

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, 2 High Street, Perth on Thursday 15 November 2007 at 9.30am.

Present: Councillors W Wilson, M Barnacle, K Lyall, R Band (substituting for E Howie), L Caddell, I Campbell, C Gillies (substituting for A MacLellan), E Grant, A Jack, J Kellas, W Lumsden, M Lyle and H McDonald.

In Attendance: Provost J Hulbert (up to and including Art. 705(1)); R Bean, N Brian, A Condliffe, A Fleming and K Stirton (all The Environment Service); N Copland (Education and Children's Services); C Elliott (Corporate Services) and Y Oliver (Chief Executive's Service).

Councillor W Wilson, Convener, Presiding.

701. WITHDRAWAL OF APPLICATION

The Committee noted that the following planning application had been withdrawn:

07/01816/FUL – CRIEFF – Erection of 5 holiday rental apartments, garage with workshop, woodstore and formation of new vehicular accesses at 104 Willoughby Street, Muthill, Crieff – Mr A MacArthur – Report 07/754

702. DECLARATIONS OF INTEREST

There were no declarations of interest made in terms of the Councillors' Code of Conduct.

703. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 18 October 2007 (Arts. 622-627) was submitted, approved as a correct record and authorised for signature.

704. DEPUTATIONS

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

Planning Application No.	Article No.
05/02418/OUT	705(1)
06/00266/FUL	706(3)
06/00785/OUT	706(4)
07/00934/FUL	706(6)
07/01739/FUL	706(1)
07/01392/OUT	706(7)

In terms of Standing Order 19, the Committee unanimously agreed to vary the order of business.

705. PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

(1) **05/02418/OUT – ERROL – Sustainable village (in outline) at Errol Airfield, Errol – Morris Leslie Ltd – Report 07/746**

Mr D Coutts, on behalf of the applicant and Mr A Clegg, supporter of the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

In terms of Standing Order 53, Provost J Hulbert, one of the Elected Members representing Ward 1, addressed the Committee.

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

1. The proposed development is contrary to Sustainable Communities Policies 4, 5 and 6 and Environment and Resources Policy 2 of the Perth and Kinross Structure Plan 2003 as the development is liable to have an adverse impact on the local environment.
2. The proposed development is contrary to Policy 1 of the Perth Area Local Plan 1995 (incorporating Alteration No. 1 Housing Land 2000) as the site is not zoned for residential use or development, lies outwith any defined settlement and as the development fails to meet the required criteria for residential development within the landward area.
3. The proposed development is premature in terms of the emerging Perth/Central Area Local Plan 2004.
4. Given the proposed scale of development, which is in excess of what could be considered rural development, and the distance from the site to the basic facilities combined with the fact that it is contrary to the Local Plan, is such that the proposal is not compliant with the policies in SPP17.
5. Lack of educational capacity.

Amendment (Councillors L Caddell and A Jack) – Grant, as being justified on the following grounds:

1. **The proposed development is not contrary to Sustainable Communities Policy 6 of the Perth and Kinross Structure Plan 2003 or Sustainable Economy Proposal 4 as the Perth Area Local Plan 1995 incorporating Alteration No. 1 “Housing Land 2000” is out of date;**
2. **The proposal is justified in being contrary to Policy 1 of the Perth Area Local Plan 1995 and premature in terms of the emerging Perth/Central Area Local Plan 2004 on the basis of the provision of affordable housing, the provision of a headquarters for an important local company and for the economic benefit the proposal will provide;**
3. **With a reduced scale of development, the proposal would not depart significantly from the policies in SPP17;**
4. **The proposal will not have serious adverse impacts on natural heritage and national interests and the integrity of the Firth of Tay and Eden Estuary SPA and the Inner Tay Estuary SSI.**

and subject to the following conditions:

1. **The following reserved matters, the siting, design and external appearance of the development, the landscape design for the site, open space provision, implications on existing tree cover together with new planting details, all means of enclosure, the car parking and means of access to the site shall be as approved by the Planning Authority.**
2. **The reserved matters shall be submitted for the approval of the Planning Authority in the form of a written application accompanied by detailed plans not later than:**
 - (i) **the expiration of three years from the date of the grant of outline planning permission.**
 - (ii) **the expiration of six months from the date on which an earlier application for such approval was refused, or**
 - (iii) **the expiration of six months from the date on which an appeal against such refusal was dismissed;****whichever is the latest.**
3. **The development to which this permission relates must be begun not later than:**
 - (i) **Five years from the date of the permission; or**
 - (ii) **Two years from the date of the final approval of all reserved matters.**
4. **The scale of residential development within the site is strictly limited to 240 houses in total, including 60 affordable houses to be developed by a Registered Social Landlord as defined in PAN 74 and the Council’s Affordable Housing Policy all to the satisfaction of the Council as Planning Authority.**

5. All new office and commercial/light industrial units shall fall within Class 4 [Business], as defined in the Use Classes Order 1997 and shall be located next to the existing industrial area.
6. The submission of reserved matters referred to in condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first planting season following unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
7. All existing trees on the site shall be retained and their retention shall be shown in the submission of the reserved matters referred to in Condition No 1.
8. 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.
9. Prior to the 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 archaeological building survey will be set by Perth and Kinross Heritage Trust on behalf of the Planning Authority. 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 the development commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the Perth and Kinross Historic Environment Record upon completion.
10. The development must comply in full with all the criteria within the Network Rail document 'Requirements for the Construction Work on or near Operational Land' all to the satisfaction of the Council as Planning Authority.
11. 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.
12. Prior to the occupation of the houses all mitigation measures as proposed in Section 7 of the URS Corporation Ltd. Transport Statement for the site dated July 2006 shall be put in place, to the satisfaction of the Council as Planning Authority.
13. A full biodiversity study together with any mitigation measures and proposals for enhancement shall be lodged as part of the reserved matters required under Condition 1.
14. The details lodged under Condition 1 shall include proposals for local shopping provision at an early stage in the development potentially through the provision of a subsidised unit. All to be agreed in writing by the Planning Authority prior to the commencement of any work on site.

15. The details submitted under Condition 1 shall identify the land to be made available for healthcare facilities if required.
 16. The details submitted under Condition 1 shall include full provision for pitch provision and children's play facilities in accordance with this Council's policy.
 17. The details submitted under Condition 1 shall make full provision for public transport to be accommodated within the layout in terms of layout penetration and associated infrastructure.
 18. The details submitted under Condition 1 shall ensure that aircraft safeguarding and proximity to the runway in terms of the layout and heights of any development is fully addressed.
 19. The submission of the first application for reserved matters under Condition 1 shall include a full Master Plan for the full development site together with a design statement.
 20. The development shall be the subject of a construction method statement which shall be submitted to and agreed by the Planning Authority prior to the commencement of any work on site.
 21. Details of all waste and recycling facilities shall be submitted as part of any reserved matters applications under Condition 1.
 22. Details of the phasing of the provision of affordable housing shall be agreed by the Planning Authority prior to the commencement of any work on site stages.
 23. Under Condition 1 details of the provision of home working units in terms of how they will be controlled and how the economic development land is delivered shall all be lodged and agreed in writing by the Planning Authority prior to the commencement of any work on site.
 24. The Master Plan required under Condition 19 shall include full details of the site path networks to be incorporated in the development and this shall include links to the external path network.
 25. A full sustainability appraisal shall be submitted to the Planning Authority indicating
 - how energy efficiency will be achieved
 - how the applicant will achieve SPP6 requirement for on site renewable regeneration
 - sustainable transport
 - Sustainable Urban Drainage Systems (SUDS)
 - biodiversity
 This shall be provided as part of the first application for reserved matters lodged under Condition 1.
- Subject also to the following further condition:**
26. The development shall not proceed until educational capacity/provision is resolved to the satisfaction of the Council as Planning Authority.

Amendment – 9 votes

Motion – 4 votes

Resolved:

In accordance with the Amendment.

N Brian, Development Quality Manager, advised the Committee that, as the application had been approved and the proposal was contrary to the Structure Plan, and as objections had been received from Scottish Natural Heritage and from Transport Scotland (as Trunk Roads Authority) the decision by Council to approve the application will require to be referred to Scottish Ministers.

PROVOST J HULBERT LEFT THE MEETING AT THIS POINT.

N COPLAND LEFT THE MEETING AT THIS POINT.

- (2) **06/02385/FUL – PERTH – Proposed complete refurbishment work of existing hot food takeaway with provision for seated restaurant, new shopfront, signage and erection of new ventilation duct at 1 Leonard Street, Perth – Mr and Mrs D Chan – Report 07/747**

Resolved:

Grant, subject to the following conditions:

1. The development shall be commenced within a period of five years from the date of this consent.
2. The proposed development shall be carried out in accordance with the approved plans unless otherwise provided for by conditions imposed on the planning consent.
3. An effective ventilation system commensurate with the proposed use shall be installed, operated and maintained such that odours from the unit are not exhausted into, or escape into, any neighbouring dwellings.
4. All plant and equipment to be installed or operated in connection with the proposal shall be so enclosed, attenuated and 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 0700hours daily within any neighbouring residential premises, to the satisfaction of the Planning Authority.
5. A sample of the proposed paint colour for the flue shall be prepared on site for approval by the Planning Authority prior to the application thereof.

THE COMMITTEE ADJOURNED.

THE COMMITTEE RE-CONVENED.

706. PLANNING APPLICATIONS FOR CONSIDERATION

- (1) **07/01739/FUL – KENMORE – Proposed recreational facilities, including play area and tennis courts, 58 residential units for holiday use of varying type, including flatted accommodation and additional parking facilities at Taymouth Holiday Centre, Kenmore – D Menzies and Partners– Report 07/753**

Mr R Menzies, applicant and Mr E Strickland, agent, followed by Ms C Lawson, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the wording of Condition 23 being discussed with the applicants to see if an alternative acceptable form could be found which satisfied the applicants but still gave the Council sufficient control over the nature of the use and subject; and also to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. All matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.
4. The slope of the excavated ground on the south of the boundary wall off the U177 Drummond Hill road adjacent to Units 54 to 57 shall not exceed 1 in 3 and be seeded or planted to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.
5. Any existing road drainage offlets from the U177 Drummond Hill Road discharging to the site shall be incorporated into the new site drainage arrangements to the requirements of the Council as Roads Authority and to the satisfaction of the Planning Authority.

6. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
7. A minimum of one car parking space per 1 and 2 bed dwellings and a minimum of two spaces per 3 and 4 bed dwellings shall be provided within the site.
8. A minimum of 60 car parking spaces for the golf / leisure complex shall be provided within the site.
9. A secure waterproof cycle parking facility for a minimum of 15 cycles, to cater for the leisure complex, shall be provided within the site to the satisfaction of the 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 work in accordance with a written scheme of archaeological 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. Full details of the sewage treatment facilities shall be submitted for the further approval of the Council as Planning Authority in consultation with SEPA and SNH. The details shall include the location of the treatment plants and soakaways, the capacity of the treatment plants in relation to the maximum number of people using the site, the operation of the treatment plants including details of desludging procedures, and the level of phosphorus discharge to the soakaways and how the developer intends to maintain the water quality of the River Tay SAC. All details shall be agreed by the Planning Authority and fully implemented to the satisfaction of the Planning Authority in consultation with SNH and SEPA prior to the occupation of any of the units.
12. The proposed core path shown in GREEN on the attached plan must not be obstructed during building works or on completion. Any damage done to the route during building works must be made good before the first unit is occupied/let.
13. The leisure facilities building hereby approved shall be fully completed, operational and open prior to the occupation or completion whichever is the earliest of 60% of the holiday units and shall be similarly maintained thereafter to the satisfaction of the Council as Planning Authority.
14. Details of all lighting for the development shall be submitted and agreed in writing by the Council as Planning Authority prior to the occupation of any unit.
15. Any new signage for the development shall be the subject of a formal application for advertisement consent to the satisfaction of the Council as Planning Authority.
16. Prior to the commencement of construction, a full detailed construction method statement shall be submitted and agreed in writing by the Council as Planning Authority.

The details shall include:

 - **Pollution prevention safeguards**, including drainage arrangements and the possible use of siltation traps, settlement tanks and bunds, their locations, operation and management.
 - **Storage and disposal of materials**, including the siting of stock piles, use of buffer strips and disposal methods.
 - **Construction site facilities**, including extent and location of construction site huts, vehicles, equipment and materials compound.
 - **Timing, duration and phasing of construction**, particularly in relation to salmon and lamprey migration/spawning.
17. Details of the construction work associated with the installation of underground cables and pipelines and details of any overhead lines shall be

- submitted and agreed in writing by the Council as Planning Authority prior to the commencement of these works.
18. All construction practice in relation to trees, including adoption of rigorous tree protection proposals shall be in accordance with BS 5837.
 19. Additional planting shall be incorporated into the development particularly to the north and east of units 54, 55, 56, 57 and 58 adjacent to the public road to augment the existing planting. Landscape details shall include drawings and method statements for planting proposals for each of the individual development locations, details of any tree removal, new planting and long term management of trees. A considerable amount of new planting is likely to be necessary to achieve successful landscape integration of the new development. Details of the new planting shall be submitted and agreed in writing by the Council as Planning Authority prior to the commencement of development.
 20. The detailed landscaping and planting scheme for the site which is approved under Condition 19 shall be implemented as part of the site development programme and thereafter maintained to the satisfaction of the Council as Planning Authority.
 21. 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 Planning Authority.
 22. Details for the fencing and boundary enclosures for the whole development shall be submitted and agreed in writing by the Council as Planning Authority prior to the completion of the development.
 23. The approved houses shall be used solely for holiday accommodation and shall not be occupied as the sole or main residence of any occupant to the satisfaction of the Council as Planning Authority.
 24. Development shall not begin until a contamination 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 type(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 decontamination measures.

(2) 07/01995/FUL – PITLOCHRY – Erection of a one and a half storey dwellinghouse and detached garage at Grandtully Bridge House, Grandtully, Pitlochry – Grandtully Bridge Galleries Limited – Report 07/755

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. The vehicular access shall be formed in accordance with specification Type A, Fig 5.5, access detail to the satisfaction of the Planning Authority.
4. Full visibility splays of 1.8m by 70m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level.
5. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.
6. A minimum of two car parking spaces shall be provided within the site.
7. The proposed rooflights shall be metal framed, conservation style flush fitting rooflights to the satisfaction of the Council as Planning Authority.

8. The proposed timber windows shall be painted white to the satisfaction of the Council as Planning Authority.
9. Full details of the proposed boundary walls and enclosures throughout the site shall be agreed in writing with this Planning Authority prior to the commencement of development.
10. Prior to the commencement of development details of the materials and colour of all the proposed finishes for the development shall be submitted and approved in writing by the Council as Planning Authority.
11. Full details and scaled elevations of the proposed garage to the south of the site shall be submitted for the further approval of the Council as Planning Authority prior to the commencement of development.

COUNCILLOR K LYALL LEFT THE MEETING AT THIS POINT.

(3) 06/00266/FUL – ERROL – Erection of 7 dwellinghouses at vacant land west of Station Road, Errol Station, Errol – YM-PDC – Report 07/748

Mr G Crum and Mr D Fillingham, objectors to the application, addressed the Committee, and, following their 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 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. A close boarded timber fence with a minimum mass per unit area of 15 kg/m² shall be erected at the site boundary with the railway. The height of the fence should be no less than 1.8 metres in height all to the satisfaction of the Council as Planning Authority.
5. Station Road ex adverso the site frontage shall be widened to give a minimum carriageway width of 6.00 metres and constructed to the standard and specification required by the Council as Roads Authority to the satisfaction of the Planning Authority.
6. A 1.8m wide footway constructed to the standard and specifications required by the Council as Roads Authority shall be provided along the site frontage with Station Road and implemented prior to the occupation of houses.
7. The vehicular accesses shall be formed in accordance with the Council's Roads Development Guide Type A Figure 5.5 access detail to the satisfaction of the Council as Planning Authority.
8. The gradient of the accesses shall not exceed 3% for the first 5.00 metres measured back from the edge of the carriageway and the accesses shall be constructed so that no surface water is discharged to the public highway.
9. 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.
10. Storm water drainage from all paved surfaces, including the new road widening and footway, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.

The Committee unanimously agreed to insert the following condition:

11. 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) 06/00785/OUT – PERTH – Erection of dwellinghouse (in outline) at vacant ground to south of Eredine, Balgowan, Tibbermore, Perth – Mr D Scott– Report 07/749

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

Resolved:

Grant, subject to conditions to be formulated by the Development Quality Manager on the grounds that the application is not:

1. contrary to Policy 2 of the Perth Area Local Plan 1995 incorporating Alteration No.1 Housing Land 2000.
2. contrary to Environment and Resources Policy 9 of the Perth and Kinross Structure Plan 2003 and Scottish Planning Policy 7.
3. contrary to the Council's Policy on Housing in the Countryside 2005.

(5) 07/00318/FUL – KINROSS – Change of use to farm steading to form 7 dwellings and alterations and extension to farmhouse at Claysike, Fossoway, Kinross – W and M Paterson and Son – Report 07/750

Resolved:

Grant, subject to the following conditions and the wording in Condition 12 being amended:

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. Development should not begin until the applicant or their agent has submitted to and have had approved in writing by the Planning Authority a ground investigation and reclamation statement that has identified any areas of contamination. This should be restricted to those areas that will form the garden grounds unless the investigation identifies the requirement to assess the ground conditions in relation to the protection of the occupants, building fabric or wider environment from sources identified outwith the application area that may cause constraint to the proposed end use. The investigation should be compliant with relevant good practice, government guidance in force and applicable European and British Standards.
5. The existing vehicular access shall be improved 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. 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.
8. Two parking spaces shall be provided within the curtilage of each site to the satisfaction of the Planning Authority prior to the occupation of the relevant dwellinghouses approved herewith.
9. 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the U222 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.
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. Further details of the proposed footpath links including construction details of the footpath and any gates shall be submitted in writing for the approval of the Planning Authority prior to commencement of work on site.
 12. New paths shall be provided along the routes marked in yellow on the stamped approved plans prior to the occupation of any of the units and shall be permanently maintained thereafter. For the avoidance of doubt these routes shall include a route alongside the U222 public road and a route extending eastwards from the application site to meet the existing route at Carnbo.
 13. A fully detailed landscaping plan, including details of all hard and soft surface and boundary treatments and all planting, and paths and tracks to be upgraded and made available for public use, shall be submitted and approved in writing by the Planning Authority before work is commenced on site.
 14. The approved landscaping scheme shall be fully implemented within six months of the completion of the development and thereafter shall be maintained by the applicants and/or their successors to the satisfaction of the Planning Authority, maintenance shall include the replacement of plant stock which fails to survive for whatever reason as often as is required to ensure the establishment of the approved landscaping scheme.

The Committee unanimously agreed to insert the following conditions:

15. Notwithstanding the details shown on the stamped approved plans, the unit at Plot 8 is not hereby approved. This plot shall be subject to landscape woodland planting, the details of which shall be agreed in writing by the Planning Authority prior to any works starting on site. The submitted details shall include the timing and maintenance of the planting.
16. Landscape woodland planting shall be provided in the area marked green on the stamped approved layout plan in accordance with details to be agreed in writing by the Planning Authority prior to the commencement of work on site. The submitted details shall include the timing and maintenance of the planting.

(6) 07/00934/FUL – PERTH – Erection of 28 flatted dwellings and associated parking in lieu of existing hall at Meeting Hall, Goodlyburn Terrace, Perth – Perth Gospel Trust – Report 07/751

Mr A Still, Mr W Lockhart and Mr M Flood, all objectors to the application, addressed the Committee, and, following their representations, withdrew to the public benches.

Motion (Councillors C Gillies and E Grant) – Refuse, on the grounds that:

1. The application is contrary to Policy 41 of the Perth Area Local Plan 1995 incorporating Alteration No1 “Housing Land 2000” as it will significantly affect the density, character and amenity of the area.

Amendment (Councillors L Caddell and A Jack) – Defer, for further consultation with the developer with regard to the height of the proposed buildings.

Amendment – 6 votes

Motion – 5 votes

Resolved:

In accordance with the Amendment.

COUNCILLORS L CADDELL AND C GILLIES LEFT THE MEETING AT THIS POINT.

(7) 07/01392/OUT – BRIDGE OF EARN – Erection of 4 dwellinghouses (in outline) at Land at Pitkeathly Wells, Bridge of Earn, Perth – Mr and Mrs J Paterson– Report 07/752

Mr and Mrs Paterson, applicants, addressed the Committee, and, following their representation, withdrew to the public benches.

Resolved:

Refuse, on the following grounds:

1. The proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 incorporating Alteration No1 "Housing Land 2000" as the impact on the setting of the Listed Building would cause an unacceptable environmental impact.
2. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 incorporating Alteration No1 "Housing Land 2000" in failing to satisfactorily comply with the associated criteria.
3. The proposal is contrary to the Council's revised Housing in the Countryside Policy of 2005 as it does not satisfy any of the criteria to justify a new dwellinghouse in the landward area.
4. The proposal would have a detrimental effect on the setting of Pitkeathly Spa and surrounding listed buildings and would therefore be contrary to Structure Plan Environment and Resources Policy 8 and to Policy 25 of the Perth Area Local Plan 1995 incorporating Alteration No1 "Housing Land 2000".