

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name	Michael Rieley
Address and Postcode	Scottish Renewables Forum, 3rd Floor, 49 Bath Street, Glasgow G2 2DL
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	ER 1, ER 6	or			
Site ref.		or			
Chapter		Page no.		Paragraph no.	

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Please See attached

Please include the reason for supporting the Plan/requesting a change.

Please see attached

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy**Print****Submit**

Development Plan Team
Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

10 April 2012

Dear Sir / Madam



Perth & Kinross Council's proposed Local Development Plan

We welcome the opportunity to comment on the above consultation. Scottish Renewables is the trade body for the renewable energy industry in Scotland, representing over 320 member organisations. This industry is playing a crucial role in the Scottish and UK Government's efforts to tackle climate change and increase Scotland's energy security and must continue to develop in order to help us meet our carbon emissions reduction target of 42% by 2020.

RenewableUK is the trade and professional body for the UK wind and marine renewables industries. Formed in 1978, and with over 700 corporate members, RenewableUK is the leading renewable energy trade association in the UK. Wind has been the world's fastest growing renewable energy source for the last seven years, and this trend is expected to continue with falling costs of wind energy and the urgent international need to tackle CO2 emissions to prevent climate change.

The modernised Scottish planning system holds the key to unlock Scotland's potential in renewables and to help us realise our ambitions and world leading targets. In order to share the benefits of renewable energy throughout Scotland's local authorities it is important to meet statutory requirements by producing local development plans that provide a practical framework within which the outcome of planning applications can be decided with a degree of certainty and efficiency.

Our response looks at this policy within the wider context of National Planning Framework (NPF2), Scottish Planning Policy (SPP) and relevant Planning Advice Notes (PANs), circulars and legislation at European, UK and Scottish levels before offering some comments on more specific areas, particularly, Environmental resource policies ER 1 and ER 6.

The enclosed comments are representative of our membership, which covers a wide range of those stakeholders in the renewable energy industry. We hope that this response will contribute towards shaping this plan into an appropriate and useful tool for planners, developers, land owners, communities and individuals as they contribute towards Scotland's renewable energy future.

We also look forward to the development of a Perth and Kinross 'Renewable and Low Carbon Energy Generation, Climate Change, Carbon Reduction and Sustainable Construction' policy guide. We hope our comments are useful in this process and can be taken on board.

We would appreciate being kept informed of the progress of this proposed Local Development Plan and we would be happy to contribute to any work that arises from this consultation. If you have any queries in relation to the issues raised in the letter please do not hesitate to contact me

Yours Sincerely,

Michael Rieley
Policy Officer
Scottish Renewables

Yana Bosseva
Planning Advisor
Renewable UK

Perth & Kinross Council's proposed Local Development Plan

General Comments

Scottish Renewables and Renewable UK are very supportive of the Council's intention to support the development of renewable energy, as outlined in section 2.4.10.

Scottish Planning Policy states that "development plans should support all scales of development associated with the generation of energy and heat from renewable sources, ensuring that an area's renewable energy potential is realised and optimised in a way that takes account of relevant economic, social, environmental and transport issues and maximises benefits¹".

Furthermore, Scottish Ministers expect the proposed plan to represent the authorities settled view as to what the final adopted content of the plan should be and not be used to "test the water"².

We appreciate the effort that the council have gone to in preparing this plan and believe that the highlighted need for responsibly sited renewables development is positive. However, there are some points we feel are contrary to the expectations of Scottish Planning Policy, and to the requirements of Scottish Ministers that "development plans should be succinct and set out ambitious long term visions for their areas".³ We highlight particular areas we feel could have improvements and amendments to ensure Perth and Kinross maximises its renewables potential and helps Scotland reach our ambitious renewables and climate change targets.

Specific Comments

Policy ER 1: Renewable and Low Carbon Generation

Scottish Renewables and Renewable UK object to considerations 'c' and 'h' outlined in Policy ER 1 for the following reasons.

c. The connection to the electricity distribution or transmission system.

We believe that this is contrary to Scottish Planning Policy which states that "Existing and approved grid capacity should be maximised wherever possible. However, grid constraints should not be used as a development constraint where renewable energy potential exists."⁴

h. The reasons why the favoured choice over alternative sites has been selected

Renewable energy projects are subject to a wide range of constraints and financial uncertainties. The process of fine tuning each application to meet the wide range of conditions set out in planning policy to protect the surrounding environment and communities, maximising the resource and achieving a successful return on investment requires a significant amount of time and resource on the behalf of any developer, who in turn would expect each application to be considered on its own merits. In addition, there is no clear signal within Scottish Planning Policy on the need to consider alternatives.

Planning Advice Note 58 states that "the planning authority should determine the planning application on the merits of the proposal before them and not on the merits of potential alternatives

¹ Scottish Planning Policy, Paragraph 184, <http://www.scotland.gov.uk/Resource/Doc/300760/0093908.pdf>

² Planning Circular 1/2009, Development Planning, para 5

³ Planning Circular 1/09: Development Planning

⁴ Scottish Planning Policy, Paragraph 191, <http://www.scotland.gov.uk/Resource/Doc/300760/0093908.pdf>

(for some projects however the existence or otherwise of a feasible alternative may be a material consideration in the determination of the application)⁵”.

It is important to state that in this context Renewable energy development is different from most other forms of EIA development, in that multiple sites will be coming forward and the policy framework anticipates that. The form of development is very different to say an airport or strategic/regional landfill site where it may be material for that type of development to consider alternatives in more detail. We therefore believe that this consideration of alternative sites for renewables should not be included in this Local Development Plan.

“Proposals for the development of renewable or low carbon sources of energy by a community may be supported where the development does not meet all of the above requirements, provided it has been demonstrated that there will not be significant environmental effects and the only community significantly affected by the proposal is the community proposing to develop it”

Scottish renewables and Renewable UK have some concern that the statement above taken from Policy ER 1 of the proposed local development plan is contrary to the principles of the planning system which “operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another⁶”. Furthermore, Scottish Planning Series Circular 4 2009: Development Management Procedures states that “In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development⁷”.

Policy ER 6 Managing future landscape change to conserve and enhance the diversity and quality of the areas Landscapes.

Scottish Planning Policy maintains the requirement that planning authorities should set out in the development plan a spatial framework for onshore wind farms of over 20 Megawatts (MW) generating capacity and that authorities may incorporate wind farms of less than 20MW generating capacity in their spatial framework if considered appropriate. It is therefore disappointing that there are no references to the Council’s plan to create their own spatial framework for onshore wind, other than to say that “Supplementary Guidance will provide a spatial framework for wind energy developments and further explain the locational, technological, environmental and design requirements for developers to consider in making their applications.” In section ER1 and that “Until it is possible to assess the acceptability of development proposals against Perth and Kinross-wide Supplementary Guidance on Landscape, priority will be given to safeguarding and enhancing the landscape of National Scenic Areas. The Tayside Landscape Character Assessment will be used for assessing development proposals, along with other material considerations.” in section ER6.

The purpose of a spatial framework is to guide wind turbine developments to appropriate locations, to maximise renewable energy potential and to minimise wasted effort and resources on

⁵ PAN 58, paragraph 71, <http://www.scotland.gov.uk/Publications/1999/10/pan58-root/pan58>

⁶ Scottish Planning Policy, Paragraph 23, <http://www.scotland.gov.uk/Resource/Doc/300760/0093908.pdf>

⁷ Scottish Planning Series Circular 4 2009: Development Management Procedures, Paragraph 6, <http://www.scotland.gov.uk/Publications/2009/07/03153034/11>

inappropriately located proposals. We therefore believe that it is in the best interests of Perth and Kinross council to set out clearer guidance for the development of onshore wind taking into account Scottish Government Guidance which states that “Unless there is a reasoned justification not to, it is important that where planning authorities have yet to prepare spatial frameworks either as part of the development plan or as supplementary guidance with an intention to adopt, that timetables are prepared as a matter of priority”.

Stephen WardTown Planning & Development
Consultants Ltd.Jocelyn House
Jocelyn Street
Dundalk
Co. Louth
IrelandThe Environment Service
Perth & Kinross Council
Pullar House
35 Kinnoul Street
Perth PH1 5GD
ScotlandApril 10th 2012

Dear Sir or Madam,

SUBMISSION RE: LANDS AT JUNCTION OF CRIEFF ROAD/NEWHOUSE ROAD/STRATHTAY ROAD, PERTH, PH1 2XB AS AFFECTED BY THE “PROPOSED” LOCAL DEVELOPMENT PLAN (2012) FOR PERTH & KINROSS COUNCIL

1. INTRODUCTION

This submission is made by Stephen Ward Town Planning and Development Consultants Limited, Jocelyn House, Jocelyn Street, Dundalk, Co. Louth, Ireland on behalf of ABP, Crieff Road, Perth, PH1 2XB. The submission relates to lands at Crieff Road/Newhouse Road/Strath Tay Road Perth (as identified on the map below).



Figure 1 – Location of Submission Lands

2. PURPOSE OF SUBMISSION – CHANGE IN ALLOCATION OF LANDS FROM RC3 COMMERCIAL CENTRE USES TO RC1 TOWN AND NEIGHBOURHOOD CENTRE USES

Under the “Proposed Plan” in accordance with the “Perth Settlement Map” as contained therein, the lands are currently identified as “Commercial Centre” and are affected by Policy RC3.

This submission seeks the re-designation of the lands at Crieff Road/Newhouse Road/Strathtay Roads to “Town and Neighbourhood Centre”

Having regard to the site’s location adjacent to a large extensive residential area to the south it is submitted that the re-allocation of the subject lands to “*Town and Neighbourhood Centre*” uses rather than “Commercial Centre” as currently proposed would be a more appropriate use of the lands. It is considered that the site would provide the optimum location for a “neighbourhood centre” for the following reasons: -

3.JUSTIFICATION FOR CHANGE IN ALLOCATION OF LANDS FROM POLICY RC3 COMMERCIAL CENTRE USES TO RC1 -TOWN AND NEIGHBOURHOOD CENTRE

- The need for development plans to “identify a network of centres” is clearly acknowledged at Paragraph 53 Scottish Planning Policy (SPP)(2010). This includes “town centres, commercial centres and local centres”. The allocation of the lands for “Town and Neighbourhood Centre” uses would facilitate a more equitable, efficient and sustainable spatial distribution of retail floorspace by providing an opportunity to provide local shopping facilities and services to serve a small localised catchment population. At present, the nearest shopping facilities are provided in the ‘Tesco Extra’ to the north of the heavily trafficked Crieff Road. The physical separation of the ‘Tesco Extra’ from the residential neighbourhood discourages sustainable travel patterns in the neighbourhood as it is difficult for pedestrians to cross Crieff Road. As such, car based transport is more likely to be used to access the ‘Tesco Extra’ on the north side of Crieff Road even for more intermittent “top-up” shopping.
- Paragraph 54 of the consolidated SPP provides a broad description of the role, function and physical characteristics of “Commercial Centres”. It states,

“Commercial centres are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses”. (Paragraph 54:11) As is evident from Figure 2 below, the submission lands are located in a predominantly residential area that is characterised by small-scale building formats accommodating residential and related uses. The site is physically separated from the nearby “commercial” type uses by the heavily trafficked Crieff Road (A85) and Newhouse Road (A9). Such an approach would be in keeping with national planning policy, specifically Paragraph 54 of SPP which states, *“ To be identified as a town centre a diverse mix of uses and attributes, including a high level of accessibility, should be provided. The contribution of these uses to the qualities of character and identity which create a sense of place and further the well-being of communities should be taken into account. Range and quality of shopping, wider economic and social activity in both the day and the evening, integration with residential areas and the quality of the environment are key elements of successful town centres, and should be supported rather than taking a retail-led approach which can create homogenous centres.”* The submission site is restricted in extent so the level of retailing would be directed at the local level at a scale that would not threaten the town centre or other existing or planned retail centres.



Figure 2 – Aerial View of Submission Lands Showing Extensive Residential Area to South and Large-Scale Building Formats to North of Crieff Road and West of Newhouse Road

- The re-allocation of the site for “Town and Neighbourhood” as opposed to “Commercial Centre” uses would also be fully in keeping with Paragraph 38 of SPP by providing an opportunity to improve and enhance the visual and aesthetic quality of a highly visible site at the junction of Crieff Road (A85) and Newhouse Road (A9). The re-designation of the site for “Town and Neighbourhood” uses would provide an opportunity to re-configure and modify the existing layout and large-scale building format in a manner that would better fit with the surrounding pattern of development to the east and south of Newhouse Road and Strathtay Road respectively.



Photograph 1 – View of Site from Newhouse/Strathtay Road Junction



Photograph 2 – View of Site from Strathtay Road

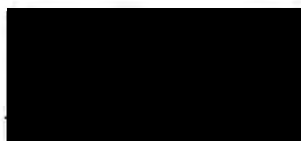
- Paragraph 33 of Scottish Planning Policy (SPP)(2010) asserts that the Scottish Government's top priority is the growing of the economy in a sustainable manner. In pursuit of this aim, Paragraph 33 states, "*The planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Achieving sustainable economic growth requires a planning system that enables the development of growth enhancing activities across Scotland and protects and enhances the quality of the natural and built environment as an asset for that growth. Planning authorities should take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth*". (Paragraph 33).

4. CONCLUSIONS

Having regard to the site's location adjacent to a large extensive residential area to the south; the dearth of "accessible" and appropriately scaled retail facilities in the vicinity; and the nature and physical pattern and scale of existing development to the south, it is submitted that the re-allocation of the subject lands to "*Town and Neighbourhood Centre*" uses rather than "Commercial Centre" as currently proposed would be a more appropriate and sustainable use of the lands.

The site owners are keen to work with the Council to provide a new use for the site and would propose to meet and discuss before end of April.

Yours faithfully,



Stephen Ward

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form**

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name	Mrs Dorothy Guthrie
Address and Postcode	46 Spoutwells Drive, Scone, PH2 6SB
Telephone no.	[REDACTED]
Email address	[REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.	Perth Local Plan	or
Site ref.		or
Chapter	5.33	Page no. <input type="text"/> Paragraph no. <input type="text"/>

Perth and Kinross Local Development Plan – Proposed Plan **Representation Form****4. What is your representation?**Are you supporting the Plan? ☐**Or**

Would you like to see a change to the Plan? Please state this change.

Reconsideration given to the development of 800 houses in the village area of Scone

Please include the reason for supporting the Plan/requesting a change.

Currently Scone is creaking at the seams and the infrastructure is not adequate for any future development. I note that there are many clauses in place especially regarding the Cross Tay Link Road. I cannot see how a developer would be willing to pay large costing towards a bridge and then build housing that could not be occupied until the bridge is built. I see this as a positive in the non development of the proposed housing, especially in this economic climate. The bridge would be of little benefit to the current population of Scone as the majority of people are either working within the city boundary or are retired and visit the town for shopping and leisure. Why would a developer building in Scone pay substantially more than say he would building on the Western edge where access to the main routes is easier to reach and would be more cost effective.

Surely the development of Balgarvie which incidently is not completed !!! Why is that I wonder ? the lack of money for people buy. We have the development of the Glebe School which strangely doesnt fall in to the category for embargo of developments of 10 sites or more.

The landscape of the area would change dramatically with the removal of part of the woods the wildlife would be decimated. Scone would just end up as a large housing scheme with very little amenities.

I didn't realize that the council had monies available to develop both the school in Scone and Balbeggie I though money was so tight.

I can see the benefit for commuters for development around the existing city by pass at the western edge , on the plans H7, H70 Berthapark and Broxden Perth West.

However all i see is Perth becoming a commuter town for Edinburgh and Glasgow with the lack of employment in the Perth area, surely this is something that should be looked at before any development takes place.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

Save a copy**Print****Submit**

To submit your form you then have to send the email.

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name (MRS.) PENGLOPE MARGARET ANN REITH

Address and Postcode GLENDENE, 13 POLINARD, COMRIE, PERTHSHIRE PH6 2RJ

Telephone no. [REDACTED]

Email address [REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☒

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.		or
Site ref.	H 58	or
Chapter	8	
Page no.		Paragraph no.
		8.7.2 & 8.7.4

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

Please include the reason for ~~supporting the Plan~~/requesting a change.

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.

In addition to the points made above, as a resident of Polinard I am particularly concerned that the proposed development of site H58 presents a major threat of increased flooding risk to the houses at the lower end of Polinard which back onto Muirhead Wood (including our house at No. 13) - where the road already floods regularly. It is certainly not correct to state, as Developers A & J Stephen who have an interest in site H58 have done, that the site is free from flooding risk. I know this from personal experience of walking my dog there over the past twelve years when the field has been in stubble.

[REDACTED]

8th April 2012.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit

From: LINDA MCADAM [REDACTED]
Sent: 10 April 2012 15:07
To: TES Development Plan - Generic Email Account
Cc: Julie Robertson
Subject: TUMMEL BRIDGE LOCAL DEVELOPMENT PLAN
Follow Up Flag: Follow up
Flag Status: Green
Attachments: Email002 (2).jpg; Email003 (2).jpg

Dear Sir/Madam

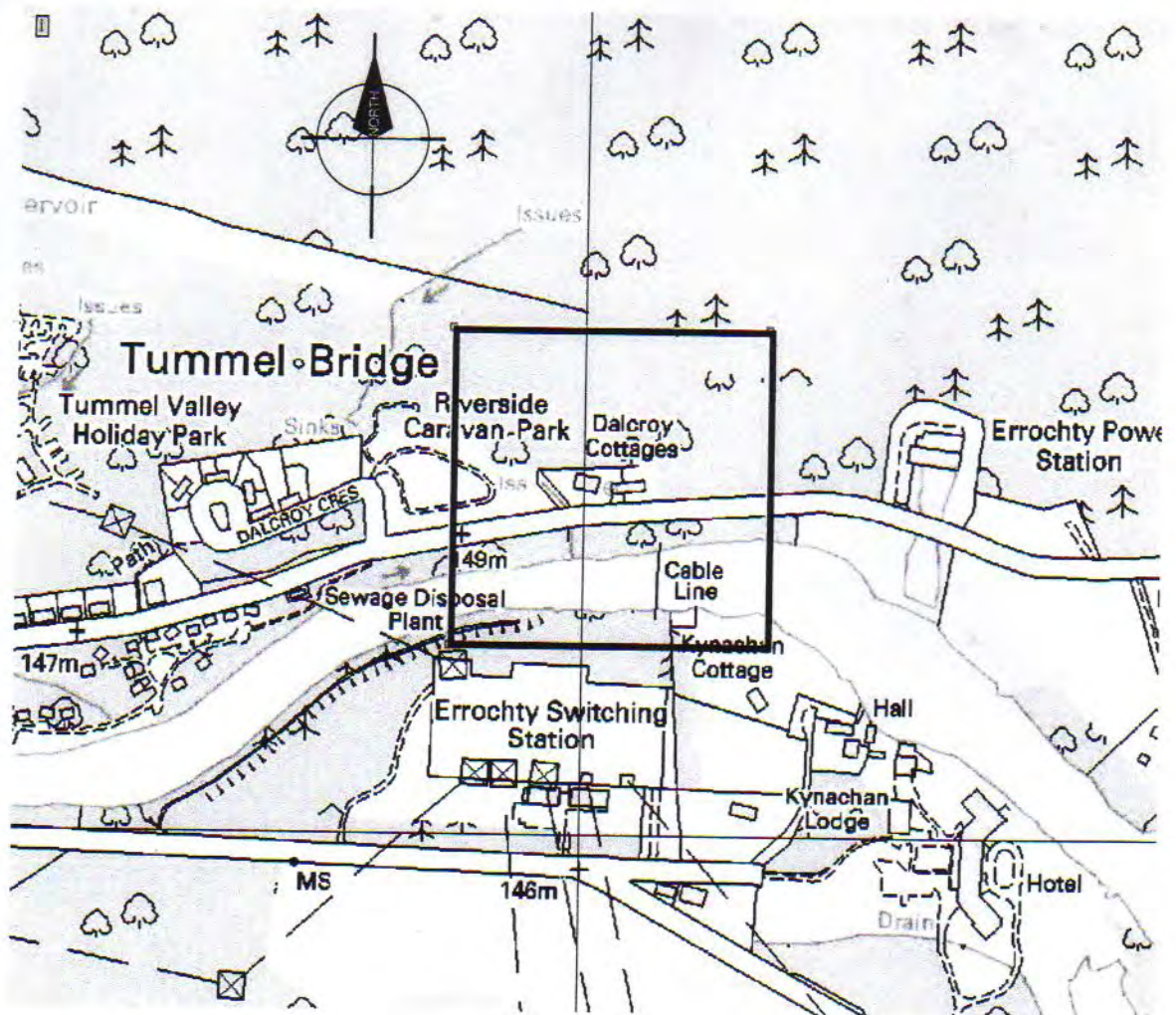
I write this e mail to confirm that I wish the following change be made to the Proposed Plan.

With reference to the Tummel Bridge area, Page 195, Chapter 6.23 part of the proposed plan I request that the area of land of approximately 708 sq metres adjacent to No 4 Dalcroy Cottages may be included in terms of the settlement boundary. The reason for this request is an intention to build a small bungalow on this garden ground in the near future. Please find attached two plans of the area in question.

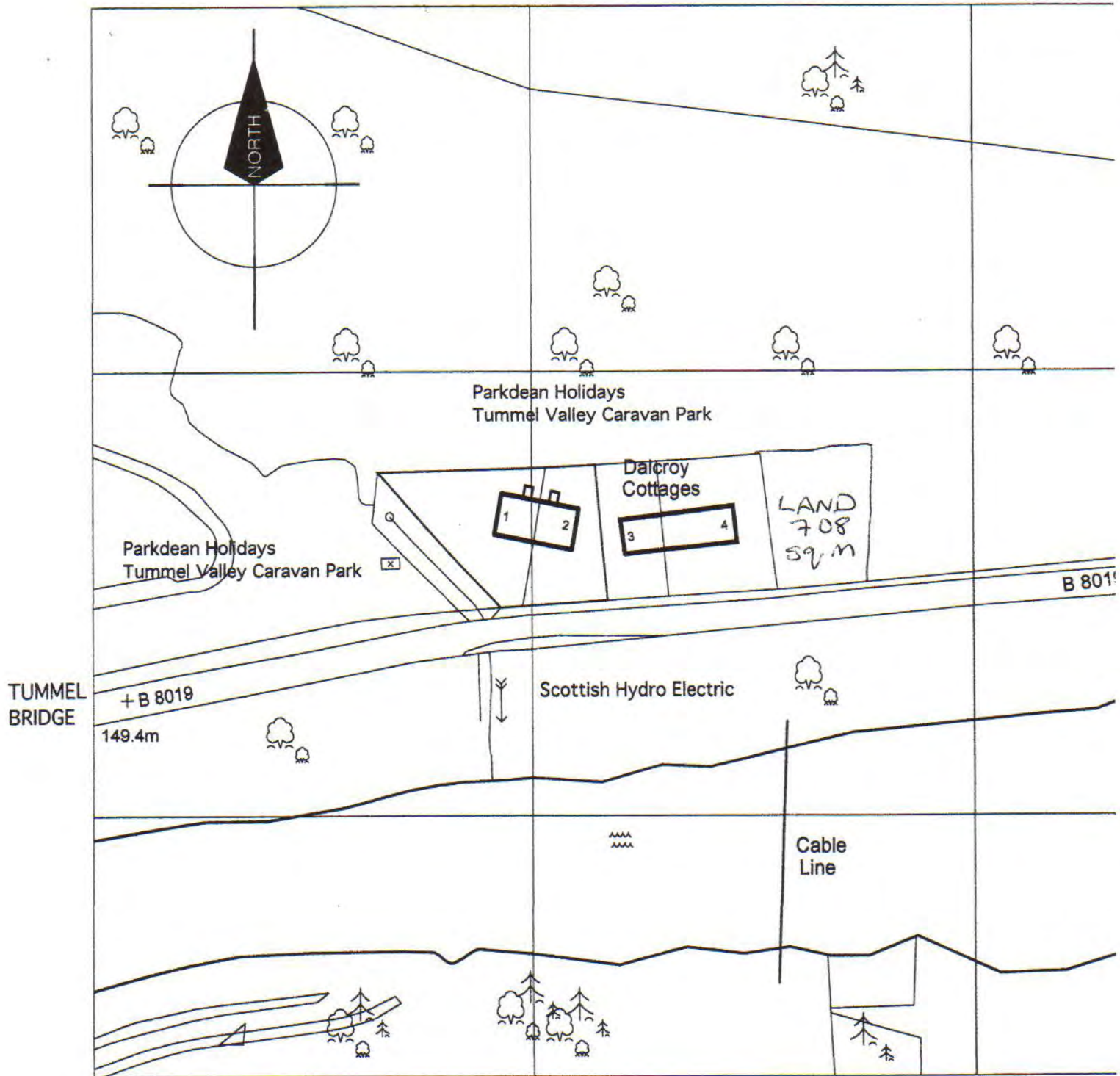
I look forward to an acknowledgement of my request.

Linda McAdam (Mrs)

[REDACTED]



GENERAL LOCATION NTS



LOCATION PLAN 1:1250

From: LINDA MCADAM [REDACTED]
Sent: 10 April 2012 14:28
To: Julie Robertson
Subject: Re: Perth & Kinross Local Development Plan
Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms Robertson

Following your recent e mail and our telephone conversation this morning, I write this e mail to confirm that I wish the following change be made to the Proposed Plan.

With reference to the Tummel Bridge area, Page 195, Chapter 6.23 part of the proposed plan I request that the area of land adjacent to No 4 Dalcroy Cottages should be included in terms of the settlement boundary. The reason for this request is an intention to build a small bungalow on this garden ground in the near future.

A map of this area will be put in the post to you today and trust this will be of assistance. Thank you for your help in this matter. Please do not hesitate to telephone me if you require any further information.

Kind regards

Linda McAdam (Mrs)

Tel [REDACTED]

From: Julie Robertson <[REDACTED]>
To: [REDACTED]
Sent: Wednesday, 28 March 2012, 11:55
Subject: Perth & Kinross Local Development Plan

Dear Ms McAdam

I refer to your email to Brenda Murray on 24th March 2012 regarding the ownership of your property at 4 Dalcroy Cottages, Tummel Bridge .

I was unclear with regards to your enquiry whether you are wishing to inform us of your ownership or whether you wish for us to consider a site boundary for the Local Development Plan. However I hope the following provides you with a satisfactory response.

In terms of ownership of land I would advise that we don't hold a record of private ownership of plots within Perth & Kinross Council area.

With respect to consideration of a plot of land within the Local Development Plan I would advise that the Council has published a Proposed Plan (which covers all of the Perth & Kinross Council area) for a period of Representation from the 30th January until **4pm on the 10th of April 2012**. The Proposed Plan sets out the Councils settled view on which land should be allocated to meet the areas development needs to 2024. The Proposed Plan is not a planning application but identifies areas of land and sets out the indicative land uses which would be considered acceptable in these areas. It does not set out the detailed layouts for these areas of land as this will be considered through a detailed planning application at a later date and will be subject to a further period of representation.

The period of representation on the Proposed Plan allows any party who do not agree with the content of the Plan to have the opportunity to make their case as to why they would wish to see the Plan changed - or if they agree why they do not wish to see the Plan change. All representations will be submitted to Scottish Ministers who will determine whether any changes to the Plan are required.

I would advise with respect to Tummel Bridge that the relevant information can be found in Section 6.23 of the

Proposed Plan (Page 195)

You may view the Plan and make a Representation online at www.pkc.gov.uk/ProposedLDP or alternatively you may submit your representation by email to developmentplan@pkc.gov.uk and where email is unavailable, by post to: Local Development Plan Team, The Environment Service, Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

Please note that all representations must include the following:

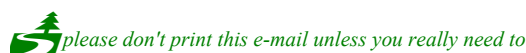
- Name and contact details
- What document you are commenting on
- What section, site or policy your comment relates to
- Tell us what, if anything, you want to change in the Plan
- Give your reason for either supporting the Plan or making your change to the Plan
- Questions should not be included in Representations but if clarification is required on any aspect of the Plan please contact the Local Development Plan team.

I trust that the above is satisfactory.

Yours Sincerely

Julie Robertson
Planning Officer - Planning & Regeneration
Perth and Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Website: www.pkc.gov.uk



From: LINDA MCADAM [REDACTED]
Sent: 24 March 2012 19:26
To: Brenda Murray
Subject: DRAFT PERTH AREA/PERTH CENTRAL AREA LOCAL PLAN

Dear Ms Murray

I enquired as far back as 2008 as to the possibility of my plot of land adjacent to Blairmore, 4 Dalcroy Cottages, Tummel Bridge, By Pitlochry, PH16 5NT to be recognised as such and not in fact owned by the North of Scotland Hydro Electric Board, now SSE.

The reason this came about followed my application for outline planning permission for this plot which I purchased from the Company around 1990.

Your letter of 28th February advised that no local plans would be progressed to finalised stage.

I would appreciate very much an update as to the current situation regarding the Tummel/Rannoch plan in particular.

I look forward to hearing from you.

Yours sincerely

Linda McAdam

Securing the future... - Improving services - Enhancing quality of life - Making best use of public resources.

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name **CHRISTOPHER JOHN REITH**

Address and Postcode **GLENDENE, 13 POLINARD, COMRIE, PERTHSHIRE PH6 2HT**

Telephone no. [REDACTED]

Email address [REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☒

2. Which document are you making a representation on?

Proposed Plan ☒

SEA Environmental Report – Addendum 2 ☐

Supplementary Guidance ☐

SEA ER Addendum 2 - Appendices ☐

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.

or

Site ref. **H 58**

or

Chapter **8**

Page no.

Paragraph no. **8.7.2 & 8.7.4**

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

Please include the reason for supporting the Plan/requesting a change.

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.

8 APRIL 2012

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name Catriona Cleghorn
Address and 12 Cowden Rd
Postcode Comrie
PH6 2HN

Telephone no. [REDACTED]

Email address [REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.		or
Site ref.	H 58	or
Chapter	8	Page no.
		Paragraph no.
		8.7.2 & 8.7.4

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

Please include the reason for supporting the Plan/requesting a change.

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.

In addition to the points made above I have particular concerns about unresolved access issues relating to the potential development of Site H58. Access can not take place over the unadopted Cowden Rd, and as a resident of Cowden Rd I do not wish to see this private road adopted, as this would have a major negative impact on the amenity and tranquility currently enjoyed by this part of the village. It would also seriously detract from the integrity and character of the designated Dalginross Conservation Area with which Cowden Rd connects at its north end.

Furthermore, having read the letter from A&J Stephen (Builders), dated 19th January 2011, submitted to P&KC Planners at the MIR consultation stage of LDP development which states that Site H58 is "free from flooding risk" I wish to point out that this is factually incorrect and can easily be challenged on the basis of local experience. I would have expected that Perth & Kinross Council planners should have carried out a detailed flood risk assessment prior to proposed zonation of a site of this scale for development.



8th April 2012.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name **DAVID & NORMA THOMSON**

Address and Postcode **3 POLWARD COMRIE**

PH6 2HJ

Telephone no. [REDACTED]

Email address **N/A**

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☒

2. Which document are you making a representation on?

Proposed Plan ☒

SEA Environmental Report – Addendum 2 ☐

Supplementary Guidance ☐

SEA ER Addendum 2 - Appendices ☐

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.

or

Site ref. **H 58**

or

Chapter **8**

Page no.

Paragraph no. **8.7.2 & 8.7.4**

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

Please include the reason for supporting the Plan/requesting a change.

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.



8/04/2012.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

Please read the notes below before completing this form. Completed forms should be returned to the Local Development Plans Team: DevelopmentPlan@pkc.gov.uk

Please complete all 4 sections of the Plan, this will allow us to process your representation accurately and quickly. If you have comments on several documents or parts of the Plan please use separate forms for each.

The period of representation will end at **4pm on Tuesday 10th April 2012** and it is essential that you ensure that representations are with us by then.

Your representation will be considered as part of the Local Development Plan preparation process and will be processed by employees of Perth & Kinross Council's Environment Service. Representations and any information you provide (except signatures, email addresses and phone numbers) will be available for public inspection, published online and may be shared with other appropriate professionals and service providers. Under the terms of the Data Protection Act 1998 you are entitled to know what personal information Perth and Kinross Council holds about you, on payment of a fee of £10.

Once we have your representation(s) we will acknowledge them and inform you when the Proposed Plan has been submitted to Scottish Ministers for examination. Scottish Government guidance indicates that representations should be a maximum of 2000 words to provide the Examination Reporter with concise representations that can be resolved through written representations, hearings or a public inquiry as part of the examination process.

1. Contact details (only representations that include full contact details are valid)

Name **EDITH MCINTYRE**
Address and Postcode **19 POLINARD, COMRIE PH6 2HT**

Telephone no. [REDACTED]

Email address [REDACTED]

Note: email is our preferred method for contacting you – if you do not wish to receive correspondence by email, please tick this box: ☐

2. Which document are you making a representation on?

Proposed Plan	<input checked="" type="checkbox"/>	SEA Environmental Report – Addendum 2	<input type="checkbox"/>
Supplementary Guidance	<input type="checkbox"/>	SEA ER Addendum 2 - Appendices	<input type="checkbox"/>

If making a representation on Supplementary Guidance, please state the name of the document:

3. Which part of the document are you making a representation on?

Policy ref.		or
Site ref.	H 58	or
Chapter	8	Page no.
		Paragraph no.
		8.7.2 & 8.7.4

Perth and Kinross Local Development Plan – Proposed Plan Representation Form

4. What is your representation?

Are you supporting the Plan? ☐

Or

Would you like to see a change to the Plan? Please state this change.

PROPOSED CHANGE TO PLAN

I would like to see paragraphs 8.7.2 and 8.7.4 of the proposed plan modified by removal of site H58 Comrie from the proposed allocation for additional housing land as this scale of development is not appropriate for a small village and is contrary to TAYplan strategic guidance, with which the LDP is required to be consistent.. This proposal is also contrary to several of the stated LDP policies which should guide planning proposals and is therefore unjustifiable.

Please include the reason for supporting the Plan/requesting a change.

In support of my objection to inclusion of site H58 in land allocated for housing development I wish to identify with the case set out in the representation relating to this site made by Mr A Thompson of 4 Polinard, Comrie, PH6 2HJ. I am strongly in agreement with the rationale and points made in Mr Thompson's submission and I request that my objection should be treated as having equal weight to his submission.

I am concerned about the ability of the road system to cope with the extra traffic. The road layout would have to be altered at the top of Dalginross as there is confusion at present and one shudders to think what it would be like with all the construction vehicles, not to mention an extra 40 plus cars from the 30 new houses. Kees Cowden Road is at present too narrow for vehicles to meet.

8 April 2012.

The Submit button will open an email addressed to the LDP team and attach this form, at this point you will have the opportunity to add text to the email and attach any supporting information.

To submit your form you then have to send the email.

Save a copy

Print

Submit