

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 25 October 2006 at 9.30am.

Present: Councillors Barnacle, Caddell, Howie, Hulbert, Livingstone, Lumsden (except for PK/06/01057/FUL (Art. 676(18)), MacLellan (up to and including PK/06/00998/FUL (Art. 676(7)), McDonald, McEwen, Miller (substituting for Councillor E Grant) and Stewart (up to and including PK/06/00998/FUL (Art. 676(7))).

Attending: I Sleith, J Robertson, M Watson, P Sweeney, D Niven (up to and including PK/06/00860/FUL (Art. 674(1)) and A Fleming (all The Environment Service); G Fogg and Y Oliver (Corporate Services).

Apology: Councillor E Grant.

Councillor Lumsden, Convener, Presiding.

670. WITHDRAWAL OF APPLICATION

The Committee noted that the following planning applications had been withdrawn:

- (1) **06/00645/OUT - MILNATHORT - Proposed residential development at land at Hattonburn, Milnathort, Kinross - Mr V, Mr C and Mrs L Russell - Report 06/717.**
- (2) **06/01337/MOD - PERTH - Erection of a garage (modification of existing consent 03/00246/FUL) at 163 Crieff Road, Perth - Mr and Mrs Minhas - Report 06/725.**
- (3) **06/01589/OUT - STANLEY - Erection of a dwellinghouse (in outline) at Beech Lea, Strathord, by Stanley - Mr and Mrs Lindsay - Report 06/729.**

The Committee noted that the following planning applications were withdrawn for consideration at a future meeting of the Committee:

- (4) **06/01043/FUL - DUNNING - Change of use from Class 6 (storage or distribution) to Class 5 (general industrial) for recycling of dry waste at Dalreoch Farm, Dunning - John Marshall and Son - Report 06/721**
- (5) **06/01541/FUL - RUMBLING BRIDGE - Extension to dwellinghouse at Glentor, Rumbling Bridge - Mr G Blundell - Report 06/728.**

671. DECLARATIONS OF INTEREST

Councillor Lumsden declared a non-financial interest in planning application 06/01057/FUL (Art. 676(18)).

672. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 27 September 2006 (Arts. 605/611) was submitted, approved as a correct record and authorised for signature.

673. 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.
06/00860/FUL	674(1)
06/00463/FUL	676(1)

06/00603/OUT	676(3)
06/00621/OUT	676(4)
06/00841/FUL	676(5)
06/00998/FUL	676(6)
06/01090/FUL	676(8)
06/01208/FUL	676(9)
06/01278/CON	676(10)
06/01350/FUL	676(11)
06/01830/OUT	676(15)
06/01862/FUL	676(16)
06/01981/FUL	676(17)
06/01057/FUL	676(18)

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

674. PLANNING APPLICATION PREVIOUSLY CONSIDERED

- (1) 06/00860/FUL - METHVEN - Erection of a dwellinghouse on land adjacent to 14 Main Street, Methven, Perth - K & S Building Services- Report 06/710 (Art. 479(18)).**

The Committee noted in terms of Standing Order 18, that as Councillors Livingstone, MacLellan, Stewart and Young had not been present during consideration of this application at the meeting on 5 July 2006, they did not participate in the discussion or the taking of the decision today.

Mr D Murphy, applicant, and Mr Allan G Davies, agent for an objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Motion (Councillors Howie and Livingstone) - Defer for further investigation and consultation with the relevant authorities on an alternative to accessing the property from Drumgrain Avenue.

Amendment (Councillors Lumsden and Hulbert) - 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 to Drumgrain Avenue 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.**
- 4. 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.**
- 5. 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.**
- 6. Disposal of surface water within the site shall be means of a suitable 'Sustainable Urban Drainage System' to meet the requirements of best management practices to the satisfaction of the Planning Authority.**

Note: Councillor Caddell moved that the application be refused for the reason that the development would adversely affect the amenity of the surrounding area. On failing to find a seconder, Councillor Caddell's motion accordingly fell.

Amendment - 5 votes

Motion - 2 votes

Resolved:

In accordance with the Amendment.

675. Appeal Decisions Regarding: Demolition of Cottage and Erection of Replacement House at The Muirs, Kinross; Windfarm Development at Abercairney, Crieff; Windfarm Development at Drumderg, Alyth; Change of Use from Shop to Office at George Street, Perth; and Retail Development at Market Place, Crieff.

There was submitted and noted a report by the Head of Development Standards (06/712) informing the Committee of several significant recent appeal decisions regarding various proposed developments and in some cases involving an award of costs against the Council.

(i) Erection of replacement dwellinghouse and prior approval for demolition of existing dwellinghouse at Ivy Cottage, 77 The Muirs, Kinross (05/00154/OUT) and prior notification (06/00357/PN).

Both appeals were sustained allowing the demolition of the cottage and granting outline planning permission for the erection of a replacement dwellinghouse. Costs were awarded against the Council.

The Committee noted that it was not entitled to consider the principle of demolition when determining both the prior approval and the planning application because the legislation permits the Planning Authority only to consider the details of the means of demolition.

(ii) Section 36 application for Windfarm development at Abercairney, near Crieff (04/00001/WND).

Following a public inquiry, this proposal has not been approved by Scottish Ministers, who accepted the Inquiry Reporter's conclusion and recommendation.

The Committee noted, however, that the Reporter was critical of the Council's supplementary guidance on windfarm developments as not being sufficiently supportive of national renewable energy policy. The Head of Development Standards advised the Committee that the need to review the guidance would be considered in the light of experience.

(iii) Erection of 16 turbine windfarm and ancillary works at Drumderg, near Bridge of Cally and Alyth (03/01917/FUL).

Following a public inquiry this appeal was upheld by the Reporter and planning consent granted. A limited award of expenses is being made against the Council.

The Committee noted that, notwithstanding the Council's single reason for refusal of the planning application (potential impact on private water supplies and nature conservation), the Reporter considered the application afresh. He concluded that in the main this development did not offend either the Structure Plan or the Local Plan.

(iv) Change of use from Retail to Offices at 26 George Street, Perth (06/00059/FUL)

The Committee noted that the Reporter had granted planning consent for this proposal, restricting the use solely to that of an Estate Agency or Property Letting shop and subject to a condition that an appropriate window display is provided at all times. He concluded that, because one of the adjacent main retail uses is not a Class 2 or Class 3 use, this proposal did not contravene the precise written terms of the Development Plan.

- (v) **Retail development: Market Park, Gallowhill, Crieff and Proposed Sports Ground at Junction of Pittenzie Road and B8062, Crieff (04/00678/OUT and 04/00689/OUT)**

Following a Public Local Enquiry, the appeals for the erection of a supermarket and proposed new sports ground have been upheld and consent granted by the Reporter. His decision on a claim by the appellants for costs from the Council had been received and the claim for costs has been dismissed.

The Committee noted that, in view of this decision, there were clear implications for the Council's present retail strategy for Crieff and for other outstanding planning applications for retail developments.

676. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **06/00463/FUL - PERTH - Conversion and extension of former retail premises to form 25 flats at 88-90 Scott Street, Perth - 786 Investments - Report 06/713.**

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

Resolved:

Refuse, for the following reasons:

1. The proposal, as a consequence of the absence of any provision for, or in lieu of, affordable housing, is contrary to the Council's policy on Affordable Housing.
2. The proposal, as a consequence of the absence of any provision for, or in lieu of, car parking provision, is contrary to policy 31 of the Perth Central Area Local Plan 1997.

- (2) **06/00487/FUL - ABERNETHY - Erection of a dwellinghouse at Thornbank, Abernethy, Perth - Mr Scott - Report 06/714.**

Resolved:

Refuse, for the following reasons:

1. The proposed house is contrary to the Council's Housing in the Countryside Policy, and in particular, that it does not represent an infill site, where the gap between the curtilages of the existing buildings at their closest points should be no more than 75m. The gap between the curtilages in this case is greater than 75m at their closest points and, in addition, this house would not fully occupy that gap and would set a precedent which would lead to ribbon development.
2. The proposed house would be contrary to Policy 2 of the Perth Area Local Plan because of its proximity to the boundary of Abernethy.

- (3) **06/00603/OUT - MILNATHORT - Erection of a house (in outline) at land at Netherhall Farm, Kinross - Newhouse Developments Limited - Report 06/715.**

Mr Hutton, representing 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 Environment and Resources Policies 1 and 2 of the Structure Plan and to Policies 10-12 of the Kinross Area Local Plan 2004 as there are no details submitted to ensure compliance with the drainage requirements within the Loch Leven Catchment Area or the statutory requirements for an 'Appropriate Assessment' of the impact on Loch Leven.

2. The proposal is contrary to Policy 2 of the Kinross Area Local Plan 2004 as the site does not provide a landscape framework capable of absorbing and if necessary screening the development. In addition, the proposed development is not compatible with its surroundings.
3. The application is also contrary to Policy 64 "Housing in the Countryside" of the Kinross Area Local Plan, 2004 as it does not comply with any of the categories in that policy.
4. The proposal does not accord with the Council's Policy on Housing in the Countryside (revised December 2005) as it does not fall within any of the excepted categories of new build housing. In particular it is not "located on an established site with a good landscape setting and a good fit in the landscape and on a site acceptable on planning grounds". In addition, the site boundaries are not "capable of providing a suitable enclosure for a new house in the countryside" and the remaining ruins are not sufficient to provide "visible evidence of the structure".

(4) 06/00621/OUT - AUCHTERARDER - Erection of a single storey storage building at Knowes Of Bankhead, Auchterarder - Mr R Thom - Report 06/716.

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

Resolved:

Refuse, for the following reason:

The proposed business development on a greenfield site in the landward area is contrary to Strathearn Area Local Plan Policy 53, which encourages business uses within redundant buildings, is contrary to Policy 2 which states that where possible built development should be built within settlements that are the subject of inset maps, should be compatible with the surrounding area and should have an adequate landscape framework; to Policy 4 to retain landscape features; and to Policy 6 that development should fit its location. The proposal is also contrary to the Structure Plan Sustainable Economy Policies which direct such development to existing settlements well related to communications.

(5) 06/00841/FUL - BANKFOOT - Erection of a new community church at land at Mansfield Park, Tulliebelton Road, Bankfoot, Perth - Auchtergaven and Moneydie Parish Churches - Report 06/718.

The Reverend Iain McFadzean and Mr Raymond Angus, representing the applicants, followed by Mr W Hunter, objector to the application, addressed the Committee, and, following their respective representations, all 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. No development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been approved by the Planning Authority. Thereafter the programme shall be fully implemented to the satisfaction of the Planning Authority.
4. Surface water drainage shall be disposed of by sustainable urban drainage systems details to be submitted to the Planning Authority for approval prior to the commencement of work.
5. The proposed vehicular accesses shall be laid out and constructed in accordance with the Council's approved standards, to the satisfaction of the Planning Authority.

6. Full visibility splays of 3m by 60m shall be provided at the point of egress to the satisfaction of the Planning Authority in so far as this is within the applicant's control.
7. Adequate parking facilities shall be provided for 50 cars and adequate turning facilities shall be provided to the satisfaction of the Planning Authority.
8. A secure waterproof cycle parking facility for a minimum of 10no cycles shall be provided within the site to the satisfaction of the Planning Authority.
9. No work shall commence until an improvement scheme for Garry Burn Bridge which meets the requirements of the Council as Roads Authority has been implemented to the satisfaction of the Planning Authority.
10. An effective ventilation system commensurate with the nature and scale of cooking shall be installed operated and maintained such that odours from the building are not exhausted or escape into neighbouring residential property details to be submitted to the Planning Authority for approval prior to the commencement of work.
11. All plant and equipment shall be enclosed attenuated and maintained such that any noise there from does not exceed ISO noise rating 30 between 0700hrs and 2300hrs and noise rating 25 between 2300hrs and 0700hrs within any neighbouring residential property, to the satisfaction of the Planning Authority.
12. All music and vocals amplified or otherwise shall be controlled so as to be inaudible within any neighbouring property.
13. The proposed scheme of finishing materials is not approved and an alternative scheme shall be agreed with the Planning Authority prior to the commencement of any work.
14. A detailed landscaping plan for the site shall be submitted to the Planning Authority for approval prior to the commencement of any work and shall be implemented concurrently with the progress of development. This plan shall include a proposed use for the open area in the southern part of the site. Thereafter the open space and landscaped areas shall be maintained to that Authority's satisfaction.
15. Approval of restoration scheme for former church, but not implementation of the approved scheme, prior to the commencement of work on the new church.

And subject to the following additional conditions:

- (i) all vehicular access to be in and out from the southern access;
- (ii) the northern access to be so formed as to be solely for pedestrian use; and
- (iii) measures to provide improved pedestrian access across the Garry Burn.

FOLLOWING A 5 MINUTE RECESS THE COMMITTEE RECONVENED.

(6) 06/00998/FUL - MEIGLE - Erection of 2 dwellinghouses and garages at Harryhill Steadings, Meigle, Blairgowrie, Perthshire - Tayvalley Homes Limited - Report 06/719.

Mr Ian Carling, applicant, and Mr P M Greening, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, on the grounds that the proposal is not contrary to the Council's Policy on Housing in the Countryside (December 2005) in that it does meet the following categories:

- (1) Building group;
- (2) Infill sites;
- (3) New houses in the open countryside;
- (4) Renovation or replacement;
- (5) Conversions; or
- (6) Brownfield site;

and subject to conditions to be formulated by the Head of Development Standards, including a condition requiring environmental assessment to remove contaminants.

COUNCILLORS STEWART AND MACLELLAN LEFT THE MEETING PRIOR TO CONSIDERATION OF THE FOLLOWING ITEM.

- (7) **06/01027/OUT - BLAIRADAM - Demolition of existing outbuildings and erection of 7 detached dwellinghouses (in outline) at Flockhouse Farm, Blairadam, Kelty - The Good House Company (Scotland) Limited - Report 06/720.**

On the advise of the Head of Development Standards, the Committee agreed that this application be withdrawn from the agenda due to (1) the consideration of the application along with the separate application for conversion of the steading; (2) investigation of educational capacity; (3) reconsideration of the application of the "brownfield" clause of the Housing in the Countryside policy; and (4) application of the Affordable Housing policy.

- (8) **06/01090/FUL - RAIT - Erection of 2 dwellinghouses at land at The Sheiling, Rait, Perth - Mrs Morgan - Report 06/722.**

Mrs A Morgan and Mr R Morgan, applicants, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Grant, subject to conditions to be formulated by the Head of Development Standards, including a condition requiring the provision of wet harling and slate and a chimney, on the grounds that (1) the proposal does not adversely affect the character and amenity of the existing conservation area and is not contrary to Policy 74 in the Perth Area Local Plan 1995 (incorporating Alteration No.1 - Housing Land 2000); and (2) the proposal is not contrary to Policy 77 of the Perth Area Local Plan 1995 (incorporating Alteration No.1 - Housing Land 2000) as it will not adversely affect the setting of the listed building.

- (9) **06/01208/FUL - LONGFORGAN - Demolition of existing cottage and erection of a replacement dwellinghouse at Lilac Cottage, Main Street, Longforgan - Mr Taylor - Report 06/723.**

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

Resolved:

Refuse, for the following reasons:

1. The proposal does not accord with section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The proposal would neither preserve nor enhance the character or appearance of the Longforgan Conservation Area.
2. The proposal would be contrary to Policy 74 in the Perth Area Local Plan which applies to the Longforgan Conservation Area which indicates that there is a presumption against development which would not preserve or enhance the area.
3. The applicant has failed to provide full structural and economic justification to support the proposal and therefore consideration of demolition of this building is deemed to be premature.

- (10) **06/01278/CON - LONGFORGAN - Demolition of existing cottage at Lilac Cottage, Main Street, Longforgan - Mr Taylor - Report 06/724.**

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

Resolved:

Refuse, for the following reasons:

1. The proposal does not accord with section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The proposal would neither preserve nor enhance the character or appearance of the Longforgan Conservation Area.
2. The proposal would be contrary to Policy 74 in the Perth Area Local Plan which applies to the Longforgan Conservation Area which indicates that there is a presumption against development which would not preserve or enhance the area.
3. The applicant has failed to provide full structural and economic justification to support the proposal and therefore consideration of demolition of this building is deemed to be premature.

(11) 06/01350/FUL - GLENFARG - Erection of a dwellinghouse at land adjacent to Easterton Cottage, Glenfarg - Mr and Mrs J Learmonth - Report 06/726.

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

Resolved:

Defer, for further investigation of SEPA's advice on the determination of the application with regard to the flood risk assessment.

(12) 06/01414/FUL - GAIRNEYBRIDGE - Erection of 3 dwellinghouses at land at Hollow Cottage, Gairneybridge, Kinross - Cityweight Ltd - Report 06/727.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 2 (a) and (b) of the Kinross Area Local Plan 2004 as the proposal has no landscape framework nor the opportunity for landscape enhancement and as the scale, design, materials and elevated height of the proposed dwellinghouses does not respect the vernacular rural architecture of the locality and is inappropriate for its rural location.
2. The proposal is contrary to Policy 6 of the Kinross Area Local Plan 2004 as the scale, design, materials and elevated height of the proposed dwellinghouses gives a poor landscape fit and is inappropriate for its rural location.
3. The proposal, in relation to drainage, in the Loch Leven catchment, is contrary to Policies 10-12 of the Kinross Area Local Plan and Environment and Resources Policies 1 and 2 of the Structure Plan.
4. The proposal is contrary to Policy 64 of the Kinross Area Local Plan 2004 and the Council's revised Housing in the Countryside Policy of 2005 as it does not meet any of the criteria to justify a new dwellinghouse in the landward area.
5. This development would prejudice the implementation of Proposal 1 R1 of the Kinross Area Local Plan 2004 as it would obstruct the potential route of the proposed cycle path.

(13) 06/01657/FUL - STANLEY - Erection of ground storey extension and dormer extension at 9 Murray Place, Stanley - Mr and Mrs A Shilliday - Report 06/730.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 incorporating Alteration No1 – Housing Land 2000 as the proposed box dormer extension represents an incongruous and unsympathetic addition which will adversely affect the visual character of the host building and surrounding area.
2. The proposal is contrary to Policy 71 of the Perth Area Local Plan 1995 incorporating Alteration No1 – Housing Land 2000 as the proposed rear

extension will have a detrimental impact on neighbouring residential amenity and the residential amenity of the house which is subject of the application.

(14) 06/01730/FUL - KINROSS - Extend existing rear dormer to form a shower room and toilet at 39 Muirs, Kinross - Mr and Mrs G Cameron - Report 06/731.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 2 (Development Criteria) of the Kinross Area Local Plan 2004 as the development does not have due regard to the scale and form of existing developments in the locality.
2. The proposal is contrary to Policy 6 (Design and Landscaping) as the development does not have a high standard of design and the proportions of the building would be out of keeping with the building and surrounding area.
3. The proposal by virtue of its prominence, bulk and design would detract from the appearance of the existing property, resulting in an unsympathetic addition, out of character and balance with neighbouring properties to the detriment of the visual and residential amenity of the surrounding area, contrary to Policy 67 of the Kinross Area Local Plan 2004.

(15) 06/01830/OUT - POWMILL - Erection of dwellinghouse (in outline) at land at Tethyknowe Farm, Blairingone, Dollar - Mr W Shortreed - Report 06/732.

Mr P K Doe, representing the applicant, and Mr B Scrivener, objector to the application, addressed the Committee and, following their respective representations, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to Policy 2 of the Kinross Area Local Plan 2004 as the site does not provide a landscape framework capable of absorbing and if necessary screening the proposal.
2. The application is also contrary to Policy 64 "Housing in the Countryside" of the Kinross Area Local Plan, 2004 in failing to provide satisfactory siting under category 4 – Operational Need.
3. The proposal does not accord with the Council's Policy on Housing in the Countryside (revised December 2005) as it does not comply with any of the siting criteria associated with category 3.2 Economic Activity.

(16) 06/01862/FUL - MILNATHORT - Extension to dwellinghouse at 10 Victoria Avenue, Milnathort - Mr and Mrs Park - Report 06/733.

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

Resolved:

Grant, on the grounds that (1) the proposal is not contrary to Policy 2(b) of the Kinross Area Local Plan 2004 as the scale and design of the extension would not overdominate the host building adversely affecting its visual character and the visual character of the surrounding area; (2) the proposal is not contrary to Policy 6 of the Kinross Area Local Plan 2004 as the scale, design and proportions of the extension would be in keeping with its surroundings; (3) the proposal is not contrary to Policy 81 of the Kinross Area Local Plan 2004 as the scale and design of the extension would not overdominate the host building adversely affecting its visual character and the visual character of the surrounding area; and (4) subject to conditions to be formulated by the Head of Development Standards, including a condition with regard to the restoration of the wall.

(17) 06/01981/FUL - FOSS - Demolition of outbuilding and erection of a new dwellinghouse at Tomphubil Bheag, Foss, Pitlochry - Mr and Mrs P Bachouse - Report 06/734.

Mr A Davidson, agent, representing the applicant, and Mr J Forrester, objector to the application, addressed the Committee, and, following their respective representations, withdrew to the public benches.

Resolved:

Refuse, for the following reasons:

1. The proposal is contrary to the Council's adopted Housing in the Countryside Policy, December 2005 in that it fails to meet any of the criteria within the categories: (1) Building Groups, (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Non-Domestic Buildings, (6) Brownfield Sites.
2. The proposal is contrary to Policy 54 which applies to housing in the countryside in the Highland Area Local Plan 2000 as it does not meet any of the criteria relating to: (a) building groups (b) renovation of replacement houses (c) conversion or replacement of non-domestic buildings, (d) operational need and (e) Western Highland Perthshire.
3. The site is situated outwith the mature trees which give the existing properties at Tomphubil a suitable landscape framework. The exposed nature of the site means any proposed trees will take a considerable time to mature in order to create a successful landscape framework. The proposal therefore is not in accordance with the Scottish Executive's Planning Advice Note 72: Housing in the Countryside; the Council's adopted Guidance on the Siting and Design of Houses in Rural Areas; and the Highland Area Local Plan Policy 2. The site is visually prominent and does not provide a suitable landscape setting and therefore will have a detrimental effect on the visual amenity of the rural area.

COUNCILLOR LUMSDEN, HAVING DECLARED A NON-FINANCIAL INTEREST IN THE FOLLOWING ITEM, IN TERMS OF STANDING ORDER 6, WITHDREW FROM THE MEETING AND LEFT THE CHAMBERS.

COUNCILLOR CADDELL, AS VICE-CONVENER, TOOK THE CHAIR.

(18) 06/01057/FUL - GLENCARSE - Erection of 4 dwellinghouses and garages at Plots 14-17 Pepperknowes, Glencarse, Perth - Mrs E Gilchrist - Report 06/735.

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

A motion by Councillor Miller to refuse the application for the reasons detailed in Report 06/735 failed to secure a seconder and the motion accordingly fell.

Resolved:

Grant, subject to conditions to be formulated by the Head of Development Standards and to include a condition with regard to investigating and addressing the issue of contaminated land.