

DEVELOPMENT CONTROL COMMITTEE

Minute of Meeting of the Development Control Committee held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 11 April 2007 at 9.30am.

Present: Councillors Lumsden, Caddell, Barnacle, Gillies (substituting for MacLellan), E Grant, Howie, Hulbert, Livingstone (up to and including Art. 261(11)), Lyall, McDonald; McEwen and Young.

In Attendance: Councillors Flynn (up to and including Art. 261(8)) and A Grant (up to and including Art. 261(1)) I Sleith, J Culbert, A Condliffe, B McNaughton, N Williamson and A Fleming (all The Environment Service); D Watt (up to and including Art. 261(11)) and C Elliot (both Corporate Services); Y Oliver and G Marsden (both Chief Executive's Service).

Apology for Absence: Councillor Stewart.

Councillor Lumsden, Convener, Presiding.

Prior to the commencement of the meeting, the Convener advised the Committee that Councillor Barnacle wished to raise a question with the Head of Development Standards as to Perth and Kinross Council's proposals regarding windfarm applications in its area, in light of Clackmannanshire Council's approval of the Burnfoot proposal.

The Head of Development Standards advised the Committee that the Scottish Executive Inquiry Reporters Unit had held an inquiry with conjoined sessions into four windfarm applications which were now with the Scottish Ministers awaiting a decision. Perth and Kinross Council had written to the Scottish Executive requesting call-in of the Burnfoot planning application but the Scottish Ministers had refused to intervene. The Inquiry Reporter has invited submissions to be made regarding the Burnfoot decision and Perth and Kinross Council will be expressing concern at the possibility of at least three windfarms in close proximity in the Ochil Hills.

The Committee noted the position.

257. WITHDRAWAL OF APPLICATIONS

The Committee noted that the following planning applications had been withdrawn:

- (1) **06/02409/OUT – CLEISH – Erection of 16 new dwellinghouses with associated access road and private driveway (in outline) at Nivingston House, Cleish – Nivingston House Ltd - Report 07/287**
- (2) **06/02739/FUL – PERTH – Demolition of existing buildings and erection of new building to form 8 flats, restaurant and public house at 10-12 South Methven Street – Zack Development Ltd - Report 07/293**

258. DECLARATIONS OF INTEREST

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

259. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 14 March 2007 (Arts. 178-183) was submitted, approved as a correct record and authorised for signature.

260. DEPUTATIONS

In terms of Standing Order 59, the Committee agreed to hear depositions in relation to planning applications as follows:

Planning Application No.	Article No.
06/00203/FUL	261(1)
06/00571/OUT	261(2)
06/02255/OUT	261(6)
06/02519/FUL	261(7)
06/02533/REM	261(8)
06/02688/FUL	261(10)
06/02735/MOD	261(11)
06/02742/FUL	261(12)
07/00045/FUL	261(14)
07/00097/FUL	261(15)
07/00261/FUL	261(16)

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

261. PLANNING APPLICATIONS FOR DETERMINATION

(1) 06/00203/FUL – COUPAR ANGUS – Erection of 10 houses and new road at land at Station Road, Coupar Angus – Demyran Property Co Ltd - Report 07/281

Mr J Dagen, representing the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

In terms of Standing Order 53, Councillor A Grant, the Local Member, addressed the Committee.

Resolved:

Grant, on the grounds that the proposal is not contrary to the Eastern Area Local Plan 1998 under Opportunity Site 05, subject to conditions to be formulated by the Head of Development Standards and subject also to the following additional conditions:

1. The distributor road shall be stopped short of the eastern boundary;
2. Prior to the start of any work on site, the developer shall submit full details of landscape and tree planting proposals to be agreed in writing, all to the satisfaction of the Council as Planning Authority;
3. The area of waste ground between the proposed housing and large industrial silos, outwith the actual application site, be upgraded to prevent further deterioration and to allow for future development on the area; and
4. Guidance be sought from the Executive Director (Housing and Community Care) as to the requirement of affordable housing on the proposed site and, if so required, 25% of the housing shall be affordable as defined in the Scottish Executive's Planning Advice Note (PAN)74 on Affordable Housing.

COUNCILLOR A GRANT LEFT THE MEETING AT THIS POINT.

(2) 06/00571/OUT – RAIT – Residential development at Flawcraig Farm, Rait – The Morris Leslie Group - Report 07/282

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

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. 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.
5. The vehicular access shall be formed in accordance with the Council's Roads Development Guide Type E Figure 5.8 access detail to the satisfaction of the Council as Planning Authority.
6. The gradient of the access shall not exceed 3% for the first 10.00 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.
7. The C401 High Carse Road ex adverso the south boundary of the site shall be widened to give a minimum carriageway width of 5.50 metres to the satisfaction of the planning authority.
8. 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.
9. Visibility splays of 4.50m x 70.00m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the C401 High Carse Road 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.
10. 'Pick up and drop off' areas for bus passengers shall be provided on both sides of the C401 High Carse Road adjacent to the access to the development. The areas shall be a minimum of 6m long by nominally 1.8m wide, kerbed and surfaced to the requirements of the Council as Roads Authority, to the satisfaction of the Planning Authority.
11. 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.
12. Two off-street car parking spaces per house shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
13. No numbers are approved as part of this application.
14. The indicative layout submitted is not approved. The footprint of all dwellinghouses shall not be located outwith the curtilages of the existing buildings.
15. Development should not begin until a scheme to deal with the contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain proposals to deal with the contamination to include:
 - (i) the nature, extent and the type(s) of contamination on the site
 - (ii) measures to treat/remove contamination to ensure the site is fit for the use proposed
 - (iii) measures to deal with contamination during construction works
 - (iv) condition of the site on completion of decontamination measures.

- Before any residential unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.
16. The development shall comply fully with the Council's Affordable Housing Policy 2005 by providing 25% affordable units on site.
 17. The design of the dwellinghouses shall be of traditional architectural character.
 18. All roofs shall be natural slate.
 19. The traditional buildings shall be converted and retained unless their demolition has been clearly justified by a Structural Engineer's report.

(3) 06/00996/OUT – DRUM – Erection of a dwellinghouse (in outline) at land west of Carsehall, Drum – Mr and Mrs J Wheatley - Report 07/283

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. The house shall be of single storey appearance.
5. The design of the house shall reflect the traditional architectural character of the area.
6. The vehicular access shall be formed in accordance with the Council's Roads Development Guide Type B Figure 5.6 access detail and positioned at the south east corner of the site adjacent to the existing access to Carsehall to the satisfaction of the Council as Planning Authority.
7. The gradient of the access shall not exceed 3% for the first 5.00 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 2.50m x70.00m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the U222 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. Two off-street car parking spaces shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
10. 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.
11. The submission of reserved matters referred to in Condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where

appropriate. The scheme as subsequently approved shall be implemented and completed within the first available planting season; unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.

12. Development should not begin until the applicant or their agent has submitted to and have had approved in writing by the Planning Authority, a ground investigation and reclamation statement that has identified any areas of contamination. This should be restricted to those areas that will form the garden grounds unless the investigation identifies the requirement to assess the ground conditions in relation to the protection of the occupants, building fabric or wider environment from sources identified outwith the application area that may cause constraint to the proposed end use. The investigation should be compliant with the relevant good practice, government guidance in force and applicable European and British Standards.

(4) 06/01254/FUL – PERTH – Erection of a car wash and jet wash facility at Broxden Service Station, 2 Broxden Avenue, Perth – Esso Petroleum Company Ltd - Report 07/284

Resolved:

Refuse, for the following reason:

1. The proposed development involves the erosion of landscaping and the erection of a building of utilitarian design at a prominent location within the context of a high amenity business site. Approval would therefore be contrary to Policy 48 of the Perth Area Local Plan 1995 Incorporating Alteration No 1 Housing Land 2000.

(5) 06/01449/OUT – MILNATHORT – Erection of a dwellinghouse (in outline) at Newlands Wood, Newlands Farm, Milnathort – The Firm of Robert Erskine - Report 07/285

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. The house shall be of single storey appearance, shall be of modest scale and shall be set back a minimum of 20 metres from the access road - all as illustrated on the approved indicative drawings numbers 1061-01 and 1061-02.
5. The design of the house shall reflect the traditional architectural character of the area.
6. The Council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in

writing by, the Council as Planning Authority. The scheme shall include a full timetable for the reclamation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that reclamation has been undertaken in accordance with, and to the standard specified in, the agreed reclamation scheme.

7. The vehicular access shall be formed in accordance with the Council's Roads Development Guide Type B Figure 5.6 access detail to the satisfaction of the Council as Planning Authority.
8. The gradient of the access shall not exceed 3% for the first 5.00 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.
9. Visibility splays of 4.50m x 210.00m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the B919 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.
10. Two off-street car parking spaces shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
11. 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.
12. The submission of reserved matters referred to in Condition no 1 shall include a detailed landscaping and planting scheme for the further approval of the Planning Authority prior to the commencement of the development. The scheme shall include details of height and slopes of any mounding or re-contouring of the site and of species, height, size and density of trees and shrubs to be retained and/or planted and phased implementation where appropriate. The scheme as subsequently approved shall be implemented and completed within the first available planting season; unless otherwise agreed in writing with the Planning Authority and thereafter maintained to the satisfaction of the Planning Authority.
13. All existing trees on the site shall be retained and their retention shall be shown in the submission of the reserved matters referred to in Condition No 1.

(6) 06/02255/OUT – STANLEY – Erection of dwellinghouse (in outline) at site 3 at Culloden House, Station Road, Stanley – Mr and Mrs MacDonald - Report 07/286

Mr M McDonald, the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 32 of the Perth Area Local Plan 1995 (Incorporating Alteration No1 Housing Land 2000) where it relates to new housing in the countryside as it does not fall within or meet the criteria associated with any of the excepted categories of development.
2. The proposal is contrary to the Council's Policy on Housing in the Countryside (December 2005) in that the proposal does not fall within or meet the criteria associated with any of the excepted categories of development.

(7) 06/02519/FUL – PERTH – Erection of studio/office/workshops and living accommodation at land between 3 and 7 Melville Street, Perth – Mr A Watson - Report 07/288

Mr F Purdie, representing the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Motion (Councillors McEwen and Young) – Grant, on the grounds that the proposal is (i) not contrary to Policies 41 and 59 of the Perth Area Local Plan 1995 and (ii) would not be detrimental to the residential amenity of adjacent property, subject to conditions to be formulated by the Head of Development Standards.

Amendment (Councillors Caddell and E Grant) – Refuse, for the reasons given in Report 07/288.

Amendment – 4 votes

Motion – 7 votes

Resolved:

In accordance with the Motion.

(8) 06/02533/REM – PERTH – Erection of 14 detached dwellinghouses, 18 terraced dwellinghouses and 96 flats at Perth College, Crieff Road, Perth – Bett Homes (North East Scotland) Ltd and The Board of Management for Perth College - Report 07/289

Mr I McGoldrick, representing the applicant, followed by I Lewis, I Carnegie, F Reid and D McNaughton, all objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

In terms of Standing Order 53, Councillor Flynn, the Local Member, addressed the Committee.

Motion (Councillors Gillies and McDonald) – Defer, to enable further consultation with the local community by the applicant and further consideration of the following issues with the applicant :

- **Provision of more affordable housing**
- **Disposal of surface water drainage**
- **Provision of play area**
- **Traffic (Crieff Road and construction traffic)**
- **Education provision**
- **Height of buildings**

Amendment (Councillors Livingstone and Lumsden) – Grant, subject to conditions contained in Report 07/289 and the inclusion of an additional condition with regard to the provision of a play area.

Amendment – 4 votes

Motion – 8 votes

Resolved:

In accordance with the Motion.

COUNCILLORS FLYNN AND GILLIES LEFT THE MEETING AT THIS POINT.

THERE THEN FOLLOWED A 10 MINUTE RECESS.

(9) 06/02659/FUL – ABERFELDY – Erection of a dwellinghouse with parking at land at Mackenzie Court, Aberfeldy – Mr S McColl - Report 07/290

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. Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear.

4. A minimum of 2 No. car parking spaces shall be provided within the site.
5. No development or extensions whether or not permitted by virtue of Schedule 1, Part 1, Class 1 (enlargement, improvement or other alteration), Class 3 (development within curtilage) and Class 7 (means of enclosure) of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 or any Order revoking and re-enacting that Order shall be erected in the curtilage of the dwelling.
6. The east facing window in the upper level bedroom is not approved. An amended elevation omitting these windows or substituting them with high level windows/velux windows which do not cause overlooking of the site to the east shall be submitted for the approval of the Planning Authority before the development commences and the development shall not commence until these amended plans have been approved by the Planning Authority.

(10) 06/02688/FUL – BLAIRGOWRIE – Change of use from a designated smoking area to designated smoking area with the serving and consumption of food and alcohol at 31 Wellmeadow, Blairgowrie – Alan Bannerman - Report 07/291

Mr Bannerman, the applicant, followed by Mr I Gow, an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to the following conditions and subject to Condition 3 being amended as undernoted:-

1. Consent is granted for a limited period until 30 April 2008.
2. The hours of use (ie all activity in the area, including the assembly and disassembly of furniture and the removal of crockery, cutlery, etc) shall be restricted to 0900 to 2200 hours
3. No entertainment or music, amplified or otherwise, shall be permitted outside the premises and efforts must be made to minimise the impact of noise from inside the premises.
4. Details of the layout of tables and chairs and of the enclosure of the area shall be submitted for the approval of the Planning Authority prior to the commencement of the use and shall be implemented and maintained as approved.

FOLLOWING A BREAK FOR LUNCH, THE COMMITTEE RECONVENED.

(11) 06/02735/MOD – FEARNAN – Modification of existing consent (04/02364/FUL) involving the demolition of the existing hotel and the erection of 36 residential holiday accommodation units and ancillary unit comprising restaurant/bar and retail facilities at Tigh Na Loan Hotel, Fearnan – Fearnan Marina Ltd - Report 07/292

Mr S Lynas, on behalf of the applicant, followed by Mr A Olivier and Ms S Hayes, both objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors Lyall and Caddell) – Defer, for further consideration of the occupation of the holiday accommodation units and of the community facilities and their location.

1st Amendment (Councillors Hulbert and E Grant) – Refuse, on the grounds that:

- (i) there would be loss of car parking and amenity space; and
- (ii) there would be no economic benefit to the community.

2nd Amendment (Councillors Lumsden and Young) – Grant, subject to the conditions contained in Report 07/292 and an additional condition relating to the provision of a proper plan relating to the management and maintenance of landscaping.

2nd Amendment – 4 votes

1st Amendment – 4 votes

In accordance with Standing Order 45, the Convener exercised a casting vote in accordance with the 2nd Amendment.

The 2nd Amendment was therefore successful.

2nd Amendment - 3 votes

Motion - 6 votes

Resolved:

In accordance with the Motion.

(12) 06/02742/FUL – PERTH – Erection of pilot eco-house at land between Blackcraigs Farm and East Bonhard, Perth – Mr R J Millar - Report 07/294

Mr Millar, the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to General Policy 1 in the Perth Area Local Plan 1995 as it requires sites within the Landward Area to have a good landscape framework where a development can be contained and screened. The proposed site has an artificial boundary within a much larger field and is not well contained by natural features and would detract from the visual amenity of the area.
2. The proposal is contrary to Policy 32 in the Perth Area Local Plan 1995 as it does not meet any of the criteria relating to (a) development zones (b) building groups (c) renovation of abandoned houses (d) replacement houses (e) conversion of non domestic buildings (f) operational need.
3. Development is contrary to the Council's Housing in the Countryside Policy December 2005 and in particular, the category 3.4 relating to pilot projects for eco houses and the applicable siting criteria subsection (c) which discourages the artificial sub-division of fields to create sites.

(13) 06/02754/FUL – DUNNING – Erection of a dwellinghouse with home office and double garage at Duncrub Park House, Dunning – Mr and Dr Queen - Report 07/295

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 office element authorised by this consent shall be used solely for purposes undertaken by the occupant of the house and in a manner which is incidental to the enjoyment of the dwellinghouse.
4. The detailed landscaping and planting scheme for the site which is hereby approved shall be implemented as part of the site development programme and thereafter maintained to the satisfaction of the Council as Planning Authority.
5. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size and species to the satisfaction of the Planning Authority.
6. No development shall take place within the development site as outlined 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.

7. The roof shall be finished in natural slate to the satisfaction of the Planning Authority.
8. The existing garden wall shall be repaired and maintained to the satisfaction of the Council in perpetuity.

(14) 07/00045/FUL – KILLIN – Erection of a dwellinghouse at Morenish Cottage, Killin – Mr and Mrs Allan - Report 07/296

Mrs Allan, the applicant, addressed the Committee, and, following her representation, withdrew to the public benches.

Resolved:

Defer, to enable a further report to be prepared including assessment of the proposal in terms of Highland Area Local Plan 2000 Policy 54: Housing in the Countryside.

(15) 07/00097/FUL – ARDLER – Erection of farm workers accommodation by Mill of Camno Cottages, Ardler – Peter Grewar (Potatoes) Ltd - Report 07/297

Mr D Coutts, representing the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

Resolved:

Refuse, for the following reason:

1. The choice of site is physically isolated in open countryside with no natural site boundaries contrary to the terms of Policy 38 in the Eastern Area Local Plan 1998 which requires sites to be well contained with a solid landscape framework in the interests of visual amenity and in order to protect the character of the countryside.

(16) 07/00261/FUL – KILLIN – Erection of 5 holiday chalets at Rynachulaig Farm, Killin – Dr Kathleen Freeman - Report 07/298

Mr D Noble and Mr B Young, both objectors to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Refuse, for the following reason:

1. The proposal is contrary to the Development Plan i.e. Policy 48 Chalets on Farm Policy of the Highland Area Local Plan (2000) in that the proposal does not fulfil the requirements of parts (a) - (e) and does not meet the more general policies 3, 4 and 5. Relating to part (b) no evidence has been submitted to show that the proposal meets a need by virtue of its quality or location in relation to existing tourist facilities. In terms of part (c) the proposal does not meet clauses (i) - (v) which relate to Policy 32 Chalets and Timeshare Developments of the Highland Area Local Plan in terms of landscape framework and visual amenity.