

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 1 June 2010 at 10.00am.

Present: Councillors B Band, I Campbell and W Wilson.

In Attendance: M Stewart (Planning Adviser); C Elliott (Legal Adviser) and Y Oliver (all Chief Executive's Service).

Also Attending: Three members of the public, including applicants.

Councillor B Band, Convener, Presiding.

319. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

320. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(24)**
Planning Application 09/01139/FLL – Proposed change of use from store/workshop to site for 2 dwellinghouses at Dubheads Smithy, Madderty, Crieff, PH7 3PE – Mr and Mrs Stevenson

Members considered a Notice of Review submitted by the applicants, seeking a review of the decision by the appointed officer to refuse permission for change of use from store/workshop to site for 2 dwellinghouses at Dubheads Smithy, Madderty, Crieff, PH7 3PE.

Mr M Stewart displayed photographs of the site in question, and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved 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) by unanimous decision, the appointed officer's decision be overturned, subject to the Planning Adviser, in conjunction with the Development Quality Manager, drawing up appropriate conditions to be attached to the consent, including conditions addressing landscaping and noise attenuation issues (in consultation with Environmental Health Officers).

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(ii) **TCP/11/16(27)**

Planning Application 09/01726/FLL – Erection of a garage with a room in the roof at garden ground, Archerfield, Tullibardine Crescent, Auchterarder, PH3 1LY – Mr and Mrs Docherty

Members considered a Notice of Review submitted by the applicants' agents, W D Blair Associates Ltd, seeking a review of the decision by the appointed officer to refuse permission for modification of existing consent (08/02421/FUL) – erection of a garage at Archerfield, Tullibardine Crescent, Auchterarder, PH3 1LY.

Mr M Stewart displayed photographs of the site in question and described the proposed development, the reasons for the appointed officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved 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) by unanimous decision, the Appointed Officer's decision be upheld, and the application for modification of existing consent 08/02421/FUL - the erection of a garage with a room in the roof at garden ground, Archerfield, Tullibardine Crescent, Auchterarder be refused, for the reasons previously applied by the Development Quality Manager.

(iii) **TCP/11/16(28)**

Planning Application 09/02232/FLL – Replacement of dwellinghouse at Damside House, Auchterarder, PH3 1EU – Mr and Mrs Steele

Members considered a Notice of Review submitted by the applicants' agents, Alliance Planning, seeking a review of the decision by the appointed officer to refuse permission for replacement of dwellinghouse at Damside House, Auchterarder, PH3 1EU.

Mr M Stewart displayed photographs of the site in question and described the request by the applicants, the reasons for the appointed officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved that:

- (i) there was insufficient information before the Local Review Body to decide the matter without further procedure and therefore the matter was not further discussed and was duly referred to a future meeting of the Local Review Body.

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- (ii) Written submissions be requested from the Appointed Officer:
 - (a) seeking comment on the financial justification for the replacement of the existing house submitted by the Applicants and how that may be assessed against the Strathearn Local Plan 2001, Policy 54 and the Housing in the Countryside Policy, August 2009, Category 4 'Renovation or Replacement of Houses', and
 - (b) obtaining independent architectural advice on the architectural quality of the existing and replacement houses;with the Applicants being given the opportunity to make comment on any written submissions by/through the Appointed Officer.
- (iii) Following receipt of written submissions, an unaccompanied site visit be arranged, to be attended by the three members (plus reserve) constituting the meeting of the Local Review Body at which this application will be heard.
- (iv) A Hearing be convened to:
 - (a) consider the financial justification for the replacement of the existing house submitted by the Applicants and how that may be assessed against the Strathearn Local Plan 2001, Policy 54 and the Housing in the Countryside Policy, August 2009, Category 4 'Renovation or Replacement of Houses', and
 - (b) consider the independent architectural advice on the architectural quality of the existing and replacement houses.

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