

Perth and Kinross Council
Development Management Committee – 24 April 2013
Report of Handling by Development Quality Manager

**Erection of 147 dwellinghouses and associated engineering operations on
land at Castlemains Farm, Auchterarder**

Ref. No: 08/01279/FLM
Ward No: 9 – Almond & Earn

Summary

This report recommends approval of the application for the erection of 147 houses as the development is within a zoned housing site where a decision has been made to grant planning consent in principle and it complies with the provisions of the adopted Development Plan as well as national policy and guidance.

BACKGROUND AND DESCRIPTION

- 1 The application site is situated on the northern edge of Auchterarder burgh and forms part of a wider area which is identified in the adopted Strathearn Area Local Plan 2001 as an Opportunity Site – 03 for residential and compatible uses for the northern expansion of Auchterarder. An outline application for the wider site including Kirkton for residential and Class 4, 5 and 6 uses (08/01133/OUT) is expected to be issued prior to this Committee meeting following the recent completion of the associated Section 75 Agreement. A detailed application for the Kirkton site, 09/01290/FLM is also included within this Committee agenda.
- 2 The Auchterarder Expansion Development Framework was approved at the Council's Enterprise and Infrastructure Committee on 26 March 2008 as supplementary planning guidance, following public consultation in April and May 2006. This framework was prepared by a consortium of developers including Muir Homes, Stewart Milne and a community steering group. The development of this land, along with the Kirkton development constitutes a significant element of the housing land supply in the Strathearn Housing Market Area.
- 3 The outline application is to be subject to a Section 75 Agreement attached to it covering the following terms - affordable housing, A9 junction improvements, provision of employment land, provision and maintenance of public open space and play areas, financial contribution towards community facilities such as car parking and recycling, and an annual monitoring report on house completions for school capacity evaluation and education contributions if the number of houses exceeds 800 units. This agreement is close to being concluded.
- 4 This application comprises a detailed proposal by Muir Homes for Phase 1 for the erection of 147 residential units, including 16 affordable housing units, associated infrastructure, open space and a full size football pitch at Castlemains which is situated on the northern edge of Auchterarder with open

countryside to the north, Hunter Street to the east, zoned housing land to the west and residential properties and the school to the south. The site is currently agricultural land with a northern aspect. The housing proposed for the site varies from 2 bedroom apartments; semi-detached bungalows; and terraced villas through to 5 bedroom detached villas in single and 2 storey designs. Materials include grey roof tiles; white/cream roughcast; reconstituted stonework; and elements of timber panelling to the external walls and timber windows. The housing will be developed incorporating the use of highly insulated, energy efficient timber frame construction; high quality double glazed hermetically sealed timber windows; and energy efficient central heating systems to comply with the latest building standard regulations. The frontages are open plan except along the residential core road where walls, railings and hedging will be introduced. Play area and open space provision is spread throughout the development connected with pathways and cycleways. A Biodiversity Statement was submitted in support of the application which proposes opportunities for the enhancement of biodiversity and habitat throughout the site through hedging, tree and shrub planting and grassland.

NATIONAL POLICY AND GUIDANCE

Scottish Planning Policy 2010

- 5 This SPP is a statement of Scottish Government policy on land use planning and contains:
- the Scottish Government's view of the purpose of planning,
 - the core principles for the operation of the system and the objectives for key parts of the system,
 - statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
 - concise subject planning policies, including the implications for development planning and development management, and
 - the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are:

- Paragraphs 66 – 91: Housing
- Paragraphs 86 - 88 : Affordable Housing
- Paragraphs 110-124:Historic Environment
- Paragraphs 149-158: Open Space & Physical Activity
- Paragraphs 165 -181: Transport

Designing Places 2001 & Designing Streets 2010

- 6 Designing Places 2001 is the first policy statement which marks the Scottish Government's determination to raise standards of urban and rural development. Designing Streets 2010 supports Designing Places and is the first policy

document in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles.

Planning Advice Note 68: Design Statements

- 7 Notes that design statements will enable the applicant to explain why the selected design solution is the most suitable in the circumstances in terms of the building(s) and the quality of spaces created.

Planning Advice Note 84: Reducing Carbon Emissions in New Development:

- 8 Highlights the key role of the planning system in supporting a move towards low and zero carbon development through the use of energy efficiency, micro-generation and decentralised renewable energy systems.

DEVELOPMENT PLAN

- 9 The Development Plan for the area consists of TAYplan Strategic Development Plan 2012 – 2032 the Approved Perth and Kinross Structure Plan 2003 and the Adopted Strathearn Area Local Plan 2001.

TAYplan Strategic Development Plan 2012 – 2032 Approved June 2012

Under the TAYplan the principal relevant policy is:-

Policy 5: Housing

- 10 Ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

Strathearn Area Local Plan 2001

- 11 The site is within Auchterarder settlement and is identified in the adopted Strathearn Area Local Plan 2001 as an Opportunity Site – 03 for residential and compatible uses for the northern expansion of Auchterarder.

The principal relevant policies are:-

Policy 1 Sustainable Development

- 12 This sets out the criteria to ensure the goals for sustainable development are achieved including use of non renewable resources, maintain or improve the quality of the environment, the precautionary principle is applied, biodiversity is conserved, minimisation of waste and pollution and to meet local needs and enhance access to employment facilities, goods and services.

Policy 2 Development Criteria

- 13 All developments within the Plan area will be judged against a series of criteria including landscape framework capable of absorbing, and if necessary, screening the development, the scale, form, colour, and density of development, compatibility with its surroundings in land use terms, local road network, sufficient spare capacity in drainage, water and education services, the site should be large enough, buildings and layouts to be energy efficient, where possible be located in those settlements which are the subject of inset maps.

Policy 4 Landscape

- 14 Where developments shall seek to mitigate any adverse landscape impacts.

Policy 5 Design

- 15 The Council require high standards of design for all development with encouragement given to the use of good quality materials, energy efficiency, innovative design and good landscape fit.

Policy 7 Flood Risk

- 16 Development in areas liable to flood or where remedial measures would adversely affect flood risk elsewhere will not normally be permitted.

Policy 12 Light Pollution

- 17 The Council will not grant consent for proposals that would result in unnecessary and intrusive light pollution.

Policy 23 Archaeology

- 18 The Council will safeguard the settings and archaeological landscapes associated with Scheduled Ancient Monuments from potential adverse development.

Policy 35 Public Access and Informal Recreation

- 19 The Council will continue to encourage public access to the countryside and informal recreation provision for a wide variety of users.

Policy 36 Open Space Provision

- 20 The Council will seek the provision of appropriate areas of informal and formal recreational space as an integral part of a new housing development.

Policy 39 Transport Standards

- 21 Adequate provision of parking, servicing and where appropriate public transport must be made in all new developments.

Policy 41 Cycling

- 22 The Council will strongly encourage proposals which make cycling safer and it will take account of the needs of cyclists when considering all development proposals.

Policy 58 Residential Character and Amenity

- 23 Where sites become available for development housing will be the most obvious alternative use. Important trees and hedges will be retained.

Policy 60 Northern Edge Expansion

- 24 The Council, in consultation with the relevant parties will prepare a Master Plan for the development of land identified as Opportunity 3. This will include proposals to deal with private sector contributions towards the removal of infrastructure constraints.

Opportunity 3

- 25 Development opportunity for residential and compatible uses as part of the northern expansion of Auchterarder.

Perth and Kinross Proposed Local Development Plan (PLDP) 2012

- 26 On 30 January 2012 the Proposed Plan was published. The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan Scheme sets out the timescale and stages leading up to adoption. It has recently undergone a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.
- 27 Under the PLDP the site lies within the settlement of Auchterarder. The principal relevant policies are in summary:-

Policy PM1: Placemaking

- 28 Development must contribute positively to the quality of the surrounding built and natural environment.

Policy PM2: Design Statements

- 29 Design Statements will normally need to accompany a planning application if the development comprises 5 or more dwellings.

Policy PM3: Infrastructure Contributions

- 30 Infrastructure contributions will be required from new developments which by virtue of their scale will exacerbate a current or generate a future need for additional infrastructure.

Policy RD1 Residential Areas

- 31 The plan identifies areas of residential and compatible uses where existing residential amenity and character will be protected and where possible improved.

Policy RD4: Affordable Housing

- 32 Residential development consisting of 5 or more units should include provision of an affordable housing contribution amounting to 25% of the total number of units.

Policy TA1: Transport Standards

- 33 The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible with adjoining land uses.

Policy CF1B: Open Space within New Developments

- 34 The Council will seek the provision of appropriate areas of informal and formal open space as an integral part of any new development.

Policy HE1B: Non Designated Archaeology

- 35 The Council will seek to protect areas or sites of known archaeological interest and their settings.

Policy NE4: Green Infrastructure

- 36 Development should contribute to the creation, protection, enhancement and management of green infrastructure to mitigate negative environmental impacts in new developments.

Policy EP1: Climate Change, Carbon Reduction and Sustainable Construction

- 37 Sustainable design and construction will be integral to new development within Perth & Kinross.

Other Relevant Policy/Guidance

Affordable Housing Policy

- 38 This policy is applicable to all new housing sites (even ones identified in the local plans) with the exception of those with existing consents or an approved

development brief. This policy seeks a 25% allocation of affordable housing; preferably on site however for developments of less than 10 units commuted payments maybe acceptable.

Auchterarder Expansion Development Framework

- 39 At the meeting of the Council's Enterprise and Infrastructure Committee on 26 March 2008 the Auchterarder Expansion Development Framework was approved as supplementary planning guidance, subject to further discussions to take place with the developers to finalise the details of carbon emission reduction requirements.

Perth & Kinross Council Planning Guidance Note – Primary Education and New Housing Development May 2009

- 40 This guidance sets out the basis on which Perth and Kinross Council will seek to secure contributions from developers of new homes towards the cost of meeting primary education infrastructure improvements necessary as a consequence of development. All new housing from the date of adoption including those on sites identified in adopted Local Plans will have the policy applied. It should be noted that no contributions are required for affordable or sheltered housing.

Perth & Kinross Council Planning Guidance Note 2009 - A9 Auchterarder Junction Improvements

- 41 This guidance sets out the basis on which Perth and Kinross Council will seek to secure contributions from developers of new homes towards the cost of meeting A9 junction improvements in the Auchterarder area necessary as a consequence of development.

SITE HISTORY

- 42 A detailed application is pending consideration for Phase 1 of the Kirkton site for 261 houses. (09/01290/FUL)
- 43 An outline application for residential development at Castlemains and Kirkton which is part of the northern expansion framework for the town was approved at the Development Control Committee on 13 May 2009 (08/01133/OUT) subject to the signing of a Section 75 Agreement.

CONSULTATIONS

- 44 **Scottish Water** No objections.
- 45 **Environmental Health** No objections subject to a contamination condition.
- 46 **Auchterarder C.C.** Objections on grounds of traffic congestion, noise and traffic fumes, availability of adequate infrastructure, power/gas supplies and lack of public parking in Auchterarder.

- 47 **SEPA** No objections subject to conditions.
- 48 **Transport Scotland** No objections
- 49 **Education** No objections
- 50 **Archaeology** No objections subject to condition

REPRESENTATIONS

51 2 letters of representation have been received raising the following issues :-

- traffic congestion and road safety
- infrastructure capacity
- inadequate parking in Auchterarder
- impact on quality of life
- development proposals are not sustainable
- an Environmental Impact Assessment should be required
- Impact of the proposal on the views from Coll Earn House

These issues are all addressed in the Appraisal section of this report.

ADDITIONAL STATEMENTS

52

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Submitted
Report on Impact or Potential Impact	None submitted

APPRAISAL

Policy

53 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The determining issues here are whether the proposals comply with Development Plan policy or if there are other material considerations, which justify a departure from policy. The application site is within an area identified within the Strathearn Area Local Plan 2001 under Policy 60 where O3 is a development opportunity site for residential and compatible uses, including an allocation for general business uses. An outline application for the wider area which includes the application site is expected to be issued soon, following completion of a Section 75 Agreement. This current application is being reported to Committee at this stage so that as soon as the Section 75 is concluded and the outline consent issued then this

detailed consent could also be issued, if Members agree with the recommendation in this report. The principle of providing housing on the site is acceptable. The delivery of housing land in Auchterarder on a zoned site is also in accordance with both National and Structure Plan Policy. The emerging new Local Development Plan 2012 also supports the development of this site for housing.

Design, Layout & Landscaping

- 54 The detailed design of the housing and the site layout is based on the Auchterarder Expansion Development Framework which provided a masterplan for the northern expansion of the town, setting the context for the detailed proposals. A Design Statement has been submitted with the application. Instead of proposing a standard distributor road through the development from Hunter Street to Castleton Road, the design introduces a residential core road in short sections converging on to civic squares, surrounded by groups of buildings to create enclosure and a 'sense of place'. The sharp change of direction in each civic square node point provides traffic calming, where the homezone initiative achieves a safer and improved level of residential amenity. Public open space has been introduced centrally on the boundary between phases 1 and 2 and also a substantial open space adjacent to Castlemains Farm and the community school entrance providing a sports pitch and a Local Equipped Area for Play (LEAP) in line with the recommendations of the masterplan. The provision and maintenance of public open space and play areas will be controlled through the Section 75 Agreement attached to the wider outline consent.
- 55 Tree-lined boulevards are proposed along the line of the residential core road and also along Castlemains Farm Road. The layout design integrates cycleway and pedestrian connections to surrounding communities, schools and local facilities. The house designs and mix of house types reflect the character and appearance of properties within the town and are acceptable. The fully detailed landscaping and planting scheme which has been provided is considered acceptable and overall the proposed design and layout of the scheme will provide a high quality residential environment.

Residential Amenity

- 56 The housing layout meets modern standards required with regard to garden sizes and distances between proposed houses and existing properties in Auchterarder. The occupier of Coll Earn House is concerned about the impact the proposed housing will have on their property and views from the property. It is considered that the proposed housing is sufficiently distant from Coll Earn House to impact adversely on its character. The protection of views or the right to a view is not a material planning consideration. Play area provision and open space within the site along with easy pedestrian access to the town's recreational facilities and the wider countryside provides sufficient access to areas of recreational opportunity. Overall the proposal provides a satisfactory level of residential amenity to the occupants of the development and will not prejudice the residential amenity enjoyed by any existing adjoining residents.

Affordable Housing

- 57 The provision of affordable housing throughout the masterplan area for the northern expansion of Auchterarder will be controlled through the Section 75 attached to the outline consent, where overall 25% of the residential development shall be affordable homes with a mixture of tenure types to suit the local market agreed in consultation with the Council's Affordable Housing Officer. In Phase 1 at Castlemains 16 affordable units in the form of 2 bedroom terraced villas will be provided to the east of the site.

Traffic and Road Layout

- 58 The road layout and specification including surface water issues was the subject of a number of meetings and negotiation between the Council's Transportation Planners and the applicants where the road layout set the framework for the development of the site. The creation of landscaped squares and changes in direction of the secondary roads within the site has helped to create a safer and varied built environment. The residential core road will be capable of accommodating the local bus service if required and there is access to national bus services on the High Street. Provision has also been made for a cycleway through the site. Transport Scotland has no objections to the proposal. The improvements to the A9 in the vicinity of Auchterarder which are required as a consequence of the northern expansion will be controlled through the Section 75 attached to the outline consent and include junction improvements at either end of Auchterarder onto the A9. The issue of car parking facilities in the town was addressed through the Auchterarder Expansion Framework.

Archaeology

- 59 Aerial photography has recorded the crop marks of a large enclosure in the field to the east of the development. It is anticipated that this enclosure, potentially a prehistoric settlement site, extends into the development site. At Castlemains Farms are the remains of Auchterarder Castle, an important medieval castle, thought to have been a moated site, the hunting seat of King Malcolm Kenmore (1057-1093) and visited by Edward I in 1296. Today, little is visible above ground of the castle however remains associated with this historic centre may survive below ground. It is recommended that a field-based archaeological evaluation should be carried out to determine the presence/absence of archaeology on site.

Natural Heritage

- 60 A Strategic Environmental Assessment was carried out for the Auchterarder Expansion Development Framework which includes the application site and the key findings from this were that the main environmental effects will occur during the construction phases and relate to roadside noise and air quality effects from operational noise. There will be landscape and visual impact effects during construction, however given the relatively low ecological value of the application site which is rotational farmland, there will be no adverse impact on

wildlife habitat or biodiversity. There are opportunities to improve biodiversity and habitat opportunities through hedgerow, tree and shrub planting and grassland formation throughout the site in accordance with the principles set out in the submitted Biodiversity Statement.

Education

- 61 School capacity issues have been covered previously in the approved Auchterarder Expansion Development Framework. The new school at Auchterarder has been designed to accommodate the housing in the expansion area. Education and Children's Services have been concerned that there are other developments which have been consented in the interim which will impact on school capacity. This is covered by the Section 75 attached to the outline consent where a contribution towards school facilities will be sought if pupil numbers from the various phases of the development exceed predictions.

Drainage and Flooding

- 62 Foul drainage is proposed to be catered for via a separate system outfalling by gravity and connecting into the Auchterarder Waste-Water Treatment Works, all in accordance with the Auchterarder Expansion Development Framework. Surface water will be dealt with through a separate SUDs facility at the east end of the site. There are no objections from Scottish Water or SEPA on the proposals.

Contamination

- 63 Although the application site is agricultural land potentially there are a range of contaminants that could be present on this land. The risks associated with past uses remain difficult to quantify until there has been some form of sampling and chemical analysis. Environmental Health have therefore recommended a condition on any consent for a ground investigation to be carried out.

Sustainability

- 64 Providing housing and employment in existing centres is in accordance with the principles of sustainability with good access to public transport, employment, social and community facilities. As recommended in the approved Auchterarder Expansion Development Framework the applicant has stated that the proposed housing will be designed to reduce greenhouse gas emissions beyond the requirement of the current Building Standards, conserving resources and to facilitate an optimum approach to recycling through innovative energy efficient solutions to building design.

Recycling Facilities

- 65 Under the Section 75 Agreement attached to the outline application provision is made for recycling facilities which would be to serve the overall development proposals.

Legal Agreements required

- 66 No legal agreement is required for this detailed proposal as it is to be concluded through the outline consent and therefore would be before this application is formally issued, if Members agree with the recommendation in this report.

Direction by Scottish Ministers

- 67 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 68 The principle of providing housing on the allocated site at Castlemains is established and it will contribute significantly towards the housing supply for the Strathearn Area. The design and layout of housing is in accordance with the recommendations set out in the masterplan and will provide good quality housing, including affordable housing. The impact of the proposal on existing infrastructure has been accommodated through the local planning process and the Section 75 attached to the outline consent, when issued, where contributions towards improvements to roads infrastructure, open space and community facilities will be secured. The proposal will not have any adverse impact on the natural or built heritage of the area or the character and appearance of Auchterarder. It is therefore considered to be acceptable.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
- 2 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.
- 3 The detailed landscaping and planting scheme for the site shall be as per the approved plans and the scheme approved shall be carried out and completed within 6 months of the completion of the development and thereafter maintained; unless otherwise agreed in writing with this Planning Authority.
- 4 Development shall not begin until the applicant or their agent has submitted to and have had approved in writing by the planning authority, a ground investigation and reclamation statement that has identified any areas of contamination. This shall be restricted to those areas that will form the garden

grounds unless the investigation identifies the requirement to assess the ground conditions in relation to the protection of the occupants, building fabric or wider environment from sources identified out with the application area that may cause constraint to the proposed end use. The investigation should be compliant with relevant good practice, government guidance in force and applicable European and British Standards.

- 5 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by Perth and Kinross Heritage Trust, and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.
- 6 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.
- 7 The proposed diversion avoiding the Castlemains farm steading, shown as a dashed red line on the plan 08/01279/6 shall be constructed to PKC standards and specifications before works commence on site. The route incorporating the existing farm track from Hunter Street to Castleton Road, shown as a solid blue line on the above plan, and the above proposed diversion shall be made available for the public to use before works commence on site and remain open thereafter.
- 8 The proposed paths shown as blue dashed lines on plan 08/01279/6 including the new path from Hunter Street to Castleton road via the linear structure planting to the north of Castlemains (AKA proposed core path AUCH/160), in so far as they fall within the applicant's ownership or control, shall be constructed to PKC standards and specifications and made available for the public to use before the 25th unit is occupied/sold.
- 9 Prior to the commencement of development the following carbon reduction details shall, together, be submitted to and approved in writing by the Council as Planning Authority:-
 - a) details of a 'Design Stage' type assessment; and
 - b) details of how the development will reduce carbon dioxide emissions to a level 15% below the level of emissions that would result from the predicted total energy demand through the use of on-site sustainable energy technologies, such as renewables and/or low carbon technologies.
- 10 Following completion of the final dwelling within this phase, a 'Post Construction Stage' type assessment and related certification confirming the 'EcoHomes' standard that has been achieved, and stating the amount of

residual carbon emissions, and how they are proposed to be dealt with to ensure that the development meets the requirements of condition 10 (including details of any necessary mechanisms to be put in place and associated timetables) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures and technologies necessary to achieve the minimum 'EcoHomes' 'very good' standard, and to ensure that the development reduces carbon emissions, shall be implemented in accordance with the approval and thereafter shall be retained in working order in perpetuity.

Reasons:-

- 1 To ensure that the development is carried out in accordance with the plans approved.
- 2 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 3 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 4 In order to deal with any potential contamination of the site as a result of its former use.
- 5 In the interests of archaeological heritage.
- 6 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 7 In the interests of public access.
- 8 In the interests of public access.
- 9 In the interests of sustainable development and to comply with the guidelines contained within SPP.
- 10 In the interests of sustainable development and to comply with the guidelines contained within SPP.

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and the material considerations available add weight to a recommendation of approval.

C PROCEDURAL NOTES

This consent shall not be issued until such time as the Section 75 Agreement associated with planning application 08/01133/IPM is signed and consent issued.

D INFORMATIVES

- 1 Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
- 2 As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
- 3 The applicant is advised that in terms of Section 21 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
- 4 The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
- 5 No work shall be commenced until an application for building warrant has been submitted and approved.
- 6 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).

Background Papers: 2 letters of representation

Contact Officer: Mark Williamson – Ext 75355

Date: 05 April 2013

Nick Brian
Development Quality Manager

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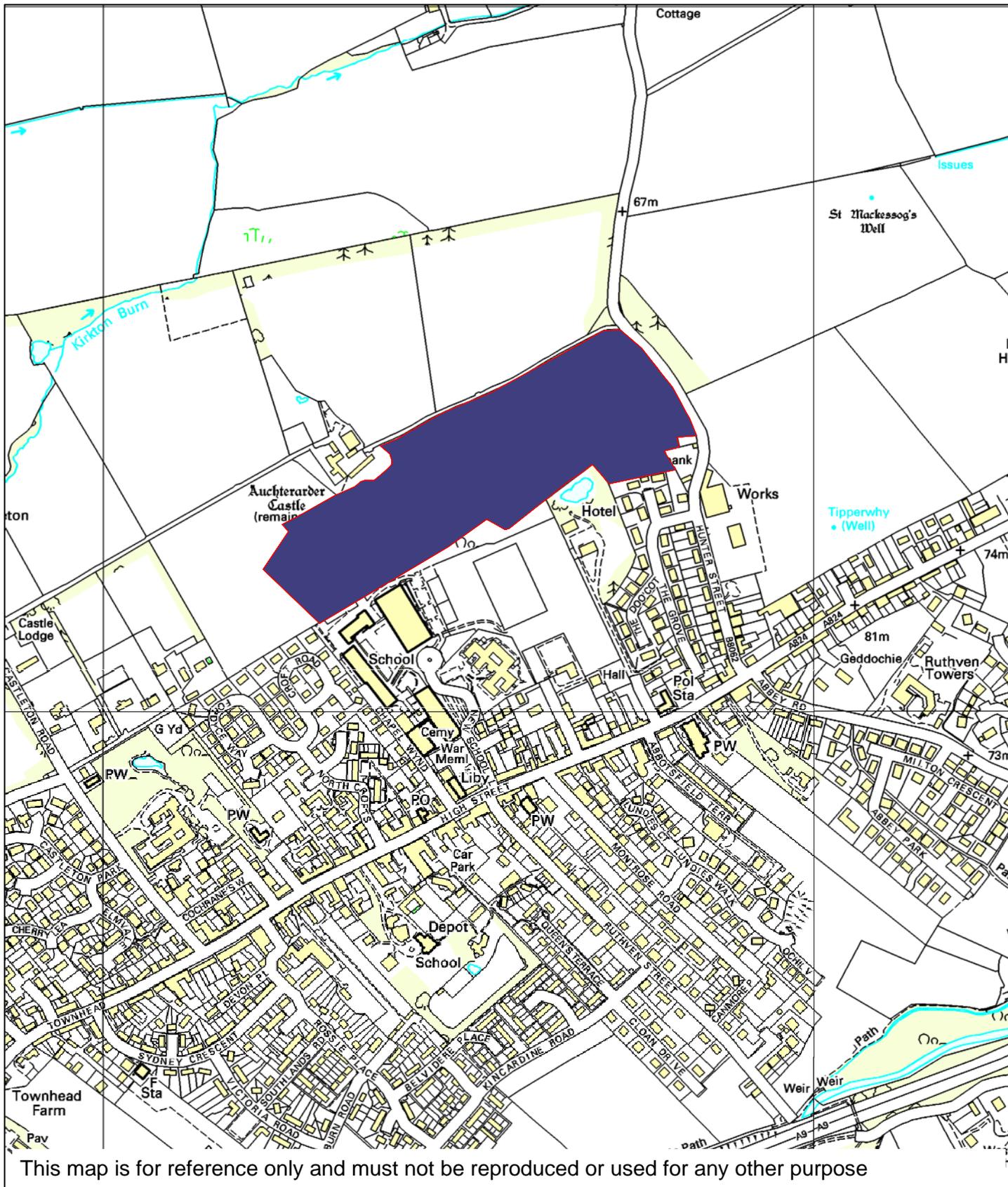
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Perth & Kinross Council

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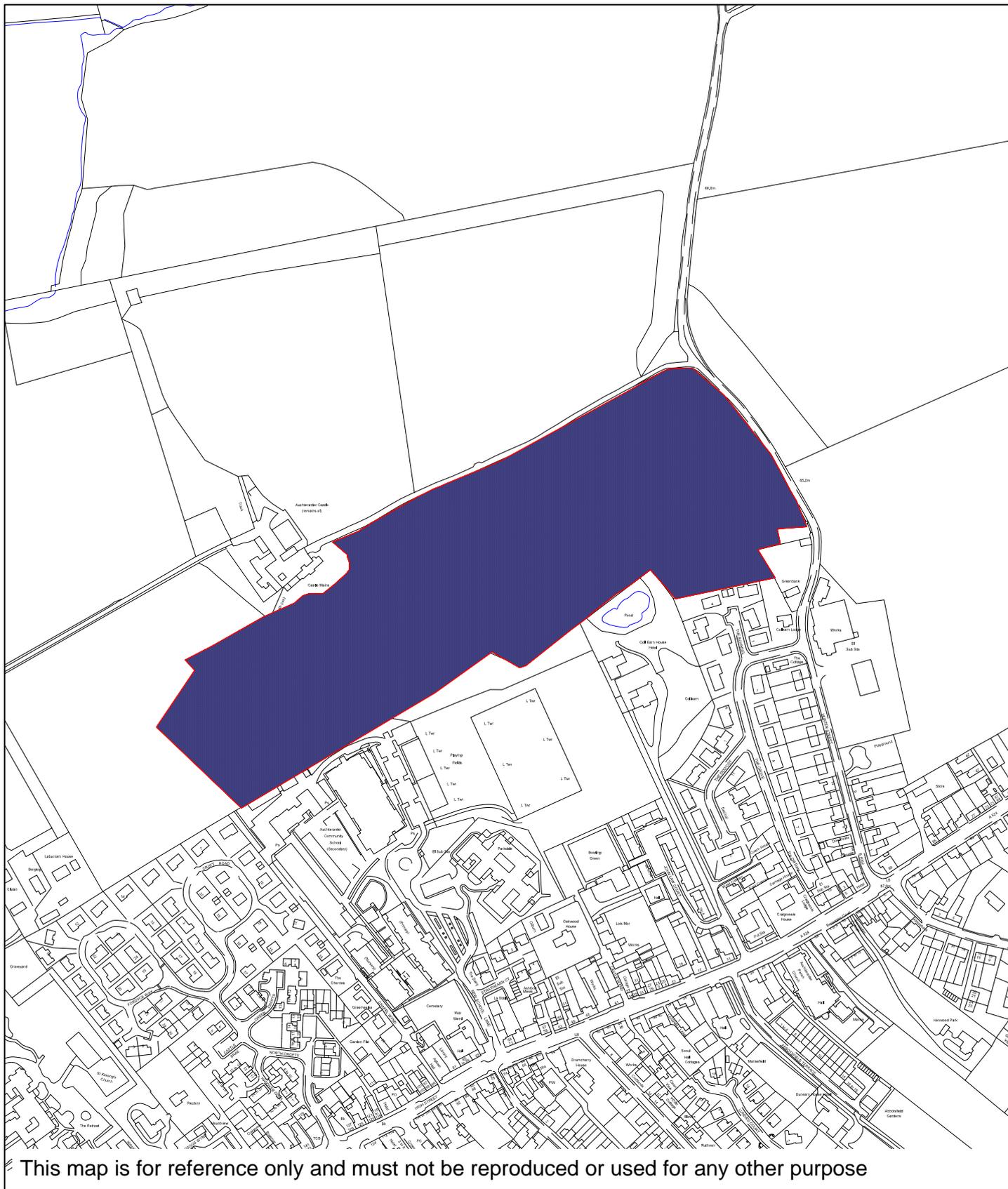
Castlemains Farm, Auchterarder

Erection of 147 dwellinghouses



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↑ Scale
1:7500



↑ Scale
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