

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, 2 High Street, Perth on Wednesday 16 March 2011 at 9.30am.

Present: Councillors W Wilson, K Lyall, R Band, L Caddell, I Campbell, C Gillies, E Grant, J Kellas, W Lumsden, M Lyle, H McDonald and S Miller.

In Attendance: Councillor M Barnacle (Item 4(1)(i) only), R Bean, D Littlejohn, N Brian, A Condliffe, T Brydone, D Buchanan, J Thomson and G Peebles (all the Environment Service); C Elliott and Y Oliver (both Chief Executive's Service).

Apology for Absence: Councillor A Jack.

Councillor W Wilson, Convener, Presiding.

152. DECLARATIONS OF INTEREST

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

153. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Development Control Committee of 16 February 2011 (Art. 75-59) was submitted, approved as a correct record and authorised for signature.

154. 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. |
|--------------------------|-------------|
| 10/00134/FLL | (1)(i) |
| 10/01628/IPL | (1)(ii) |
| 10/01661/FLL | |
| 10/01703/FLL | |
| 10/01842/FLL | |
| 10/02104/FLL | |

155. APPLICATIONS FOR DETERMINATION

(1) Local Applications

- (i) **10/00134/FLL – SCOTLANDWELL – Erection of 2 dwellinghouses and formation of new access on land north of Kilmagadwood Cottage, Scotlandwell – Imagine Land (Kilmagadwood) Ltd – Report 11/115**

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N Brian, Development Quality Manager, requested that, should the Committee be minded to approve the application, the wording of Condition 13 be amended.

Mr C McIntyre, on behalf of the applicant and Mr M Hally, on behalf of objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

In terms of Standing Order 53, Councillor M Barnacle, one of the elected members representing Ward 8, addressed the Committee, and, following his representation, withdrew to the public benches.

Motion (Councillors W Wilson and J Kellas) – Grant, subject to the following conditions, with Condition 13 being amended to read as undernoted:

1. The development shall be begun within a period of three years from the date of this consent.
2. The proposed development must be carried out in accordance with the accompanying approved plans, 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. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust, and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.
5. A detailed landscaping and planting scheme for the site shall be submitted for the further approval of this Planning Authority prior to the commencement of the development. The scheme shall include details of the height and slopes of any mounding or re-contouring

- of the site, species, height, size and density of trees and shrubs to be planted and the scheme as subsequently approved shall be carried out and completed within six months of the completion of the development and thereafter maintained unless otherwise agreed in writing with the Planning Authority.
6. The vehicular access shall be formed in accordance with the Council's Roads Development Guide Type C Figure 5.7 access detail to the satisfaction of the Council as Planning Authority, prior to the occupation of any of the units and be permanently maintained thereafter.
 7. 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.
 8. Visibility splays of 4.50 metres x 160.00 metres measured from the centre line of the new access shall be provided in both directions along the nearside channel of the A911 prior to the occupation of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
 9. A minimum of 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 and shall be maintained permanently thereafter.
 10. Turning facilities shall be provided within the site, prior to the occupation of the units to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority and shall be permanently maintained thereafter.
 11. Prior to the occupation or use of the approved development "Pick up and drop off" areas for school children / bus passengers shall be provided on both sides of the A911 public road adjacent to the access to the development. The areas shall be a minimum of 6 metres long by nominally 1.8 metres wide kerbed and surfaced to the requirements of the Council as Roads Authority to the satisfaction of the Planning Authority.
 12. Prior to the commencement of any work on the two houses hereby approved the applicant shall fully implement the road junction improvements onto the A911 in accordance with approved drawing number 0959 (28) 001 A dated 04/01/2010 and shall ensure that there is uninterrupted access at all times to the

A911 for all other users during construction of the new access. The existing access shall be closed as soon as the new access is available for use all to the satisfaction of the Planning Authority.

- 13. Any work on the new access onto the A911 shall not be started until the applicant/landowner has varied the access rights of existing users from the existing access to the new access and extinguished those existing access rights through appropriate legal procedure all to the satisfaction of the Planning Authority.**

Amendment (Councillors S Miller and I Campbell) – Refuse, on the grounds that the application is contrary to the Kinross Area Local Plan 2004 for the following reasons:

1. Policy 2(a) of the Kinross Area Local Plan 2004 as the application does not have a landscape framework capable of absorbing and screening the development ;
2. Policy 2(b) of the Kinross Area Local Plan 2004 as the application does not have regard to the scale and form within the locality;
3. Policy 5 of the Kinross Area Local Plan 2004 as the application does not strengthen and enhance the landscape character;
4. Policy 6(d) of the Kinross Area Local Plan 2004 in that the proportions of the proposed dwellinghouses are not in keeping with the surroundings;
5. Policy 6(e) of the Kinross Area Local Plan 2004 in that the proposed development does not fit the location;
6. Policy 8 of the Kinross Area Local Plan 2004 in that the proposed development will cause an intrusive extension of light pollution; and
7. Policy 81 of the Kinross Area Local Plan 2004 in that the proposed development will adversely affect the amenity of the surrounding area.

Amendment – 6 votes

Motion – 6 votes

In accordance with Standing Order 45, the Convener exercised a casting vote in accordance with the Motion.

Resolved:

In accordance with the Motion.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

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Procedural Notes

Prior to issue of consent the applicant shall make a financial contribution of £12,790 towards educational capacity at Portmoak Primary School. A deferred payment of this sum may be acceptable through the entering into, and conclusion of, a suitable legal agreement.

Informatives

1. 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.
2. 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.
3. The applicant is advised that in terms of Section 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 Environment Protection Agency.
4. No work shall be commenced until an application for building warrant has been submitted and approved.
5. The applicant is advised that a Controlled Activities Regulations (CAR) application is required and contact should be made with SEPA at an early date to establish the requirements for this application.

COUNCILLOR M BARNACLE LEFT THE MEETING AT THIS POINT.

(ii) 10/01628/IPL – RATTRAY – Residential development (in principle) at Glenara, Westerlea, Alyth Road, Rattray – Mr and Mrs R McWilliam – Report 11/116

Mrs A Condliffe, Applications Team Leader, requested that, should the Committee be minded to approve the application, the wording of Condition 11 be amended.

Mr C Innes, agent on behalf of the applicants, addressed the Committee, and, following his representation, withdrew to the public benches.

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Resolved:

Grant, subject to the following conditions with Condition 11 being amended to read as undernoted:

1. Application for the approval required by a condition imposed on this Planning Permission in Principle shall conform with the requirements of Regulation 12 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and of Section 59 (2) and (3) of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006 and, in particular, must be made before whichever is the latest of the following:
 - (i) the expiration of three years from the date of the grant of the planning permission in principle,
 - (ii) the expiration of six months from the date on which an earlier application for the requisite approval was refused, or
 - (iii) the expiration of six months from the date on which an appeal against such refusal was dismissed.
2. The development shall not commence until the following matters have been approved by the Planning Authority: the siting, design and external appearance of the development, the landscaping of the site, all means of enclosure, the car parking and means of access to the site.
3. The number of dwellings on the site is not approved.
4. The layout submitted with the planning application is for indicative purposes only and is not approved.
5. The proposal must comply fully with the requirements of the Council's approved Affordable Housing Policy 2005.
6. The proposal must comply fully with the requirements of the Council's approved Planning Guidance Note on Primary School Education and New Housing Developments 2009.
7. A minimum of two car parking spaces shall be provided per dwelling.
8. Turning facilities shall be provided within each residential plot to enable all vehicles to enter and leave in a forward gear, to the satisfaction of the Council as Planning Authority.
9. An application for the approval required by a condition imposed on this Planning Permission in Principle shall include a full and detailed specification showing the upgrading of the access track and details of agreement from any other owners of the access track or those with rights of access over it, to the satisfaction of the Council as Planning Authority. This specification shall include details of any widening, proposed passing places, a bitumenously bound surface and drainage. The scheme as approved shall be implemented prior to the occupation

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- of any residential unit, to the satisfaction of the Council as Planning Authority.
10. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written statement of investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority in agreement with Perth and Kinross Heritage Trust.
 11. The additional amelioration outlined in section 5 of 'Noise Impact Assessment: Proposed Housing Development, Glenara, Westerlea, Alyth Road, Rattray, Blairgowrie, PH10 7DY' prepared by The Charlton Smith Partnership and dated 11 May 2010 shall be implemented in full to the satisfaction of the Planning Authority.
 12. The existing tree shall be retained unless otherwise agreed in writing by the Council as Planning Authority.

Justification

The proposal accords with the Development Plan and there are no material reasons to merit a refusal.

Informatives

1. Applicants are advised that, should their application for Approval of Matters specified be refused, and/or their appeal against such refusal dismissed outwith the three year time limit, they are entitled to submit a revised application for Approval of Matters specified within six months after the date of refusal of the earlier application or of the dismissal of an appeal against such refusal.
2. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
3. The developer is advised to contact Mr David Strachan (Perth and Kinross Heritage Trust) to discuss the requirements of Condition 10.
4. The applicant is advised that the Executive Director (Education & Children's Services) can give no guarantee that any school age children arising from this development application can be accommodated at

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Ratray Primary School. This may result in such children being placed in the nearest school with capacity to accommodate them.

FOLLOWING A SHORT ADJOURNMENT, THE COMMITTEE RECONVENED.

- (iii) **10/01661/FLL – GILMERTON – Alteration and extension to existing dwellinghouse and formation of 4 car ports and erection of a studio/workshop at Glen View, Highland Road, Gilmerton – Mr A McNeish – Report 11/117**

Mr A McNeish, applicant and Mr D Alexander, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors W Wilson and H McDonald) – Defer, for further information and clarification on (i) the flood risk and water ingress in relation to the site and neighbouring properties; (ii) road safety issues; (iii) the effect on the amenity of the rear garden of the adjoining property in relation to the proposed raised terrace; and (iv) the impact of the proposed design on listed building status.

Amendment (Councillors L Caddell and B Band) – Refuse, on the grounds that (i) the applicant has not demonstrated there will be no increased flood risk or water ingress risk as a result of an increased water table, within neighbouring properties and within the proposal; (ii) the application is contrary to the Strathearn Area Local Plan 2001, Policy 74 in that it will have an adverse impact on the amenity; and (iii) adverse impact on road safety.

Amendment – 3 votes

Motion – 9 votes

Resolved:

In accordance with the Motion.

- (iv) **10/01703/FLL – GILMERTON – Erection of dwellinghouse at Land 10 Metres North West of Glen View, Highland Road, Gilmerton – Mr and Mrs A McNeish – Report 11/118**

Mr A McNeish, applicant and Mr D Alexander and Miss A Shepherd, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors W Wilson and H McDonald) – Defer, for further information and clarification on (i) the flood risk and water ingress in relation to the site and neighbouring properties; (ii) road safety issues; (iii) the effect on the amenity of the adjoining property with particular reference

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to the side kitchen window; and (iv) the impact of the proposed design on listed building status.

Amendment (Councillors L Caddell and I Campbell) – Refuse, on the grounds that the application is contrary to the Strathearn Area Local Plan 2001 for the following reasons:

1. the applicant as not demonstrated there will be no increased flood risk or water ingress risk as a result of an increased water table, within the neighbouring properties and within the proposal;
2. Contrary to Policy 2 of the Earn Area Local Plan 2001 as the proposal will result in a significant loss of amenity;
3. The proposal is contrary to Policy 5 of the Strathearn Area Local Plan 2001 as the design is not in keeping with the surroundings and does not fit the location;
4. The proposal is contrary to Policy 74 of the Strathearn Area Local Plan 2001 in that it will have an adverse impact on the amenity of the area; and
5. The proposal will have an adverse impact on road safety.

Amendment – 7 votes

Motion – 5 votes

Resolved:

In accordance with the Amendment.

- (v) **10/01842/FLL – COUPAR ANGUS – Change of storage and distribution use (Class 6) to include general industrial use (class 5) at Wilson’s Garages, 1-3 Trades Lane, Coupar Angus – Thermal Contracts Ltd – Report 11/119**

Ms G Minto, objector to the application, addressed the Committee, and, following her representation, withdrew to the public benches.

Resolved:

Refuse, on the grounds that the application is contrary to:

1. The Eastern Area Local Plan 1998, Policy 56, as the application is not compatible with residential uses and will have a detrimental and adverse effect on the amenity of the area, particularly with regard to noise and parking;
2. The Eastern Area Local Plan, Policy 63 as the proposed development will not preserve or enhance the character of the Coupar Angus Conservation area.

(vi) **10/02104/FLL – BRIDGE OF EARN – Erection of a garage and formation of a vehicular access at 13 Balmanno Park, Bridge of Earn – Ms P Warren – Report 11/120**

Ms P Warren, applicant, and Mrs A Smith, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors M Lyle and K Lyall) – Grant, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three 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.

Amendment (Councillors L Caddell and W Lumsden) – Refuse, on the grounds that the proposal (i) is contrary to the Perth Area Local Plan 1995, Policy 74, in that it will adversely affect the amenity of neighbouring residents; and (ii) will have an adverse impact on the safety of both road users and pedestrians.

Amendment – 3 votes

Motion – 9 votes

Resolved:

In accordance with the Motion.

Justification

The proposal is considered to comply with the Development Plan and there are no material considerations which would justify a departure in this instance.

Informatives

1. 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.
2. 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.
3. No work shall be commenced until an application for building warrant has been submitted and approved.

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- (vii) **10/02127/FLL – BLAIRGOWRIE – Modification of existing consent to erect 10 holiday units (10/00494/FLL) - Amendment to site layout and lodge designs at Altamount House Hotel, Coupar Angus Road, Blairgowrie – Mr Robert MacIntosh – Report 11/121**

Resolved:

Grant, subject to the following conditions:

1. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
2. The window at first floor level on the rear elevation of lodge type C shall be opaque glass for perpetuity, to the satisfaction of the Council as Planning Authority.
3. No tree(s) shall be removed, unless otherwise agreed in writing by the Council as Planning Authority.
4. The existing boundary hedge along the entire south boundary of the site shall not be lopped, felled or trimmed, unless otherwise agreed in writing by the Council as Planning Authority.
5. All trees which are to be retained must be adequately protected prior to the commencement of any works on site, and during the entire construction period, to the satisfaction of the Council as Planning Authority and in accordance with BS5837 'Trees in Relation to Construction.'
6. All the lodges have been approved as holiday accommodation only and shall not be occupied as the sole or main residence of any occupant, to the satisfaction of the Council as Planning Authority.
7. Precise details of the means of construction of the new access drive shall be submitted for the approval in writing by the Council as Planning Authority within two months of this decision notice.
8. The existing tree belt adjacent to the access drive shall be maintained in perpetuity, to the satisfaction of the Council as Planning Authority.
9. Within two months of the date of the decision notice, precise details of the boundary treatments between the lodges shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full and thereafter retained in perpetuity to the satisfaction of the Council as Planning Authority.
10. Prior to the occupation of any of the units, turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear prior to the occupation of the first lodge and thereafter retained in

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perpetuity, all to the satisfaction of the Council as Planning Authority.

11. The approved landscaping scheme shall be implemented in full prior to the occupation of any lodge, and thereafter retained in perpetuity to the satisfaction of the Council as Planning Authority.
12. Within seven days of any proposed tree removal, each tree that is due to be removed shall be surveyed for the presence of red squirrels and bats. The survey must be carried out by a suitably qualified person(s), and the recommendations contained in the subsequent report implemented in full. A copy of the survey/report shall be submitted to the Council as Planning Authority prior to any tree(s) being removed.

Justification

The proposal accords with the Development Plan and there are no material reasons to merit a refusal.

Informatives

1. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning and Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
2. 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.
3. A licence from the Scottish Government will be required for any activity that has the potential to kill, injure, take or sell a Red Squirrel or Bat; to damage, destroy or obstruct access to their place of shelter; or to disturb a Red Squirrel or Bat while it is using such a place.

(2) Applications with Council Interest

- (i) **10/01819/FLL – ALYTH – Formation of Vehicular Access, 21 and 22 Barony Park, Alyth – Mr Charles Dobb – Report 11/122**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun 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, unless otherwise

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provided for by conditions imposed on the planning consent.

3. Prior to the parking spaces being brought into use the vehicular access shall be formed in accordance with specification Type B Figure 5.6 access detail to the satisfaction of the Planning Authority.

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

1. The applicant is advised that in terms of Section 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 Environment 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.

- (ii) **10/02121/FLL – COMRIE – Erection of outdoor resource centre, Comrie Primary School, School Road, Comrie – Comrie Community Council – Report 11/123**

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun 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, unless otherwise provided for by conditions imposed on the planning consent.
3. The trees adjacent to the application site shall be protected during construction in full accordance with BS 5837:2005 to the satisfaction of the Council as Planning Authority.

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Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

1. 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.
2. 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.
3. No work shall be commenced until an application for building warrant has been submitted and approved.

(iii) 10/02161/FLL – TENANDRY – Relocation of existing recycling point at Garry Bridge Car Park, Tenandry – Perth and Kinross Council – Report 11/124

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun 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, unless otherwise provided for by conditions imposed on the planning consent.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure there from.

Informatives

1. 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

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123(1) of that Act, which may result in enforcement action being taken.

2. 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.

(iv) 11/00049/LBC – ABERFELDY – Alterations to building at Town Hall, Crieff Road, Aberfeldy – Aberfeldy Steering Group – Report 11/125

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun 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, unless otherwise provided for by conditions imposed on the planning consent.
3. If the existing external grille on the east elevation cannot be re-used, details of the design, material and finish for a new grille for the mechanical extractor fan shall be submitted for the further written approval of the Planning Authority prior to the commencement of development.

Justification

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

Procedural Notes

As the application has a Council interest there is a requirement to notify the application to Historic Scotland under Section 73 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Informatives

The applicant should be aware that any proposal to erect signage on the building will require Display of Advertisement Consent and Listed Building Consent

156. VALEDICTORY

The Convener thanked Roland Bean, Head of Planning, for all the assistance and support he had given the Committee over the years and wished him all the best for his retirement.

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