

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in Room 239, Second Floor, Council Building, 2 High Street, Perth on Tuesday 17 November 2009 at 10.00am.

Present: Councillors B Band, M Lyle and W Wilson.

In Attendance: M Stewart, Planning Adviser; G Fogg and C Elliott (Corporate Services); R Bean (The Environment Service); J Jarvie, A Wilson and Y Oliver (all Chief Executive's Service).

Councillor B Band, Presiding.

77. DECLARATIONS OF INTEREST

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

78. PERTH AND KINROSS LOCAL REVIEW BODY – STANDING ORDERS FOR ADOPTION (Art. 503)

There were submitted Standing Orders for the regulation of proceedings of the Perth and Kinross Local Review Body in terms of the Planning Etc (Scotland) Act 2006, as previously approved by Council, for consideration.

Resolved:

Standing Orders for the regulation of proceedings of the Perth and Kinross Local Review Body be approved and adopted.

79. PERTH AND KINROSS LOCAL REVIEW BODY – GUIDANCE NOTE ON PROCEDURES FOR ADOPTION (Art. 503)

There was submitted a Guidance Note on Procedures to be used by the Perth and Kinross Local Review Body, as previously approved by Council, for consideration.

Resolved:

The Guidance Note on Procedures for the Perth and Kinross Local Review Body be approved and adopted.

80. APPLICATION FOR REVIEW

NO: TCP/11/16(1)

Planning Application 09/01065/FLL – Erection of a conservatory at 2 Daleally Crescent, Errol – Mr and Mrs Miller

Members considered a Notice of Review submitted by the applicants' agent, John Gordon Associates Ltd, seeking a review of the decision to refuse permission for the erection of a conservatory at 2 Daleally Crescent, Errol.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
17 November 2009

Decision:

Agreed that:

- (i) sufficient information was before the Local Review Body to decide the matter without further procedure;
- (ii) the application for the erection of a conservatory be refused, for the reasons which had previously been applied by the Development Quality Manager, together with a further reason for refusal, the full reasons therefore being:
 1. The proposal constitutes an adverse impact on the character and amenity of the Errol Conservation Area, by virtue of the use of upvc as the construction and finishing material. Approval would therefore, be contrary to Policy 24 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000).
 2. The proposal is contrary to Historic Scotland's publication entitled, 'Looking after our Heritage – Technical Guidance' on Listed Buildings and Conservation Areas, where it states: "A proposal to construct a new conservatory should only be considered favourably if its location, form, scale and detailing fully respect and complement the architectural character of the existing property."
 3. The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 (Incorporating Alteration No. 1 Housing Land 2000), by virtue of the use of upvc as a construction material, adversely impacting upon the character and environment of the village.
 4. The proposal constitutes an adverse impact and does not enhance the Errol Conservation Area by virtue of its scale and siting.

Justification

The proposal is not in accordance with the Development Plan as the inappropriate finishing material (upvc) adversely impacts on the appearance of the building as well as the Errol Conservation Area.

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