltd – Report 06/243.**

Mr Wilson, the applicant, addressed the Committee, followed by Mrs Thomas, an objector to the application. Following their respective representations, Mr Wilson and Mrs Thomas withdrew to the public benches.

**Resolved:**

**Refuse**, for the following reason:-

The proposal to demolish the existing cottage is contrary to Policy 2: Development Criteria Policy 67: Residential Amenity and Character; and Policy 31: 'Buildings of Architectural Value' of the Kinross Area Local Plan 2004.

## 240. TELECOMMUNICATIONS PLANNING APPLICATIONS FOR DETERMINATION

- (1) **PK/05/02458/FUL – DUNNING – Erection of 22.5m high telecoms mast to replace existing 15m high mast at Fenton Transport Ltd, Mains of Duncrub, Dunning – O2 (UK) Ltd – Report 06/244.**

**Resolved:**

**Refuse**, for the following reasons:-

1. The proposal is contrary to Policy 1 'General Landward Area Policies' of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as it would introduce a highly prominent and visually obtrusive element into a rural location.
2. The proposal is contrary to Policy 3 'Telecommunications Development' of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as it is contrary to Policy 1 of the Local Plan.
3. The proposal is contrary to the Council's Policy on Telecommunications Development as the applicant has not explored the option of multiple smaller masts which would have less of an environmental impact than one larger one.

- (2) **PK/06/00155/TD – COUPAR ANGUS – Installation of a 15m high telecommunications monopole with 3 antenna, one microwave dish and associated equipment cabinets and fencing at site at Johnson Ventilations, Candlehouse Lane, Coupar Angus – Hutchison 3G UK Ltd – Report 06/245.**

**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, unless otherwise provided for by conditions imposed on the planning consent.
3. The developer shall arrange and afford access at all reasonable times to an archaeological organisation deemed acceptable to the Planning Authority in agreement with Perth and Kinross Heritage Trust, allowing them to observe work in progress and record items of interest and finds. Notification of the commencement date and details of the archaeological contractor retained by the developer should be made available to the Planning Authority and Perth and Kinross Heritage Trust in writing no less than 14 days before the development commences. Copies of the results of monitoring shall be deposited in the National Monuments Record for Scotland with Perth and Kinross Heritage Trust upon completion.

## 241. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **PK/05/01131/FUL – KELTY – Subdivide Plot 4 to provide a further timber-clad mobile home/caravan to match that at Plot 4 – Mr W White – Report 06/246.**

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

**Resolved:**

**Defer**, to allow a comprehensive overview to be prepared of the existing houses, mobile homes and caravans in the area in relation to the application site.

COUNCILLOR LYALL LEFT AND REJOINED THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM.

- (2) **PK/05/01911/FUL – BRACO – Construction of 275/33 Kv Electricity Substation, associated building and temporary storage areas, site huts, upgrading/widening works to existing private access road and improvements to junction where access road meets the B8033 at Shinadour Forest, Braco – Scottish Hydro-Electric Transmission Ltd – Report 06/247.**

Mr Robertson, representing the applicant, and Dr Smith, an objector to the application, addressed the Committee and following their respective representations, Mr Robertson and Dr Smith 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, unless otherwise provided for by conditions imposed on the planning consent.
3. 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.
4. The vehicular access to the B8033 public road shall be reformed in accordance with specification Type D, Fig 5.7 access detail to the satisfaction of the Planning Authority.
5. The B8033 public road over a length of 20m immediately adjacent to the access shall be widened to a minimum of 6m.
6. 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.
7. Full visibility splays of 3 m by 100 m 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. Adequate car parking spaces shall be provided within 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. If any ground contamination is found during the construction of the development, the Council shall immediately be informed in writing. At that stage, if so requested by the Planning Authority, the applicant shall undertake and submit, for written approval by the Council, a comprehensive contaminated land assessment. Such assessment would include a scheme to deal with the contamination and a full timetable for the proposed reclamation measures to be undertaken. On completion, verification shall be provided by the applicant or his agent that reclamation has been undertaken in accordance with, and to the standard specified in, the agreed reclamation scheme.

12. Power generating equipment shall be acoustically enclosed to attenuate sound, such that it does not exceed International Standards Organisation (ISO) Noise Rating 30 between 07:00 and 23:00 hours and Noise Rating 25 between 23:00 and 07:00 hours. The rating shall be calculated within any neighbouring dwelling with windows slightly open, when measured and/or calculated and plotted on an ISO rating curve chart, if considered necessary by the Council as Planning Authority in the event of a noise nuisance complaint being authenticated.
- (3) **PK/05/01912/FUL – PITLOCHRY – Construction of new 275/132kv electricity substation, temporary site huts and upgrading/widening works to existing private access road at Tummel Workshops Site, Tummel Bridge, Pitlochry – Scottish Hydro Electric Transmission Ltd – Report 06/248.**

Mr Robertson, representing the applicant, addressed the Committee, and, following his representation, 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, unless otherwise provided for by conditions imposed on the planning consent.
3. 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.
4. Adequate car parking spaces shall be provided within the site to the satisfaction of the Council as Planning Authority.
5. Prior to development commencing, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the Planning Authority. The scope of the survey will be set by Perth and Kinross Heritage Trust. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to Perth and Kinross Heritage Trust not less than 14 days before development commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and with Perth and Kinross Heritage Trust.
6. If any ground contamination is found during the construction of the development, the Council shall immediately be informed in writing. At that stage, if so requested by the Planning Authority, the applicant shall undertake and submit, for written approval by the Council, a comprehensive contaminated land assessment. Such assessment would include a scheme to deal with the contamination and a full timetable for the proposed reclamation measures to be undertaken. On completion, verification shall be provided by the applicant or his agent that reclamation has been undertaken in accordance with, and to the standard specified in, the agreed reclamation scheme.
7. Power generating equipment shall be acoustically enclosed to attenuate sound, such that it does not exceed International Standards Organisation (ISO) Noise Rating 30 between 07:00 and 23:00 hours and Noise Rating 25 between 23:00 and 07:00 hours. The rating shall be calculated within any neighbouring dwelling with windows slightly open, when measured and/or calculated and plotted on an ISO rating curve chart, if considered necessary by the Council as Planning Authority in the event of a noise nuisance complaint being authenticated.

- (4) **PK/05/02399/FUL – ABERFELDY – Alterations and conversion of existing ancillary estates building into a retail development with restaurant/bar facilities at The Gasworks, Taymouth Estate, Kenmore, Aberfeldy – Hotels International – Report 06/249.**

Mr Martin, representing the applicant, followed by Mr Harrison, representing the objectors to the application, and Mr Murdoch, an objector to the application, addressed the Committee. Following their respective representations Mr Martin, Mr Harrison and Mr Murdoch withdrew to the public benches.

**Motion (Councillors Caddell and Young) – Defer to establish whether or not the proposed car parking provision in relation to the proposed retail units is adequate.**

An amendment by Councillor Lyall to refuse the application on the grounds that the development was inappropriate failed to find a seconder.

Amendment (Councillors Livingstone and Hulbert) – Grant, subject to the conditions detailed in Report 06/249 and an additional condition that planning consent not be issued until the Head of Development Standards, in consultation with the Convener, was satisfied that adequate additional car parking spaces had been provided.

Amendment – 2 votes

Motion – 10 votes

**Resolved:**

In accordance with the Motion.

B McNAUGHTON LEFT AND REJOINED THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM.

- (5) **PK/05/02046/FUL – KINROSS – Erection of 2 storey dwellinghouse with glazed link to garage with bedrooms above at 20, 22 Muirs, Kinross – Mr R E Wood – Report 06/250.**

Mr Wood, the applicant, addressed the Committee, and, following his representation, returned to the public benches.

Motion (Councillors Howie and McDonald) – Refuse on the grounds that there is no spare drainage capacity in the Kinross area and the proposal is not contrary to the Development Plan.

**Amendment (Councillors Barnacle and Young) – Refuse for the following reasons:-**

1. **The development is contrary to Policy 2 (Development Criteria) of the Kinross Area Local Plan 2004 in that sufficient regard has not been had to the existing scale, form or density of the surrounding area and there is no spare drainage capacity.**
2. **The development is contrary to Policy 6 (Design) of the Kinross Area Local Plan 2004 in that it does not suitably ensure proportions are in keeping with surroundings or that the development appropriately fits its location.**
3. **The development is contrary to Policy 67 (Residential and Compatible Uses) of the Kinross Area Local Plan 2004, in that:**
  - **It will have an adverse effect on the density, character or amenity of the area concerned, and where**
  - **a suitable access cannot be obtained. An access which passes immediately adjacent to a neighbouring property is not regarded as suitable, constituting backland development and adversely affecting the residential amenity of 20 Muirs.**

4. **The development is contrary to Policy 31 (Listed Buildings) of the Kinross Area Local Plan 2004 as it will not safeguard the setting of the adjacent listed building at 18 Muirs.**

Amendment – 8 votes

Motion – 4 votes

**Resolved:**

In accordance with the Amendment.

**FOLLOWING A FIVE MINUTE RECESS THE COMMITTEE RECONVENED.**

COUNCILLOR McEWEN LEFT THE MEETING DURING THE RECESS.

- (7) **PK/06/00059/FUL – PERTH – Alterations, repainting and change of use of vacant class 1 (retail) unit to class 2 (office use – financial, professional etc) at 26 George Street, Perth – Clyde Property – Report 06/252.**

**Resolved:**

**Refuse**, for the following reason:-

The proposal would create a continuous frontage of three non-retail units within a single street block and approval would therefore be contrary to Policy 38 of the Perth/Central Area Local Plan 1997 and be detrimental to the shopping character of George Street.

- (8) **PK/06/00079/FUL – MURTHLY – Erection of three dwellinghouses on land to the south east of Bridge House, Murthly, Perth – Mr & Mrs Eagleton – Report 06/253.**

**Resolved:**

**Grant**, subject to the following conditions:-

1. Visibility splays of 2.50m by the maximum available within the control of the applicant measured from the centre line of the new access as shown on drawing number 01 shall be provided in both directions along the nearside channel of the B9099 prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 0.85 metres above the adjacent road channel level to the satisfaction of the Planning Authority.
2. Two off-street car parking spaces shall be provided for each house within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
3. The vehicular access shall be improved 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.
4. 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.
5. 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
6. 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.
7. Glazing of at least 2 panes of 4mm thick glass separated by a 6mm wide cavity shall be installed throughout the properties.
  8. The recommendation in section 5.10 of the report No 0935/01/R prepared by Charlie Fleming Associates should be implemented in full to the satisfaction of the Council as Planning Authority.

COUNCILLOR McEWEN REJOINED THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM.

**(9) PK/06/00089/FUL – CRIEFF – Erection of a dwellinghouse at Silverstone, Perth Road, Crieff – Mr Tom Barron – Report 06/254.**

**Resolved:**

**Refuse**, for the following reasons:-

1. The development is Contrary to Policy 2 (Development Criteria) of the Strathearn Area Local Plan 2001 in that regard has not been had to the existing scale, form or density of the surrounding area. The local road network is not capable of absorbing the additional traffic and a satisfactory access cannot be provided. The site is also of such a limited size and restrictive topography that it is not large enough to accommodate the development satisfactorily in planning terms.
2. In the interests of the visual amenity of the area, the development is Contrary to Policy 5 (Design) of the Strathearn Area Local Plan 2001, which seeks to avoid the use of extensive underbuilding on steeply sloping sites, to ensure that the proportions of any building are in keeping with its surroundings and that the development fits its location.
3. In the interests of the residential amenity and character of the area, the development is Contrary to Policy 66 (General Residential & Housing) of the Strathearn Area Local Plan 2001, which states that some scope may exist for infill development, but only where this will not have an adverse effect on the density, character or amenity of the area concerned and where a suitable access can be obtained.
4. In the interests of pedestrian and vehicular safety, as the development cannot be provided with a satisfactory access and will lead to an unacceptable increase in traffic using the Trunk Road, contrary to the aims of Policies 2, 3 and 39 of the Strathearn Area Local Plan 2001.
5. In the interests of the visual and residential amenity of the area, to avoid the overdevelopment of the site and to ensure that an acceptable standard of residential environment remains for the occupants of the existing house at Silverstone.

**(10) PK/06/00162/FUL – MUTHILL – Alterations and extension to The Croft, Pitkellony Street, Muthill, Crieff – Dr J Logan & Dr S Wylie – Report 06/255.**

Dr Wylie, one of the applicants, addressed the Committee, and, following her representation, withdrew to the public benches.

**Resolved:**

**Grant**, on the grounds that the proposals would not be detrimental to the visual amenity of the area or significantly harm the character of the property, subject to (1) conditions to be formulated by the Head of Development Standards, and (2) clearance of the listed building consent application from Historic Scotland.

- (11) **PK/06/00163/LBC – MUTHILL – Alterations and extension to The Croft, Pitkellony Street, Muthill, Crieff – Dr J Logan & Dr S Wylie – Report 06/256.**

**Resolved:**

**Grant**, on the grounds that the proposal would not be detrimental to the visual amenity of the area or significantly harm the character of the property, subject to (1) conditions to be formulated by the Head of Development Standards, and (2) clearance of the listed building consent application from Historic Scotland.

- (12) **PK/06/00274/FUL – KINROSS – Formation of a new junction and associated pedestrian crossings at junction of Muirs and Lethangie Road, Kinross – Stewart Milne Homes – Report 06/257.**

Ms S Cockburn, representing objectors to the application, addressed the Committee, and, following her representation, 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, unless otherwise provided for by conditions imposed on the planning consent.
3. 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.

- (13) **PK/06/00334/FUL – MUTHILL – Demolition of existing buildings (commercial) and erection of a dwellinghouse at 29 Drummond Street, Muthill – Morris Property Tax – Report 06/258.**

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

**Motion – (Councillors McDonald and Lyall) – Refuse on the grounds that the scale of the proposal would have a significant impact on neighbouring residential amenity.**

Amendment – (Councillors Hulbert and Lumsden) – Grant, subject to the conditions detailed in Report 06/258.

Amendment – 3 votes

Motion – 7 votes

**Resolved:**

In accordance with the Motion.

- (14) **PK/06/00425/FUL (Amended) – CRIEFF – Erection of 3 dwellinghouses on land to rear of St Ives, Perth Road, Crieff – Mr & Mrs R Mickel – Report 06/259.**

Mr Mickel, the applicant, addressed the Committee, followed by Mr Lambert and Mr McGregor, objectors to the application. Following their respective representations, Mr Mickel, Mr Lambert and Mr McGregor 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, unless otherwise provided for by conditions imposed on the planning consent.
- 3 Roads and associated works shall be constructed in conformity with the Council's specifications and to the satisfaction of the Council as Planning Authority prior to construction of houses.
- 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 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.
- 6 A minimum of two off-street car parking spaces per dwelling shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.

The Committee unanimously agreed to impose a further condition as follows:-

7. A detailed landscaping and planting scheme in relation to the boundary and access to protect the privacy of existing residential properties and mitigate the adverse effect the new access will have on the residential amenity of the area shall be submitted for the approval of the Planning Authority.

**(15) PK/06/00558/FUL – PERTH – Extension to rear of dwellinghouse at 123 Crieff Road, Perth – Mr G Mowat & Miss D Button – Report 06/260.**

**Resolved:**

**Refuse**, for the following reasons:-

1. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as the scale and design of the extension are not subservient to the host building or in character with the area and as such will adversely affect the character of the host building and area.
2. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as its large, high and blank projection down the eastern boundary of the site will appear oppressive from the neighbouring 119 Crieff Road and will increase overshadowing and reduce daylight into the garden area of that neighbouring property, significantly affecting the residential amenity of the property.
3. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as the first-floor windows on the western side of the proposed extension will overlook the neighbouring garden to the west at 125 Crieff Road significantly reducing the residential amenity of that property.