

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 15 March 2006 at 9.30am.

Present: Councillors Barnacle, Bushby, Caddell (except for PK/06/00134/FUL (Art 191(22)), Howie, Hulbert, Livingstone, Lumsden, McDonald, McEwen and Young (up to and including PK//05/01762/FUL (Art. 191(5))).

Attending: Councillor K Baird (for PK/05/01225/FUL) and Councillor Telfer (for PK/05/01645/OUT); I Sleith, J Robertson, G McFarlane, B McNaughton and N Williamson (all Planning and Transportation); A Fleming (Environment Services); C Elliott, J Dickson, Y Oliver and A Taylor (all Corporate Services).

Councillor Lumsden, Presiding.

185. WITHDRAWAL OF APPLICATION

The Committee noted that the following planning application had been withdrawn:-

PK/06/00088/FUL – AUCHTERARDER – Replacement of existing garage with a dwellinghouse at Glenruthven House, Abbey Road, Auchterarder – Mr D Ross – Report 06/204.

186. DECLARATION OF INTEREST

In terms of the Councillors' Code of Conduct Councillor Caddell declared a non-financial interest in planning application PK/06/00134/FUL (Art. No 191(22)).

187. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Development Control Committee of 15 February 2006 (Arts. 97-101) was submitted, approved as a correct record and authorised for signature.

188. DEPUTATIONS

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

<u>Planning Application No.</u>	<u>Article No.</u>
PK/05/00651/FUL	191(1)
PK/05/01762/FUL	191(5)
PK/05/02127/FUL	191(8)
PK/05/02244/FUL	191(12)
PK/06/00013/FUL	191(15)
PK/06/00048/FUL	191(17)
PK/06/00154/FUL	191(19)

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

189. PLANNING APPLICATIONS UNDETERMINED AFTER FOUR MONTHS

There was submitted and noted a report by the Head of Development Control (06/185) advising that the number of planning applications registered since 1 January 2004 which had not been determined within four months and where there is no agreement by the applicant to continue the application was 95, or 16.9% of the total of 560 current applications. The appendix to Report 06/185 detailed the applications and the reason for non-determination.

190. PLANNING APPLICATIONS PREVIOUSLY CONSIDERED

- (1) **PK/05/01225/FUL – ABERNETHY – Erection of one dwellinghouse at Walled Garden, School Wynd, Abernethy – William Sutherland and Son – Report 06/198(A).**

The Committee noted that in terms of Standing Order 18, the Councillors present at the meeting had also been present during consideration of this application at the meeting on 15 February 2006 and could, therefore, participate in the taking of the decision today.

IN TERMS OF STANDING ORDER 53, COUNCILLOR BAIRD, THE LOCAL MEMBER, ADDRESSED THE COMMITTEE.

Resolved:

Grant, on the grounds that departure from the Development Plan was justified as (1) the proposed development would not be detrimental to the density, amenity and character of the area as the existing garden wall provided adequate screening; (2) access to the site already existed through the garden wall and (3) the development would not adversely affect the Abernethy Conservation Area, Listed Buildings in the area and the Round Tower scheduled monument subject to Conditions to be formulated by the Head of Development Control, including a suspensive condition that a field based archaeological evaluation be carried out prior to any development on the site proceeding

- (2) **PK/05/01640/OUT – AUCHTERARDER – Erection of a two storey house and garage in outline at Greengables, Caledonian Crescent, Gleneagles, Auchterarder – Mr A B Laing – Report 06/186.**

The Committee noted that in terms of Standing Order 18, as Councillors Hulbert, Livingstone and Young had not been present during consideration of this application at the meeting on 20 December 2005, they did not participate in the taking of the decision today.

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 3 years from the date of the grant of outline planning permission.
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or
 - (iii) the expiration of 6 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 reserved matters referred to in Condition 1 shall refer to a house and garage of no more than a storey-and-a-half scale, in the location and of the footprint shown.
5. All matters regarding access, car parking, road layout, design and specification (including street lighting and disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority. The access driveway shown is not approved. The reserved matters application shall show the use of the old railway line for the purposes of providing the western end of the access to the house.
6. No trees shall be removed without the approval of the Planning Authority.
7. The reserved matters application shall include a tree survey detailing the location and crown spread of all the trees within the site, detailing species, height, spread, diameter, conditions and recommendations regarding any remedial work or felling proposed to the satisfaction of the Planning Authority.
8. The felling details should demonstrate that adequate tree cover shall be maintained along the southern boundary of the application site to the satisfaction of the Planning Authority.
9. The location and design of protective fencing around retained trees indicated on the layout plan should be in accordance with BS. 5837:1991.
10. The routing of underground services and the method of trenching for installation should be in accordance with National Joint Utilities Group (NJUG) publication no. 10.
11. Details of the construction of the driveway and paved areas in proximity to the trees should take into account of Arboreal Practice Note 1(APN), Driveways Close to Trees available from The Arboricultural Association, Ampfield House, Ampfield, Romsey, Hants, SO51 9PA.
12. Care should be taken during the removal of any trees that no red squirrels are harmed or any active dreys destroyed.

191. PLANNING APPLICATIONS FOR DETERMINATION

- (1) **PK/05/00651/FUL – CARNBO – Erection of 3 dwellinghouses with detached garages and a waste water treatment plant at land adjacent to Churchmouse Cottage, Carnbo, Kinross – Mr N Drummond – Report 06/187.**

The Committee noted that the Assessment section of Report 06/187 (Page 5) should read "...from neighbours and this is only 5m away."

Dr Lavery, followed by Mr Thompson, objectors to the application, addressed the Committee and following their respective representations, withdrew to the public benches.

Resolved:

Grant, on the grounds that departure from the Development Plan was justified as the erection of 3 houses within the settlement boundary would meet the Local Plan's phosphate reduction requirements and would not be detrimental to drainage concerns nor to the character and appearance of the settlement, subject to (1) prior signing of a Section 75 Agreement regarding private drainage and (2) 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. The layout shown on drawing No 22 is approved subject to the following amendments:
 - (a) a single access road should shall be located to ensure that no trees would need to be removed to permit access, failing which, two access points shall be located to ensure that no trees would be removed.
 - (b) details shall be submitted of additional tree planting to be implemented along the eastern boundary of the site.
 - (c) The waste water treatment plant shall be located so that the plant is 5m from a house boundary, 15m from a house, not prejudicial to the retention of trees on the boundaries and practical within the levels of the site.
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. All existing trees on the site shall be retained and protected to the satisfaction of the Planning Authority and details of the proposed methods of protection during construction operations shall be submitted for the approval of the Planning Authority prior to the commencement of the development.

The Committee unanimously agreed to impose a further condition as follows:-

6. Noise levels from the operation of the waste water treatment plan shall be controlled to the satisfaction of the Planning Authority.

(2) PK/05/00986/FUL – BRACO – Erection of a workshop and storage in connection with farriery business at land opposite Allanview on the B8033, Loig Farm, Braco – Mr A Smith – Report 06/188.

Resolved:

Refuse, for the following reasons:-

1. The proposed site which is in open countryside does not have a landscape framework capable of absorbing or screening the development and it will have an adverse impact on the visual amenity and character of the countryside contrary to Policy 2 of the Strathearn Area Local Plan 2001.
2. The proposal does not represent the diversification of an existing farm use or the re-use of existing buildings, contrary to Policies 46 and 53 of the Strathearn Area Local Plan 2001.

(3) PK/05/01224/FUL – GLENFARG – Extension to an existing ‘landfill gas’ electricity generation station at Binn Farm Landfill Site, Glenfarg, Perth – Natural Power Ltd – Report 06/189.

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.

COUNCILLOR TELFER ENTERED THE MEETING AT THIS POINT.

- (4) **PK/05/01645/OUT – METHVEN – Erection of a dwellinghouse (in outline) at site near Craigend, Sluiedubh, Methven, Perth – Mr Frank J McGibbon – Report 06/190.**

COUNCILLOR TELFER ADDRESSED THE COMMITTEE.

Motion (Councillors Young and Caddell) – Refuse for the reasons detailed in Report 06/190.

Amendment (Councillors Hulbert and Howie) – Grant, subject to conditions to be formulated by the Head of Development Control, including an occupancy condition, on the grounds that the proposal accords with Housing in the Countryside Policies 3.2 (Economic Activity) and 3.3 (Houses for Local People) of the Council's amended Housing in the Countryside Policy 2005.

Amendment – 5 votes + casting vote of Convener Motion – 5 votes

Resolved:

In accordance with the Amendment.

COUNCILLOR TELFER LEFT THE MEETING AT THIS POINT.

- (5) **PK/05/01762/FUL – DUNNING – Erection of one new homework dwelling and broadcast studio and formation of public access footpath at Tonguey Field, Pltmeadow Farm, Dunning – Messrs. D Carrington & D Aylott – Report 06/191.**

Mr Cram, the applicant's agent and Mr Carrington, the applicant, addressed the Committee and following their respective representations, Mr Cram and Mr Carrington withdrew to the public benches.

Resolved:

Grant, subject conditions to be formulated by the Head of Development Control on the grounds that the proposal accords with Housing in the Countryside Policies 3.2 (Economic Activity), 3.4 (Pilot Projects and Siting Criteria (a), (b), (c), (d) of the Council's amended Housing in the Countryside Policy 2005 and that the scale and design is appropriate for this rural location.

COUNCILLOR YOUNG LEFT THE MEETING AT THIS POINT.

- (6) **PK/05/01946/FUL (Amended) – PERTH – Internal alterations and extension to existing cinema to include additional screens, bar/restaurant, children's crèche and ancillary facilities at Playhouse Cinema, 5-7 Murray Street, Perth – Cairnstar (Perth) Ltd – Report 06/192.**

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 proposed black granite cladding is not approved and an alternative material shall be agreed with the Planning Authority.
4. Samples of all finishing materials shall be submitted to the Planning Authority for approval prior to the commencement of work.
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:
 - I. the nature, extent and 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 the extension is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.
6. The extension shall be constructed in accordance with the recommendations in the letter dated 1 December 2005 from RMP Acoustic Consultants reference H/3920/05.
7. All plant and equipment including general and kitchen ventilation shall be designed and installed to ensure that any noise therefrom does not at any time exceed International Standards Organisation (ISO) Noise Rating 25 (NR25) within any noise sensitive premises, with windows slightly open, when measured and/or calculated and plotted on an ISO Noise Rating Curve Chart.
8. A Certificate of Compliance from the Acoustic Consultant confirming that the extension has been constructed in accordance with their specification and recommendations to ensure that noise from the cinema will not be audible inside adjacent residential properties.
9. Loading and unloading operations at the building shall take place between the hours of 0700-2100 hours Monday to Saturday with no loading/unloading on Sundays.

(7) PK/05/02009/FUL – BLAIRGOWRIE – Erection of 36 dwellinghouses at land at Moyness Park, Blairgowrie – Bett Homes (North East Scotland) Limited – Report 06/193.

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. A sample of all external finishes shall be submitted for the approval of the Planning Authority prior to the commencement of development.
4. Prior to the occupation of any house on the site, the applicant shall identify five houses within the development which will be the subject of a shared equity arrangement with an approved housing association or registered social

landlord all to be agreed in writing to the satisfaction of the Council as Planning Authority.

5. No development shall commence until evidence is exhibited to the Planning Authority that an agreement has been reached by the applicant with Scottish Water for the provision of a public drainage scheme to serve the development.
6. 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.
7. The asserted right of way shown in red which is also a (proposed) core path shown in green on the plan marked 'A' must not be obstructed during building works or on completion. Any damage done to the route during building works must be made good before the first house is occupied all to the satisfaction of the Council as Planning Authority.
8. All matters regarding access, car parking and road layout design and specification (including drainage) shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Council as Planning Authority.

(8) PK/05/02127/FUL – PERTH – Alterations and change of use from office to dwellinghouse at office unit adjacent to Bell Gardens, Strathmore Street, Perth – Mr D Sheldon – Report 06/194.

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

Resolved:

Grant, subject to the following condition:-

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. That the basement shall be used for purposes ancillary to the dwellinghouse on the ground floor.

(9) PK/05/02131/FUL – BLAIRINGONE – Erection of two dwellinghouses at land to the east of Collinswood, Blairingone, Dollar, Clackmannanshire – Hillfoots Developments Ltd – Report 06/195.

Resolved:

Refuse, for the following reasons:-

1. The application is contrary to Policy 6 (e) and to Policy 81 of the Kinross Area Local Plan 2004, in that the proposal is not considered to improve the village character or the environment of the village and would adversely affect the density, character and amenity of the area.
2. There is insufficient provision with regard to access in the interest of pedestrian and traffic safety by virtue of a long single carriage access track to the site which is in a poor condition with a substandard junction to the A977 and is therefore contrary to Policy 2 (d) of the Kinross Area Local Plan.

(10) PK/05/02389/REM – CARNBO – Erection of 4 dwellinghouses (Reserved Matters) at Pitcairnie, Carnbo, Kinross – Wilson Homes Ltd – Report 06/196.

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. 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.
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 C Figure 5.7 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. A 1.8m wide footway constructed to the standard and specifications required by the Council as Roads Authority shall be provided along the site frontage with A91 and implemented prior to the occupation of houses.
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 with the nearside channel of the A91 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 (per dwelling) shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
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. 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 types of contamination on the site including any source, pathway or receptor linkage.
 - (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 remedial measures. Before any residential unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.
13. A comprehensive management scheme sufficient to satisfy the planning authority, SEPA and SNH, clearly showing how the associated private sewage treatment plant is to be implemented and maintained in the long term, together with details of the timing and the service routes for connecting at least one existing dwelling to the said treatment plant shall be submitted for the approval of the Planning Authority prior to any development taking place, and thereafter implemented to the satisfaction of the Planning Authority.
14. A detailed landscaping and planting scheme for the site shall be submitted for the further approval of this Planning Authority prior to the commencement of the development. Hard landscaping elements shall include a natural stone boundary wall extending up to and along the bounding public road (A91), using reclaimed materials from the existing steading. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, species, height, size and density of trees and shrubs to be planted and the scheme as subsequently approved shall be carried out and completed within the following planting season; unless otherwise agreed in writing with this Planning Authority.
15. A 2m high, natural stone wall shall be formed along the eastern boundary, between the points marked green on the approved 1:200 block plan.
16. No development or extensions, whether or not permitted by virtue of Schedule 1, Part 1, Class 1 and 3 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 curtilages of the dwellings.

The Committee unanimously agreed to impose an additional condition as follows:-

- 17. The levels within the site shall be remodelled to create a more level site in relation to adjacent dwellings to mitigate the potential surface water run-off to the satisfaction of the Planning Authority.

(11) PK/05/02219/FUL – MILNATHORT – Erection of replacement garage with studio accommodation at 85 South Street, Milnathort, KY13 9XA – Mr and Mrs W Robertson – Report 06/197.

Resolved:

Refuse, for the following reasons:-

- 1. The proposal is contrary to Policy 2(c) of the Kinross Area Local Plan 2004 as the inclusion of a balcony at first floor level will introduce significant overlooking into the neighbouring garden to the detriment of the residential amenity of the dwellinghouse.
- 2. The proposal is contrary to Policy 67 of the Kinross Area Local Plan 2004 as the inclusion of a balcony at first floor level will introduce significant overlooking into the neighbouring garden to the detriment of the residential amenity of the dwellinghouse.

B McNAUGHTON LEFT THE MEETING AT THIS POINT AND REJOINED THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM.

(12) PK/05/02244/FUL – PERTH – Change of use from vacant first floor storage area to function suite at 31 Watergate, Perth – Brennans Public House – Report 06/198.

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

Resolved:

Refuse, for the following reason:-

1. The proposal is contrary to Policy 41 of the Perth Central Area Local Plan, 1997, as the development will adversely affect the amenity of adjacent residential properties due to noise and disturbance from patrons entering and leaving the premises, given the quiet nature of Watergate and the late operating hours of the proposed function room.

(13) PK/05/02446/OUT – DRUM – Erection of dwellinghouse (in outline) at land west of Glendale Cottage, Drum – Mr R Forrest – 06/199.

Resolved:

Refuse, for the following reasons:-

1. The proposal would result in a dwellinghouse which would appear incongruous in the existing street scene and be located on a site which is too small and of a contrived shape such that it would be contrary to Policy 2 'Development Criteria' of the Kinross Area Local Plan 2004, in particular to (b) that regard should be had to the scale, form and density of development within the locality, to (c) that it should not result in a significant loss of amenity and to (f) that 'the site should be large enough to accommodate the impact of the development satisfactorily in site planning terms'.
2. The proposal would result in a dwellinghouse which would appear incongruous in the village in relation to orientation, plot size and plot layout such that it would be contrary to Policy 81 of the Kinross Area Local Plan 2004 that infill development should "not adversely affect density, character or amenity of the village".

(14) PK/06/00009/LBC – GLENFARG – Two storey extension to dwellinghouse at Dairyman's House, Newton of Balcanquhal, Glenfarg – I G Taylor and S Taylor – Report 06/200.

Resolved:

Refuse, for the following reasons:-

1. The proposal is contrary to Policy 25 of the Perth Area Local Plan 1995 incorporating Alteration No 1 – Housing Land 2000 as it will adversely affect the setting of the Listed Building.
2. The proposal is contrary to Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas especially Section 6.0.0 as it removes the symmetry from the building frontage and affects the composition and traditional form of the dwellinghouse and to the statutory requirement under Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have 'special regard to the desirability of preserving the building' when determining applications for listed building consent.

- (15) **PK/06/00013/FUL – BLAIRINGONE – Extension and renovation of dwellinghouse at Viewfield, Vicars Bridge Road, Blairingone – Mr J S Robertson – Report 06/201.**

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

Resolved:

Defer, for further investigation on whether or not a property of an acceptable plot ratio could be accommodated within the site.

FOLLOWING A TEN MINUTE RECESS, THE COMMITTEE RE-CONVENED

- (16) **PK/06/00031/FUL – GLENFARG – Two storey extension to dwellinghouse at Dairyman's House, Newton of Balcanquhal, Glenfarg – I G Taylor and S Taylor – Report 06/202.**

Resolved:

Refuse, for the following reasons:-

1. The proposal is contrary to Policy 1 of the Perth Area Local Plan 1995 incorporating Alteration No. 1 – Housing Land 2000 as it will adversely affect the visual character of the host building by unbalancing the building's traditional form and composition.
2. The proposal is contrary to Policy 25 of the Perth Area Local Plan 1995 incorporating Alteration No. 1 – Housing Land 2000 as it will adversely affect the Listed Building.
3. The proposal is contrary to Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas especially Section 6.0.0 as it removes the symmetry from the building frontage and affects the composition and traditional form of the dwellinghouse and to the statutory requirement under Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have 'special regard to the desirability of preserving the building' when determining planning applications which affect Listed Buildings.

- (17) **PK/06/00048/FUL – CRIEFF – Erection of 5 dwellinghouses at land at disused Bowling Green and 42 Mitchell Street, Crieff – Strathardle Developments – Report 06/203.**

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

Resolved:

Refuse, for the following reasons:-

1. The proposal is contrary to Policy 66, Crieff General Residential and Housing of the Strathearn Area Local Plan (2001) in that any infill residential development should not have a significant adverse effect on the sensity, character or amenity of the area. The proposal is not considered to meet this requirement by creating an over development of the site and a layout which does not reflect the local building form and pattern.
2. The proposed large detached houses do not reflect the architecture of the area resulting in an inappropriate design for the site to the detriment of the character and visual amenity of the area.

- (18) **PK/06/00111/FUL – PERTH – Erection of 10 terrace dwellinghouses and 8 flats (all affordable housing) with associated parking at land at Amulree Road, Perth – Servite Housing Association – Report 06/205.**

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. 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 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.
4. A sample of the external finishes shall be submitted for the approval of the Planning Authority prior to the commencement of the development. The external finishes as approved shall be implemented prior to the occupation and or use of the development.
5. All matters regarding access, car parking, road layout, design and specification (including street lighting and disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority.
6. The houses as approved shall only be developed by a Registered Social Landlord and shall be affordable as defined in PAN 74 and the Council's Affordable Housing Policy.

- (19) **PK/06/00154/FUL – PERTH – Extension to dwellinghouse at 46 Wilson Street, Perth – Mr & Mrs McKean – Report 06/206.**

Mr Armstrong, representing the applicant and Mrs Law, an objector to the application addressed the Committee and following their respective representations, Mr Armstrong and Mrs Law withdrew to the public benches.

Resolved:

Refuse, for the following reason:-

1. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 (amended by Alteration No1 – Housing Land 2000) as it is considered that the proposal would be detrimental to the character and amenity of both the existing property and neighbouring properties. The proposals will significantly alter the character of the existing property and over-develop the site, will overshadow and overlook neighbouring properties and will affect the character and appearance of the surrounding area.

- (20) **PK/06/00170/ADV – AUCHTERARDER – Display of a sign at 76 Feus, Auchterarder – Lynda Blamey – Report 06/207.**

Resolved:

Refuse, for the following reason:-

1. The scale, design and location of the proposal would be detrimental to road safety and visual amenity and contrary to Policy 58 of the Strathearn Area

Local Plan in that the existing character and residential amenity of the surrounding area should be retained; particularly as an appropriate advanced warning sign already exists for Glenruthven Mill with the proposed individual advanced signage proposals not considered a “reasonable” necessity, as highlighted in the Perth and Kinross Advertisement Control Policy and Guidelines.

(21) PK/06/00282/FUL – PERTH – Alterations and extension to dwellinghouse at 1 South Inch Park, Perth – Mr M Courcha and Miss F Cameron.

Resolved:

Refuse, for the following reasons:-

1. The proposal is contrary to Policy 41 of the Perth Area Local Plan 1995 (amended by Alteration No1 – Housing Land 2000) as it is considered that the proposal would be detrimental to the density, character and amenity of both the existing property and neighbouring properties as the proposals will adversely affect the character of the existing property, over develop the site and lead to the loss of off-street parking.
2. The proposal is detrimental to the pedestrian and traffic safety on the grounds of insufficient off-street car parking provision.

COUNCILLOR CADDELL, HAVING DECLARED AN INTEREST IN THE FOLLOWING ITEM IN TERMS OF STANDING ORDER 6, WITHDREW FROM THE MEETING AND LEFT THE CHAMBERS.

(22) PK/06/00134/FUL – PERTH – Proposed affordable housing development consisting of twenty-seven one and two bedroomed flats with associated car parking, access and landscaping at land at Tulloch Road and Wallace Crescent, Perth – Perthshire Housing Association and YMPDC – Report 06/209.

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. Samples of all external finishing materials shall be submitted to the Planning Authority for approval prior to the commencement of work.
4. 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.
5. A 1.8m footway shall be constructed along the site frontage with Wallace Crescent ex adverso the site in accordance with Council's approved standards, to the satisfaction of the Planning Authority.
6. The vehicular access from Wallace Crescent shall be laid out and constructed in accordance with the Council's approved standards, to the satisfaction of the Planning Authority.
7. The gradient of the access shall not exceed 3% for the first 5m measured back from the edge of the carriageway and designed so that no surface water is discharged to the public highway.

8. Full visibility splays of 2m by 60m shall be provided to the right and left of the access in so far as this is within the applicant's control.
9. A secure waterproof cycle parking facility for a minimum of 12 cycles shall be provided within the site details to be submitted to the Planning Authority for approval prior to the commencement of work.
10. Development shall not commence until a scheme to deal with contamination has been submitted to and approved by the Planning Authority. The scheme shall contain details of the nature, extent and type of contamination, measures to treat/remove the contamination and proposals in respect of site condition on completion of decontamination.
11. No residential unit shall be occupied until the approved decontamination scheme required by Condition 10 has been implemented to the satisfaction of the Planning Authority.