

Perth and Kinross Council  
Development Control Committee – 17 March 2010  
Report of Handling by Development Quality Manager

**Erection of 20 Affordable Dwellinghouses**  
**Lyndoch Road/Rorrie Terrace Methven Perth PH1 3PL**

Ref. No: 09/02156/FLL  
Ward No: 9 Almond and Earn

**Summary**

This report refers to a planning application by the Council for an affordable housing development on a greenfield site which is zoned for residential use. Approval is recommended as it is considered to comply with the Development Plan.

**BACKGROUND AND DESCRIPTION**

- 1 The application refers to an irregularly shaped area of mainly agricultural land located on the eastern edge of Methven and abutted by the head of the cul-de-sac known as Rorrie Terrace. Extending to 1.24ha, the site is gently undulating, including a low lying area in the middle where there is a ditch, and forms part of a larger tract of land which is owned by Perth and Kinross Council. Despite the changes in level, the site rises generally towards the north where it has a narrow frontage to Lyndoch Road. The site is adjoined by residential use on most boundaries, but on the south-east and part of the north-east by farmland.
  
- 2 Full consent is sought by PKC for the erection of 20 houses in two courtyard groups. These would be located on the higher ground either side of the low lying middle section which will be used for SUDS and landscaped open space. Access to the southernmost court, containing eleven houses, is to be gained by a continuation of Rorrie Terrace. The northernmost court, comprising nine units, will be accessed via an existing lock-up compound although this access requires substantial upgrading. The houses are to be laid out in terraced blocks around mixer courts which would be mainly used for car parking with 150% provision. Pedestrian links will be provided between the two housing courts and also to Lyndoch Road. All residual open spaces would be landscaped, although very little detail is shown, and one such space on the eastern boundary has the potential to accommodate a road link to the adjoining land which is zoned for residential use. In design terms the blocks are contemporary in style with two floors of accommodation, the upper level being wholly contained within a large, steeply sloping roofspace. This would be illuminated by rooflights although some houses will have a box dormer type feature. Most of the houses would be four apt. three bed units although some are designed with capacity for a fourth bedroom if required.

## **NATIONAL POLICY AND GUIDANCE**

### **The Scottish Planning Policy 2010**

3 This SPP is a statement of Scottish Government policy on land use planning and contains:

- the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are:

- Paragraphs 66 - 91 : Housing
- Paragraphs 86 - 88 : Affordable Housing
- Paragraphs 149 -158: Open Space and Physical Activity
- Paragraphs 165 -181: Transport
- Paragraphs 196 -211: Flooding and Drainage

### **Planning Advice Note 44: Fitting New Development into the Landscape**

4 This document includes a consultants' manual to provide advice on achieving residential developments which are in harmony with their landscape setting and make a positive contribution to the character of existing settlements. The key elements are identified as the shape, layout and form of the development; the choice of materials colours and textures; well designed schemes that respect the local environment and the visual impact as seen from major roads or railways.

### **Planning Advice Note 67: Housing Quality**

5 Through the use of case studies, PAN 67 specifies the criteria to be satisfied in designing successful places for people to live. These are that they should be distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient.

## **DEVELOPMENT PLAN**

6 The Development Plan for the area comprises the approved Perth and Kinross Structure Plan 2003 and the adopted Perth Area Local Plan 1995.

## **Perth and Kinross Structure Plan 2003**

7 The principle policies of relevance are:

### **Sustainable Communities Policy 3**

8 States that the Council will seek to secure affordable housing in local areas as identified through housing needs assessments and will work with agencies, developers and communities to secure adequate provision.

### **Sustainable Communities Policy 4**

9 Requires the Council to work in conjunction with the public and private sectors to ensure sufficient provision is made for a minimum effective housing land supply in each housing market area at all times.

### **Sustainable Communities Policy 5**

10 Specifies that in the Perth Core area housing sites will be identified according to the sequential test approach i.e. sites within Perth city, then small scale opportunity sites within villages.

## **Perth Area Local Plan 1995**

11 Under the Local Plan the site lies within the settlement boundary for Methven and in particular Policy H65 for housing

### **Policy 71**

12 Indicates village areas where infill development will be permitted provided this would not be detriment to the density, character or amenity of the village.

### **Policy 73**

13 States that the Council, in conjunction with landowners, developers and communities will prepare development briefs for major housing sites including site H65 Drumgrain Avenue Methven which comprises the application site.

### **Opportunity 8**

14 Encourages the development of certain sites for residential development to meet future housing needs and support local communities including site H65.

## **EDUCATION CONTRIBUTIONS**

15 The Council's Policy on Primary Education and New Housing Development does not apply to affordable or social housing projects.

## **SITE HISTORY**

16 A planning application for the erection of 186 houses on a large site at the east side of Methven, which incorporates the current development proposal, was approved in July 2008 subject to the signing of a Section 75 agreement relating

to affordable housing and open provision and upgrading of the existing public park. That agreement has not yet been signed; therefore the consent has not been issued.

## CONSULTATIONS

- 17 **Scottish Water** has no objections to the proposal.
- 18 **SEPA** has no comment to make on the proposal.
- 19 **Education and Children’s Services** states that the local primary school will reach the 80% capacity threshold, based on current information, which would trigger a developer contribution. As noted above however, the policy does not apply.
- 20 **Community Greenspace** considers that, in order to fully address the treatment of open spaces, a detailed landscaping layout is required.

## REPRESENTATIONS

- 21 Three representations have been received, two from local residents and one from the applicant for the adjoining land. The main points of concern are:
- There is inadequate provision for play space within the site.
  - The proposal will exacerbate existing drainage problems on adjacent roads.
  - A pedestrian link to Lyndoch Road is undesirable and unnecessary.

Those issues which are relevant to planning consideration are dealt with in the appraisal.

## ADDITIONAL STATEMENTS

22	Environment Statement	Not required
	Screening Opinion	Not required
	Environmental Impact Assessment	Not required
	Appropriate Assessment	Not required
	Design Statement / Design and Access Statement	None
	Report on Impact or Potential Impact	Not required

## APPRAISAL

### Policy

- 23 The principle of the development is established by the fact that the site forms part of a larger area of zoned land designated as site H65 on the Perth Area Local Plan 1995. No specific number of units is referred to in the Local Plan as this was to have been determined by a master plan. Nevertheless the application site, at 1.24ha, is clearly capable of comfortably accommodating

twenty units, which equates with a density of 16 houses per hectare. A key consideration is the need to ensure that this development does not prejudice the proper overall planning of the area, but, in my view, that would not be the case. By the same token the PKC development must work as a stand alone scheme, which has also been achieved.

### **Traffic**

- 24 Rorrie Terrace and the adjacent roads within the village can absorb the traffic which will be generated by the development as well as some from the balance of the residentially zoned land. Within the site, the road geometry meets the required standards for both the twenty houses now applied for and traffic from the adjoining development, should that proceed. Parking provision is adequate and may, in fact, be on the generous side.

### **Drainage and Flooding**

- 25 It is proposed that foul drainage from the development will be connected to the public infrastructure and Scottish Water advises that there is adequate spare capacity in Methven Wastewater Treatment Works. Surface water is to be dealt with by means of Sustainable Urban Drainage Systems (SUDS) within the low lying middle section of the application site where there is an existing ditch.
- 26 An objector has referred to flooding problems on existing roads due to poor drainage. However this is a matter which should be addressed by the Roads Authority in dealing with any road construction consent for the Development.

### **Residential Amenity**

- 27 The impact of the development on the residential amenities of properties adjoining the site would not be significant. Firstly, the spacing between the existing and proposed houses is very generous, and well in excess of the normal minimum standard of 18m for maintaining privacy within housing layouts. Secondly, the development is effectively single storey in scale which will further reduce the impact of overshadowing and overlooking on the surroundings. Within the site, the appropriate standards have been attained in terms of window to window distance, usable private amenity space and house to plot ratio.

### **Open Space Provision**

- 28 Approximately 50% of the land within the housing site, some 0.6ha, will be used as public open space. The main areas would be located between the two courtyards with residual areas around the periphery. No specific provision is made for play space within the site and Community Greenspace has not commented in this regard. In any event, site topography and the need to safeguard access future to adjoining land means that accommodating a play area would be difficult.

## **Design and Layout**

- 29 The historical core of Methven is characterised by terraced blocks laid out around a square and this pattern is echoed in the proposed site layout quite successfully. In doing so, attractive, pleasant courtyards have been created each with its own identity, something which is enhanced by the fact that they are separated by a swathe of landscaped open space. This sense of place is complimented by the architecture which is robust and distinctive, but manages to retain a village scale.

## **LEGAL AGREEMENTS**

- 30 None.

## **DIRECTION BY SCOTTISH MINISTERS**

- 31 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSIONS AND REASON FOR RECOMMENDATION**

- 32 All planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Clearly this proposal conforms to the Local Plan since the site is zoned for residential use albeit not specifically for social housing. There are no infrastructural constraints on the development and it would not prejudice the residential use of the adjoining zoned land. The design is satisfactory and accords with government guidance on fitting new development into the landscape and creating successful places. I conclude that this proposal will provide much needed affordable housing in Methven without compromising the relevant policies designed to promote small scale expansion while safeguarding the village environment.

## **RECOMMENDATION**

### **A Approve the application subject to the following conditions:**

1. The development shall be commenced within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith unless otherwise provided for by conditions imposed on the planning consent.
3. Prior to the occupation of any dwelling, all matters regarding access, car parking, road layout, design and specification, including the disposal of surface water, shall be in accordance with the Council's approved standards to the satisfaction of the Planning Authority.

4. 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.
5. Prior to the occupation of the houses, the watercourse adjacent to the site for a distance of 300m upstream and downstream of the site shall be inspected and cleared of any impediments likely to create any obstruction to the free flow of water, all to the satisfaction of the Planning Authority.
6. A detailed landscaping plan for the site shall be submitted to the Planning authority for approval prior to the commencement of any work. This plan shall provide full specifications for all planting work within open spaces area, the construction of remote footpaths, boundary treatment and ongoing maintenance. The approved plan shall be implemented concurrently with the progress of development and thereafter all landscaped areas shall be maintained to the satisfaction of the Planning Authority.
7. Samples of all finishing materials shall be submitted to the Planning Authority for approval prior to the application thereof.

#### **Reasons**

1. In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning etc(Scotland) Act 2006.
2. To ensure the development is carried out in accordance with the plans approved.
- 3-5. In the interests of road safety; to ensure an acceptable standard of construction within the highway boundary.
- 6&7. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

#### **B JUSTIFICATION**

The application is in accordance with the Development Plan and there are no material considerations to justify a departure.

#### **C PROCEDURAL NOTES**

None.

#### **D INFORMATIVES**

1. The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

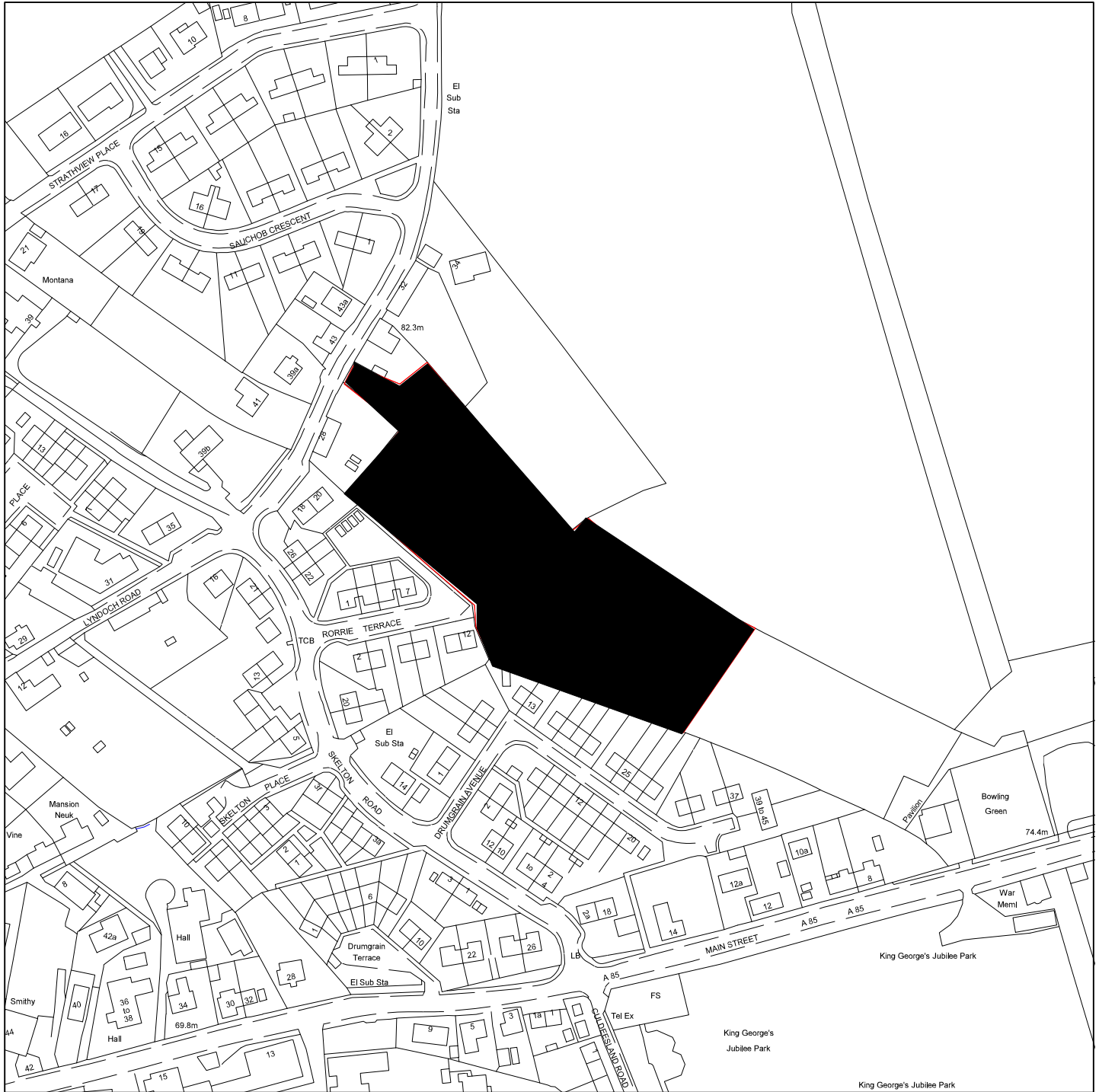
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.

Background Papers: Three letters of objection  
Contact Officer: Brian Dunkin– Ext 75354  
Date: 23 February 2010

**Nick Brian**  
**Development Quality Manager**

09/02156/ FLL

Erection 20 affordable houses, Rorrie Terrace, Methven



Scale : 1:2500

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<b>Organisation</b>	Perth & Kinross Council
<b>Department</b>	Planning
<b>Comments</b>	
<b>Date</b>	19 February 2010
<b>SLA Number</b>	100013289

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