

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 26 April 2011 at 10.00am.

Present: Councillors M Lyle (except for Art. 238(i)), L Caddell (Art. 238(i) only), I Campbell and W Lumsden.

In Attendance: Councillor B Band (up to and including Art. 239(iv)); D Harrison (Planning Adviser); G Fogg (Legal Adviser), L Brown and Y Oliver (all Chief Executive's Service).

Also Attending: Members of the public, including agents and applicants; and N Brian and J Russell (up to and including Art 239(i)) (both the Environment Service).

Councillor M Lyle, Vice-Convener, Presiding.

235. DECLARATIONS OF INTEREST

Councillor M Lyle declared a non-financial interest in Art. 238(i) in terms of the Councillors' Code of Conduct.

In terms of Standing Order 15, the Committee unanimously agreed to vary the order of business.

236. MINUTE OF PREVIOUS MEETING

The Minute of meeting of the Local Review Body of 29 March 2011 was submitted and noted.

237. APPOINTMENT OF ACTING CONVENER

Councillor M Lyle, having declared a non-financial interest in the first item being considered (Art. 238(i)), left the Chambers at this point and took no part in the discussion and decision thereof.

Councillor L Caddell entered the Chambers at this point.

The Convener and Vice-Convener of the Local Review Body both being absent, it was necessary to appoint someone to act as Convener to the Local Review Body for the purposes of hearing the following application.

Councillor L Caddell nominated Councillor W Lumsden, seconded by Councillor I Campbell.

Councillor W Lumsden was thereby appointed Acting Convener of the Local Review Body for the purposes of hearing Art. 238(i).

238. DEFERRED APPLICATION FOR REVIEW

- (i) **TCP/11/16(80)
Planning Application 10/01224/FLL – Installation of 2 225kw ACSA
wind turbines at Dunduff House, Braco Castle Farm, Braco, FK15
9LA – N Muir**

Members considered a Notice of Review submitted by the applicant's agents, Maple Leaf Architecture Ltd, seeking a review of the decision by the Appointed Officer to refuse permission for the installation of two 225kw ACSA wind turbines at Dunduff House, Braco Castle Farm, Braco, FK15 9LA.

It was noted that, at its meeting on 28 January 2011, the Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure;
- (ii) further information be requested from the applicant with regard to visual impact, in particular a zone of theoretical visibility map for a 15km radius with wireline drawings and/or photomontages;
- (iii) an unaccompanied site visit be arranged;
- (iv) a Hearing be convened to address the issue of visual impact.

It was further noted that, at its meeting on 29 March 2011, the Legal Adviser, C Elliott, explained that the further information requested by the Local Review Body on 28 January 2011, from the applicant, had not been submitted. The Planning Adviser, Mr M Stewart, explained that a drawing had been submitted and a copy of that drawing, No. AL(O-)002, was distributed to members. The Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to determine the matter without further procedure;
- (ii) the Development Quality Manager be requested to comment on the additional information provided by the Applicant;
- (iii) an unaccompanied site visit be arranged;
- (iv) a Hearing be convened to address the issue of visual impact.

The Local Review Body proceeded with the Hearing. They heard submissions from Mr D Millward, agent on behalf of the applicant, and Mr N Brian, Development Quality Manager, Perth and Kinross Council (on behalf of the Appointed Officer) and had regard to their own assessment from their attendance at the site visit.

Decision:

Resolved:

By unanimous decision, the Appointed Officer's decision be upheld and the application for the installation of two 225kw ACSA wind turbines at Dunduff House, Braco Castle Farm, Braco, FK15 9LA, be refused. The Local Review Body adopted the reasons contained within the

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

Appointed Officers' Report of Handling as their reasons for refusing the application, namely:

1. The proposed scale of the turbines cannot be absorbed by the existing landscape framework surrounding the site. The proposal will result in the upper hub and blades breaching the skyline which would contravene the recommendations contained within the Tayside Landscape Character Assessment 1999 (TLCA). This would result in an adverse landscape impact which cannot be economically or socially justified. Accordingly the proposal is contrary to Environment and Resource Policy 04 and Environment and Resource Policy 14 of the Perth and Kinross Structure Plan 2003 as well as policies 1, 2, 3 and 11 of the Strathearn Area Local Plan 2001 and Scottish Government Guidance in the form of Scottish Planning Policy and Planning Advice Note 45.
2. The proposed turbines will have a significant cumulative impact on the existing landscape character and visual amenity of the area in combination with other consented energy developments, particularly the Beaully – Denny Transmission Line to the North West of the site. This factor also results in the development being contrary to Environment and Resource Policy 04 and Environment and Resource Policy 14 of the Perth and Kinross Structure Plan 2003 as well as policies 2, 3 and 11 of the Strathearn Area Local Plan 2001 and Scottish Government Guidance in the form of Scottish Planning Policy and Planning Advice Note 45.
3. The approval of this application would establish a precedent for developments of a similar nature to the detriment of the overall character of the area which would undermine and weaken the established Development Plans and supplementary planning guidance.

COUNCILLOR L CADDELL LEFT THE CHAMBERS AT THIS POINT.

COUNCILLOR M LYLE RE-ENTERED THE CHAMBERS AT THIS POINT AND RESUMED THE ROLE OF CONVENER FOR THE FOLLOWING ITEMS.

239. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(87)
Planning Application 10/01667/FLL – Extension to dwellinghouse
South Bank Cowgate Errol Perth PH2 7QS – Ms C Higgins**

Members considered a Notice of Review submitted by the applicant's agent, G McNab Contract Design, seeking a review of the decision by the Appointed Officer to refuse permission for an extension to dwellinghouse South Bank, Cowgate, Errol, Perth, PH2 7QS.

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant's agents, the

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be upheld, and the application for extension to dwellinghouse Southbank, Cowgate, Errol, Perth, PH2 7QS be refused, for the reason previously applied by the Development Quality Manager, namely:
The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000), which seeks to protect the density, character and amenity of residential areas. In this case, (i) the development proposes an incongruous design that is not sympathetic to the character of the existing property and surrounding area; and (ii) it is clear that the proposal has a detrimental impact on the amenity of the neighbouring adjacent property.
and also that the proposal was contrary to Policy 24 of the Perth Area Local Plan 1995 (incorporating Alteration No. 1 Housing Land 2000).

- (ii) **TCP/11/16(88)**
Planning Application 10/01815/FLL – Alterations to vehicular access – land 50 metres Northwest of Easter Orchilmore Farmhouse, Killiecrankie – TGM Farms

Members considered a Notice of Review submitted by the applicant's agents, MBM Planning & Development, seeking a review of the decision by the Appointed Officer to refuse permission for alterations to vehicular access – land 50 metres Northwest of Easter Orchilmore Farmhouse, Killiecrankie.

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant's agents, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by majority decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be upheld, and the application for alterations to vehicular access – land 50 metres Northwest of Easter Orchilmore Farmhouse, Killiecrankie be refused, for the

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

reason previously applied by the Development Quality Manager, namely:

The proposal is contrary to Policy 2(c) of the Highland Area Local Plan 2000 which seeks to ensure that development does not result in a significant loss of amenity to the local community. The creation of an access track through the rear garden ground of the proposed houses 1 and 2 will be detrimental to the residential amenity of these houses by way of significantly reducing the available private amenity space and bringing a vehicular access within very close proximity to the rear elevations of these houses.

Note: Councillor I Campbell did not consider that the proposal was contrary to Policy 2(c) of the Highland Area Local Plan 2000 as he considered (i) it would not be detrimental to the residential amenity of the proposed houses 1 and 2; (ii) it would not significantly reduce the available private amenity space; and (iii) it would not bring a vehicular access within very close proximity to the rear elevations of these houses.

(iii) **TCP/11/16(91)**
Planning Application 10/01345/FLL – Change of use of outbuilding and part of garden ground in connection with second-hand car sales at Pitversie Bungalow, Perth Road, Abernethy, PH2 9LU – Mr G Coffey

Members considered a Notice of Review submitted by the applicant's agent, Mr R T Hutton, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the change of use of outbuilding and part of garden ground in connection with second-hand car sales at Pitversie Bungalow, Perth Road, Abernethy, PH2 9LU.

The Planning Adviser displayed photographs of the site in question, and described the proposal, the request by the applicant's agents, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the information available, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be upheld, and the application for the change of use of outbuilding and part of garden ground in connection with second-hand car sales at Pitversie Bungalow, Perth Road, Abernethy, PH2 9LU be refused, for the reason previously applied by the Development Quality Manager, namely:

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

The proposal would be detrimental to the residential amenity of adjacent properties due to noise and fumes, and approval would therefore be contrary to Policy 71 of the Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000.

(iv) TCP/11/16(92)
Planning Application 10/01877/FLL – Erection of a Finnforest ‘Helpo’ cabin at The Cottage, Cultybraggan, Comrie, PH6 2HX – Dr A Young

Members considered a Notice of Review submitted by the applicant seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the erection of a Finnforest ‘Helpo’ cabin at The Cottage, Cultybraggan, Comrie, PH6 2HX.

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant’s agents, the reasons for the Appointed Officer’s refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the information available, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer’s decision be upheld, and the application for the erection of a Finnforest ‘Helpo’ cabin at The Cottage, Cultybraggan, Comrie, PH6 2HX be refused, for the reason previously applied by the Development Quality Manager, namely:

The proposal is contrary to Strathearn Area Local Plan Policy 2 which, amongst other criteria, requires all development to have a landscape framework capable of absorbing or screening the development, regard be had to the form of existing development within the locality, thus ensuring the development does not result in a significant loss of amenity to the local community, and that the site should be large enough to accommodate the development satisfactorily in planning terms. The proposal does not have regard to the form of development of the area which is set back from the road frontage and therefore it would have a detrimental effect on the amenity of the area by virtue of its siting. The site is not large enough to accommodate the development satisfactorily in site planning terms as no landscaping or screening could be provided and the development would compromise the existing standard of residential amenity for the dwellinghouse.

COUNCILLOR B BAND LEFT THE MEETING AT THIS POINT.

(v) TCP/11/16(93)

Planning Application 10/02101/FLL – Review of Condition 5 on planning permission 10/02101/FLL for extension to house and new garage at Sunnyside, South Crieff Road, Comrie, PH6 2HF – Mr A Barrie

Members considered a Notice of Review submitted by the applicant's agents, Robert Paul Architects, seeking a review of the decision by the Appointed Officer of the Council on the request to review Condition 5 on planning permission 10/02101/FLL for extension to house and new garage at Sunnyside, South Crieff Road, Comrie, PH6 2HF.

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant's agents, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the information available, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be overturned, and Condition 5 on planning permission 10/02101/FLL for extension to house and new garage at Sunnyside, South Crieff Road, Comrie, PH6 2HE, be amended to read as follows:

Condition 5: The windows and door of the proposed extension shall be of a corresponding design, detailing and material to match the windows and door of the dwellinghouse (Sunnyside).

Reason 5: To ensure that the proposed windows and door are sympathetic to the character and appearance of this house (Sunnyside) which lies within the Comrie Conservation Area.

(vi) TCP/11/16(95)

Planning Application 10/01977/FLL – Erection of 2 dwellinghouses on land to west of Old Schoolhouse, Rannoch Station, Pitlochry, PH17 2QA – Mr H N McCorquodale

Members considered a Notice of Review submitted by the applicant's agents, MBM Planning & Development, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the erection of 2 dwellinghouses on land to west of Old Schoolhouse, Rannoch Station, Pitlochry, PH17 2QA.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant's agents, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure;
- (ii) an unaccompanied site visit be arranged;
- (iii) following the site visit, the application be brought back to a future meeting of the Local Review Body.

(vii) TCP/11/16(96)

Planning Application 10/01768/IPL – Erection of dwellinghouse (in principle) at land 100 metres south east of Briglands Lodge, Crook of Devon, KY13 0PS – Mr D Multon

Members considered a Notice of Review submitted by the applicant's agent, Mr A Duthie, Clarendon Planning & Development Ltd, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the erection of dwellinghouse (in principle) at land 100 metres south east of Briglands Lodge, Crook of Devon, KY13 0PS.

The Planning Adviser displayed photographs of the site in question and described the proposal, the request by the applicant's agent, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure;
- (ii) an unaccompanied site visit be arranged;
- (iii) following the site visit, the application be brought back to a future meeting of the Local Review Body.

J RUSSELL, PLANNING OFFICER, LEFT THE MEETING AT THIS POINT.

240. DEFERRED APPLICATIONS FOR REVIEW

(i) TCP/11/16(90)

Planning Application 10/01827/FLL – Alterations and extension to existing dwellinghouse at Distillery House, Milton of Edradour, PH16 5JP – Mr A Symington

Members considered a Notice of Review submitted by the applicant's agent, Mr C A Smith, Architect – CASA, seeking a review of the decision by the Appointed Officer of the Council to refuse permission

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

for alterations and extension to existing dwellinghouse at Distillery House, Milton of Edradour, PH16 5JP.

It was noted that, at its meeting on 29 March 2011, the Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure, and the application was duly deferred to a future meeting of the Local Review Body;
- (ii) an accompanied site visit be arranged, with the agent being requested to peg out the site prior to the visit taking place.

Decision:

By unanimous decision resolved that:

- (i) having regard to the information available and to their own assessment from their attendance at the site visit, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be overturned and the application for alterations and extension to existing dwellinghouse at Distillery House, Milton of Edradour, PH16 5JP be approved, subject to the imposition of appropriate conditions, including a condition to retain and maintain the tree and shrub screen on the embankment between the application site and the adjacent Category B Listed buildings (Edradour Distillery).

Justification

The proposal is not contrary to Policies 2, 5 and 28 of the Highland Area Local Plan 2000 and is in accordance with the Development Plan.

- (ii) **TCP/11/16(66)**
Planning Application 09/01102/IPL – Creation of new residential plot within gardens of existing house at land 15 metres north east of Silverstone, Perth Road, Crieff, PH7 3EQ – Mr T Barron

Members considered a Notice of Review submitted by the applicant's agents, McKenzie Strickland Associates, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the creation of new residential plot within gardens of existing house at land 15 metres north east of Silverstone, Perth Road, Crieff, PH7 3EQ.

It was noted that, at its meeting on 14 December 2010, the Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure;
- (ii) an unaccompanied site visit be arranged;
- (iii) written submissions be requested from (i) the applicant's agents, requesting further information regarding the impact of the application on adjoining property including overlooking and with

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

- possible design solutions to be provided, and (ii) the Development Quality Manager, requesting further information on the planning history of the adjoining sites to the east, with each party being given the opportunity to comment on the written submissions received from the other;
- (iv) following receipt of the written submissions and the unaccompanied site visit being carried out, the application be brought back to a future meeting of the Local Review Body.

Decision:

By majority decision resolved that:

- (i) having regard to the written submissions provided and to their own assessment from their attendance at the site visit, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be upheld and the application for the creation of new residential plot within gardens of existing house at land 15 metres north east of Silverstone, Perth Road, Crieff, PH7 3EQ, be refused, for the reasons specified in the Report of Handling by the Appointed Officer, namely:
1. The proposal is contrary to Strathearn Area Local Plan Policy 2 which, amongst other criteria, requires all development to have regard to the scale, form, colour and density of existing development within the locality, thus ensuring the development does not result in a significant loss of amenity to the local community, that the site should be large enough to accommodate the development satisfactorily in planning terms, and that a satisfactory access should be provided onto the road network. The proposal does not have regard to the density and character of the area and therefore would have a detrimental effect on the amenity of the area by virtue of the site's limited size and restrictive topography. The site is not large enough to accommodate the development satisfactorily in site planning terms. A satisfactory access is not provided onto the road network.
 2. The development is contrary to Strathearn Area Local Plan 2001 Policy 66: General Residential and Housing, 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. The proposed development would have a detrimental effect on the amenity of Silverstone and it has not been demonstrated that adequate amenity could be provided for the proposed dwellinghouse. A suitable access is not proposed.
 3. 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

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

environment remains for the occupants of the existing house at Silverstone.

Note: Councillor I Campbell, whilst having concerns with regard to the specific design proposed, did not consider that the proposal was contrary to Policy 2 (Development Criteria) of the Strathearn Area Local Plan 2001 in that adequate regard had been had to the existing scale, form or density of the surrounding area and that the local road network is capable of absorbing the additional traffic and a satisfactory access can be provided.

(iii) TCP/11/16(56)
Planning Application 08/00236/FLL – Erection of a dwellinghouse at Appin Cottage, Strowan Road, Comrie – Mr M Riddell

Members considered a Notice of Review submitted by the applicant's agents, James Denholm Partnership, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for the erection of a dwellinghouse at Appin Cottage, Strowan Road, Comrie.

It was noted that, at its meeting on 2 November 2010, the Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure, and was duly deferred to a future meeting of the Local Review Body;
- (ii) a site visit be arranged;
- (iii) a Hearing be convened to address the issue of flooding.

The Local Review Body heard submissions from Ms E Webster, agent on behalf of the applicant, and Mr N Brian, Development Quality Manager, Perth and Kinross Council (on behalf of the Appointed Officer) and had regard to their own assessment from their attendance at the site visit.

Decision:

By unanimous decision resolved that:

- (i) having regard to the Hearing Statements provided and to their own assessment from their attendance at the site visit, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Appointed Officer's decision be overturned and the application for the erection of a dwellinghouse at Appin Cottage, Strowan Road, Comrie, be approved, subject to the imposition of appropriate conditions, including a condition relating to an education contribution.

Justification

Notwithstanding the formal objection of the Scottish Environment Protection Agency regarding the location of the development on land at risk from flooding, the proposal was considered to be acceptable due to

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

the position of the site within an existing housing area, in which there was limited scope for any further residential development, the minimal impact of the development in reducing the capacity of the floodplain, the ability of the house to incorporate design features to mitigate against flood damage relative to the predicted flood level and the anticipated level of risk to persons.

Note: Prior to the issuing of any decision notice, the intention to grant consent contrary to the advice of the Scottish Environment Protection Agency must be notified to the Scottish Ministers as per the Town and Country Planning (Notification of Applications)(Scotland) Direction 2009.

**(iv) TCP/11/16(59)
Planning Application 10/00510/IPL – Residential development (in principle) at land adjacent to Churchmouse Cottage, Carnbo – Mr N Drummond**

Members considered a Notice of Review submitted by the applicant's agent, Ms E Maclean, Emac Planning LLP, Town Planning Consultancy, seeking a review of the decision by the Appointed Officer of the Council to refuse permission for residential development (in principle) at land adjacent to Churchmouse Cottage, Carnbo.

It was noted that, at its meeting on 2 November 2010, the Local Review Body resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure, and was duly deferred to a future meeting of the Local Review Body;
- (ii) a site visit be arranged;
- (iii) an indicative site layout, or layouts, be submitted by the applicant, to show the proposed development, the existing development of three houses adjoining the site to the west, and an indication of the two houses, subject to the successful appeal, on the site adjoining to the east;
- (iv) a Hearing be convened for the purposes of providing further information with regard to the site layout.

The Local Review Body heard submissions from Ms E Maclean, agent on behalf of the applicant, and Mr N Brian, Development Quality Manager, Perth and Kinross Council (on behalf of the Appointed Officer) and had regard to their own assessment from their attendance at the site visit.

Decision:

By unanimous decision resolved that:

- (i) having regard to the Hearing Statements provided and to their own assessment from their attendance at the site visit, sufficient information was before the Local Review Body to determine the matter without further procedure;

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
26 APRIL 2011

- (ii) the Appointed Officer's decision be overturned and the application for the erection of residential development (in principle) at land adjacent to Churchmouse Cottage, Carnbo, be approved, subject to the proposal being restricted to one dwellinghouse only and the imposition of appropriate conditions. The provision for foul drainage, phosphorous mitigation and education provision, amongst others, should be dealt with as reserved matters.

Justification

The proposal is not contrary to Policy 2 of the Kinross Area Local Plan 2004 in that it would not represent overdevelopment of the site if developed for one dwellinghouse and would not have an adverse impact on the character of the area in terms of density.

~~~~~