

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, 2 High Street, Perth on Wednesday 27 February 2008 at 9.30am.

Present: Councillors W Wilson, M Barnacle, B Band (substituting for Councillor K Lyall) (excluding Arts. 138(5), 138(6) and 138(7)), L Caddell, I Campbell, A Gaunt (substituting for Councillor E Grant) (excluding Art. 138(7)), C Gillies (substituting for Councillor A MacLellan), A Jack, M Lyle and H McDonald.

In Attendance: Councillors R Ellis, S Miller (Art.), P Mulheron (Art.) and C Shiers; A Baxter, N Brian, A Condliffe, A Fleming, K Stirton, H Turley (Art.) and M Watson (all The Environment Service); G Fogg (Corporate Services) and J Adamson (Chief Executive's Service).

Apologies: Councillors E Grant, J Kellas, K Lyall, W Lumsden and A MacLellan.

Councillor W Wilson, Convener, Presiding.

134. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct Councillor A Gaunt declared an interest in planning application 07/02418/FUL (Art. 138(7)).

135. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 23 January 2008 (Arts. 23-26) was submitted, approved as a correct record and authorised for signature.

136. 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.
07/00595/FUL	137(1)
07/00934/FUL	137(2)
07/00758/FUL	138(2)
07/01037/FUL	138(4)
07/02418/FUL	138(7)
07/02536/FUL	138(8)
07/02568/FUL	138(9)
07/02661/FUL	138(10)
07/02829/FUL	138(11)

In terms of Standing Order 19, the Committee unanimously agreed to hear the deputations in the order of business.

137. PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

- (1) **07/00595/FUL – KINROSS – Demolition of existing redundant agricultural sheds/stables, conversion of existing barn, redevelopment of existing farmhouse and erection of 10 new dwellinghouses at Levenmouth Farm, Kinross – Moncor Limited – Report 08/110**

Mr J Carson, applicant, followed by Mr J Williams, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

In accordance with Standing Order 53, Councillor S Miller, one of the Elected Members representing Ward 8, addressed the Committee.

Motion (Councillors W Wilson and L Caddell) – Grant, subject to conditions contained in Report 08/110 with an additional condition regarding the pick-up point for school buses to be relocated and improved access through the site to protect the conservation interest of Loch Leven.

Amendment (Councillors M Barnacle and I Campbell) – Refuse, on the grounds that (i) the application is contrary to Policies 2, 49 and 64 of the Local Plan, and (ii) the proposed development, by reason of its scale and proximity to Portmoak Airfield, would have a detrimental impact on aircraft safety.

Amendment – 6 votes

Motion – 4 votes

Resolved:

In accordance with the Amendment.

(2) 07/00934/FUL – PERTH – Erection of 27 flatted dwellinghouses and associated parking, Goodlyburn Terrace, Perth – Perth Gospel Trust – Report 08/111

Mr J Flett, on behalf of the owner of the development site; Mr A Still, Mr C Wallace and Mr M Flood, all objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors W Wilson and L Caddell) – Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans unless otherwise provided for by conditions imposed on the planning consent.
3. Roads and associated works shall be constructed in conformity with the Council's specifications to the satisfaction of the Planning Authority, prior to the occupation of any dwellings.
4. All matters regarding access, 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, to the satisfaction of the Planning Authority.
5. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in forward gear.
6. A secure waterproof cycle facility for a maximum of 15 cycles shall be provided within the site, to the satisfaction of the Planning Authority.
7. A tree management plan for the existing woodland within the site, which shall include a tree survey to BS 5837 2005, shall be submitted to the Planning Authority for approval prior to the commencement of any work.
8. Samples of all finishing materials shall be submitted to the Planning Authority for approval prior to the commencement of work.
9. Details of sustainable urban drainage systems (SUDS) to deal with surface water drainage from the development shall be submitted to the Planning Authority for approval prior to the commencement of work.

Amendment (Councillors C Gillies and H McDonald) – Refuse, on the grounds that:

1. the height of the proposed building was too great;
2. the area would be over-developed and too dense; and
3. the development would be detrimental to the amenity of the area.

Amendment – 5 votes

Motion – 5 votes

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

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

Resolved:

In accordance with the Motion.

138. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **07/00442/OUT – MILNATHORT – Proposed residential development with associated landscaping, car parking, infrastructure and community woodland with footpath links (in outline) at land at Pitdownies Farm, Manse Road, Milnathort – The General Trustees of The Church of Scotland – Report 08/112**

Resolved:

Grant, subject to the following conditions:

1. The following reserved matters, 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 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. No development shall take place unless and until a scheme for protecting the new housing development from road traffic noise has been submitted to and approved in writing by the Council as Planning Authority. All such works that form the approved scheme shall be completed before the dwellinghouses are brought into use.
5. Development shall not begin until a scheme to deal with 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:
 - The nature, extent and type(s) of contamination on the site
 - Measures to treat/remove contamination to ensure the site is fit for the use proposed
 - Measures to deal with contamination during construction works
 - Condition of the site on completion of remediation measures.Before any residential unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.
6. The indicative master plan layout is not approved by this permission.
7. 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.
8. A 1.8m wide footway constructed to the standard and specifications required by the Council as Roads Authority shall be provided along the west side of Manse Road between the site entrance and the existing pedestrian facilities on Manse Road and implemented prior to the occupation of houses.

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

9. Measures shall be taken to improve the junction alignment of Manse Road with North Street. A scheme shall be submitted for the approval of the Council as Roads Authority as part of the details to be lodged under Condition 2 prior to the commencement of works on the site and implemented prior to the occupation of houses.
10. Two parking spaces shall be provided within the curtilage of each plot to the satisfaction of this Planning Authority prior to the occupation of the relevant dwellinghouses approved herewith and shall be maintained permanently thereafter.
11. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems (SUDS) to meet the requirements of best management practices and in accordance with the details to be lodged under Condition 2.
12. A street light system designed to EN 13201 / BS 5489 shall be provided. The type and standard of lighting shall be assessed using the zoning system outlined in 'The Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution' and be agreed with the Council as Planning Authority.
13. There shall be no residential development outwith the area identified as H8 on Map 2:Kinross/Milnathort of Kinross Area Local Plan 2004.
14. At least 25% of the units proposed on site, shall be affordable as defined in the Council's Policy on Affordable Housing and no work shall commence on the development until the developer has reached an agreement with the Council on the manner in which these units will be delivered.

A Motion by Councillor A Jack to refuse the application failed to secure a seconder and the Motion accordingly fell.

(2) 07/00758/FUL – INVERGOWRIE – Erection of a dwellinghouse on The Old Kingoodie Pier, Invergowrie – Mr Michael Lindley – Report 08/113

Mr M Young, objector, addressed the Committee, and, following his representation, withdrew to the public benches.

In accordance with Standing Order 53, Councillor P Mulheron, one of the Elected Members representing Ward 1, addressed the Committee.

Motion (Councillors W Wilson and L Caddell) – Refuse, on the grounds that:

1. **The proposed development would be subject to a flood risk and the applicant has failed to demonstrate, to the satisfaction of this Planning Authority, that the site would not be subject to periodic flooding;**
2. **In the interests of visual amenity; the proposed house by reason of its design and finishing materials would be incompatible with the surrounding development, to its detriment;**
3. **The proposed house and residential cartilage would lead to a restriction of public access to the site and a conflict with the residential use of the site;**
4. **The proposed house by reason of the restricted nature of the site, the unconventional design of the house and public access would lead to an unsatisfactory level of residential amenity for the house;**
5. **The proposed development by reason of its position within the Inner Tay Estuary Site of Special Scientific Interest would have an adverse impact on natural heritage.**

Amendment (Councillors K Lyall and I Campbell) – Grant, subject to conditions contained in Report 08/113.

Amendment – 2 votes

Motion 7 votes

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

Resolved:

In accordance with the Motion.

FOLLOWING A 10 MINUTE ADJOURNMENT AT 11.15AM, THE COMMITTEE RE-CONVENED.

- (3) **07/00888/REM – BURRELTON – Erection of a detached dwellinghouse and integral garage (reserved matters of planning consent 06/01203/OUT) at Plot adjacent to Gallowshade, Burrelton – Ms Y Barrie – Report 08/114**

Resolved:

Refuse, for the following reason:

1. The choice of house design is inappropriate by virtue of the wide gable proportions and non-traditional fenestration detailing for a rural location and fails to meet the requirements of the outline consent and the advice in the Council's own design guidance on the siting and design of houses in rural areas.
- (4) **07/01037/FUL – MILNATHORT – Demolition of existing garage and erection of retail unit and 2 flats 2-12 Westerloan, Milnathort - KLG Developments Ltd – Report 08/115**

Mr M Myles, on behalf of the applicant, and Mr J Giacobazzi, objector to the application, addressed the Committee, and, following their respective representations, 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. The external walls shall be finished in a wetdash render to the satisfaction of the Planning Authority.
4. 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.
5. Prior to the commencement of development, details of a flood prevention scheme for the site shall be submitted for the approval of the Planning Authority in consultation with SEPA. This flood prevention scheme shall achieve or exceed the minimum design standard for grant aided flood prevention schemes. The flood prevention scheme proposed shall be implemented prior to works commencing on site and shall be maintained to the satisfaction of the Planning Authority and SEPA.
6. The use of the ground floor premises shall be restricted to Class 1 of the Schedule to the Town and Country Planning (Use Classes)(Scotland) Order 1997.
7. The hours of operation of the retail unit of the application premises shall be restricted to 07:00 to 19:00 Monday to Saturday and 08:00 to 17:00 on Sunday.
8. The hours of servicing of the retail unit of the application premises shall be restricted to 07:00 to 19:00 Monday to Saturday and 08:00 to 17:00 on Sunday.
9. All plant or equipment including any ventilation system associated with operation of the retail unit of the application premises be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed International Standards Organisation (ISO) Noise Rating 35 between 07:00 and 23:00 daily, or Noise Rating 20 between 23:00 and 07:00 daily, within

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

- any neighbouring residential premises, with all windows slightly open, when measured and/ or calculated and plotted on an ISO rating curve chart.
10. No cooking, heating or reheating operations shall be carried out within the retail unit of the application premises.

A Motion by Councillor A Jack to refuse the application failed to secure a seconder and the Motion accordingly fell.

COUNCILLOR B BAND LEFT THE MEETING AT THIS POINT.

(5) 07/02105/FUL – ALYTH – Erection of a dwellinghouse at land to the east of Loyal Road, Alyth – Loyal Leisure Ltd – Report 08/116

Resolved:

Grant, subject to the following conditions:

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority prior to the occupation of the dwellinghouse and shall be permanently maintained thereafter.
4. A minimum of two car parking spaces shall be provided within the site prior to the occupation of the dwellinghouse and shall be maintained permanently thereafter.
5. An accurately measured land survey (topographical survey) showing all relevant existing site features shall be submitted for the prior approval of this Planning Authority. Where trees are present, clearance of vegetation to facilitate the survey process should be undertaken only if strictly necessary and with care using hand held machinery. Mechanized flails may be used in more open areas, although bulldozing or soil stripping should be avoided. This survey should be made available as scale drawings and in a commonly agreed digital format. The land survey should include the following:
 - Location and crown spread of all of the trees within the site. Existing hedges and shrub masses should all be included.
 - Spot heights of ground level throughout the site as a basis for avoiding changes in soil level around retained trees.
 - The location of trees on land adjacent to the development site that might influence the site or might be important as part of the local landscape character.
6. A tree survey to BS 5837 2005 should be undertaken by an arboriculturist and must record information about the trees on the site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a site layout design. The tree survey should include all trees included in the land survey and it should categorize trees or groups of trees including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist deems it appropriate, the trees should be tagged with small metal or plastic tags placed as high as convenient on the stem of each tree.
7. All trees which are to be retained on site must be protected by stout fencing enclosing an area to protect the ground and roots as described in BS 5837: 2005. Trees in Relation To Construction. Such fencing must be erected before any materials or machinery are brought on the site and before any demolition or development, including erection of site huts has commenced. Once erected, fences shall be regarded as sacrosanct and should not be removed or altered without prior consultation with the Council's Tree and

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

Woodland Officer. The fence should be at least 1.2 metres high. Close to intensive areas of construction the fence should be 2.4 metres high. If temporary vehicle access is required through the protected area, a reinforced concrete slab or similar protection should be laid over the existing soil surface.

(6) 07/02354/FUL – CRAIGEND – Erection of two dwellinghouses, Vermont, Kirkton of Mailer, Craigend – Mr and Mrs R Burgess – Report 08/117

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 reformed in accordance with specification Type B, Fig 5.6 access detail in the Council's Roads Development Guide to the satisfaction of the Planning Authority.
4. The public road over a length of 6m immediately adjacent to the access shall be widened to a minimum of 4.8m prior to the occupation of the dwellinghouses.
5. The gradient of the access shall not exceed 3% for the first 3 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
6. Full visibility splays of 2m by 60 m shall be provided to the right and left of the access measured between points 1m above the adjacent road channel level prior to the access being brought into use and shall be maintained permanently thereafter.
7. 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 dwellinghouses to the satisfaction of the Council as Planning Authority and shall be maintained permanently thereafter.
8. A minimum of two car parking spaces per dwelling shall be provided within the site prior to the occupation of the dwellinghouses and shall be maintained permanently thereafter.
9. Prior to the occupation of any dwelling, facilities for the adequate storage of waste/recyclable materials shall be provided within 10 metres of the adopted road and connected thereto by a hard standing surface and shall be maintained permanently thereafter.
10. No trees shall be removed other than indicated for felling on the approved plans without the prior written consent of the Council as Planning Authority.
11. Prior to the commencement of any development (including demolition and the importation of plant, materials and machinery), all trees within the site which are shown on the approved plans as being retained, together with those trees outwith but overhanging the site, shall be protected to BS 5837:1991 by chespale fencing fixed top and bottom to horizontal rails, all on 75mm treated posts, to a height of 1200mm. The fencing shall be set no closer to the trees than their canopy spread, and shall remain intact for the duration of construction works, unless otherwise agreed in writing with the Planning Authority. No construction work, changes to levels, or storage of plant or materials shall take place within the protected zone.

COUNCILLOR A GAUNT, HAVING DECLARED AN INTEREST IN THE FOLLOWING ITEM, LEFT THE MEETING AT THIS POINT.

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

(7) 07/02418/FUL – ABERUTHVEN – Erection of 24 dwellinghouses at land to the east of Hall Road, Aberuthven – Hillcrest Housing Association – Report 08/118

Mr D Coutts, on behalf of the applicant, followed by Mr A Clark and Mrs D Bell, objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors W Wilson and L Caddell) – Grant, subject to the conditions contained in Report 08/118 and the need to regulate occupation of the site to reflect the availability of open space within the adjoining site.

Amendment (Councillors M Lyle and A Jack) – Refuse, on the grounds that the proposed development, by reason of its design and layout, including proximity to existing houses, would have an adverse effect on the residential and visual amenity of the immediate area.

Amendment – 5 votes

Motion – 3 votes

Resolved:

In accordance with the Amendment.

FOLLOWING AN ADJOURNMENT FOR LUNCH, 12.45PM TO 1.30PM, THE MEETING RE-CONVENED.

COUNCILLORS B BAND AND A GAUNT RE-ENTERED THE MEETING AT THIS POINT.

(8) 07/02536/FUL – LUNCARTY – Erection of 15 dwellinghouses on land to the north of Marshall Place, Luncarty – Perthshire Housing Association – Report 08/119

Mr B Thomson, on behalf of the applicant, and Mr S Armory, objector to the application, addressed the Committee, and, following their respective representations withdrew to the public benches.

N Brian, Development Quality Manager, advised the Committee that under Procedure Note B, an agreement under Section 75 was not required, because the Developer was a registered Social Landlord.

Motion (Councillor W Wilson and B Band) – Grant, subject to the following conditions and a further condition that arrangements be made to transplant Millennium 2000 trees in the vicinity:

- 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 herewith unless otherwise provided for by conditions imposed on the planning consent.**
- 3. Roads and associated works shall be constructed in conformity with the Council's specifications and to the satisfaction of the Planning Authority prior to the occupation of the houses.**
- 4. All matters regarding access, car parking, road layout design and specification shall be in accordance with the standards required by the Council to the satisfaction of the Planning Authority.**
- 5. Turning facilities shall be provided within the site prior to the occupation of the dwellings to enable all vehicles to enter and leave in forward gear and shall be permanently maintained thereafter.**
- 6. A minimum of 23 car parking spaces shall be provided within the site prior to the occupation of the dwellings and shall be permanently maintained thereafter.**

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

7. **A detailed landscaping specification for the site, which shall make provision for protection of the existing trees to the north of the site, retention/transplantation of trees within the site and boundary treatment adjoining the park, shall be submitted to the Planning Authority for approval prior to the commencement of work and implemented concurrently with the progress of development. Thereafter the landscaped areas shall be permanently maintained to the satisfaction of the Planning Authority.**
8. **Samples of all finishing materials shall be prepared on site for approval by the Planning Authority prior to the application thereof.**
9. **A minimum of 25% of the units shall be affordable as defined in the Council's approved Policy on Affordable Housing, to the satisfaction of the Planning Authority.**
10. **Surface water drainage shall be dealt with by means of sustainable urban drainage systems (SUDS); details to be submitted to the Planning Authority for approval prior to the commencement of any work.**

Amendment (Councillors A Jack and I Campbell) – Refuse, on the grounds that the application was contrary to the draft Local Plan, excess density and loss of formal open space.

Amendment – 2 votes

Motion – 6 votes

Resolved:

In accordance with the Motion.

COUNCILLOR B BAND LEFT THE MEETING AT THIS POINT.

(9) 07/02568/FUL – BLAIRGOWRIE – Change of use of holiday park to residential caravan park at Coupar Angus Road, Blairgowrie – Crown Parcs Limited – Report 08/120

The Committee noted the change of wording to the application by deleting the word 'permanent' before 'residential'.

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

In accordance with Standing Order 53, Councillors B Ellis and C Shiers, both Elected Members representing Ward 3, addressed the Committee.

Resolved:

Refuse, for the following reasons:

1. As the proposal does not include the provision of on-site affordable units, the proposal fails to meet with the requirements of Perth and Kinross Council's Affordable Housing Policy (August 2005), which is applicable to all housing sites consisting of 5 units and above unless the site has an existing planning consent or is subject of an approved master plan or planning brief and seeks on-site provision for proposals incorporating 10 or more residential units.
2. Insufficient information has been submitted by the applicant to allow the Council as Planning Authority to consider the proposal fully. Additional information concerning the proposed layout, elevations and floor plans of each individual permanent residential caravan, proposed landscaping and tree surveys are required before a detailed assessment of the application can be made. The proposal is therefore also potentially contrary to Policy 56 of the Eastern Area Local Plan 1998 as the potential impact on the residential amenity of surrounding properties cannot be fully considered.
3. The proposal will result in a significant loss of holiday accommodation within the Blairgowrie catchments area, without the applicant fully demonstrating that there is no longer a justifiable need for this accommodation. The

PERTH AND KINROSS COUNCIL
DEVELOPMENT CONTROL COMMITTEE
27 February 2008

proposal is therefore contrary to Policy 67 of the Eastern Area Local Plan 1998 and Sustainable Economy Policy 9 of the Perth and Kinross Structure Plan 2003, both of which seek to safeguard areas of existing tourist uses.

(10) 07/02661/FUL – RATTRAY – Formation of a skate park within an existing area of open space at Rattray Common, Rattray – Blairgowrie Community Project – Report 08/121

N Brian advised the Committee for clarification that the site was three metres lower to the east compared with the previous application.

Ms S Whiteford, Blairgowrie Community Project, supporter of the application, followed by Mr L Hannah, Ms E Clark and Mr D Cameron, objectors to the application, addressed the Committee and following their respective representations, withdrew to the public benches.

In accordance with Standing Order 53, Councillors B Ellis and C Shiers, both Elected Members representing Ward 3, addressed the Committee.

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. All external lighting to be installed shall be sufficiently screened and aligned so as to ensure there is no direct illumination of neighbour land and that light spillage beyond the boundaries of the site is minimised, to the satisfaction of the Council as Planning Authority.
4. The hours of operation of any external floodlighting shall be restricted to between 08:00 and 22:00 (Mon-Sun), to the satisfaction of the Council as Planning Authority.
5. Prior to the commencement of any works on site, precise details of all the lighting columns shall be submitted for the approval in writing by the Council as Planning Authority.
6. Prior to the commencement of any works a detailed landscaping and re-contouring plan is submitted for the approval in writing by the Council as Planning Authority.

(11) 07/02829/FUL – KINLOCH – Erection of 2 dwellinghouses (amended house type) at site at Balcairn, Kinloch – G Burke Esq – Report 08/122

Mr R Hynd, on behalf of the applicant, and Ms J Knight, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

In accordance with Standing Order 53, Councillors B Ellis and C Shiers, both Elected Members representing Ward 3, addressed the Committee.

Resolved:

Refuse, on the grounds that the proposed development, by reason of the design and layout, would be out of keeping with the character, appearance and residential amenity of the immediate area to its detriment.