

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

Erection of 261 dwelling houses on land at Kirkton, Auchterarder

Ref. No: 09/01290/FLM
Ward No: 9 – Almond & Earn

Summary

This report recommends approval of the application for the erection of 261 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 north-eastern 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 the Castlemain area, for residential and class 4, 5 and 6 uses (08/01133/OUT), is expected to be issued prior to this Committee following the recent completion of the associated Section 75 Legal Agreement . A detailed application for the Castlemains site, 08/01279/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 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 is a detailed proposal for Stewart Milne Homes for Phase 1 for the erection of 261 units, including 40 affordable housing units on a 12 hectare site which is situated on the north side of The Feus and to the east of Hunter Street with open farmland to the north and east. The site will be accessed by new roundabouts off Hunter Street and The Feus. A mixture of predominantly 2 storey house types is proposed which are accessed off a main spinal road and arranged around landscaped squares and areas of open space. The affordable

housing will be provided to the west of the site. A new footpath and cycleway is proposed adjacent to the new road. External finishing materials include grey roof tiles, render and stone to the external walls and white upvc windows and doors. In accordance with the outline consent the applicant has proposed carbon reduction measures for the houses.

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.

6. 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

7. 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 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

8. This 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:

9. 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

10. 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

11. Under the TAYplan the principal relevant policy is:

Policy 5: Housing

12. Ensures 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

13. 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.
14. The principal relevant policies are:

Policy 1 Sustainable Development

15. 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

16. 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

17. Where developments shall seek to mitigate any adverse landscape impacts.

Policy 5 Design

18. 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

19. 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

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

Policy 23 Archaeology

21. 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

22. 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

23. 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

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

Policy 41 Cycling

25. 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

26. 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

27. 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

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

Perth and Kinross Proposed Local Development Plan (PLDP) 2012

29. On the 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.
30. Under the PLDP the site lies within the settlement of Auchterarder. The principal relevant policies are in summary:-

Policy PM1: Placemaking

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

Policy PM2: Design Statements

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

Policy PM3: Infrastructure Contributions

33. 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

34. 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

35. 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

36. 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

37. 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

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

Policy NE4: Green Infrastructure

39. 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

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

Other Relevant Policy/Guidance

Affordable Housing Policy

41. 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

42. 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

43. 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

44. 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

45. A detailed application is pending consideration for the eastern half of the Castlemains site for 147 houses. (08/01279/FUL)
46. 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

47. **Scottish Water** - No objections.
48. **Environmental Health** - No objections.
49. **Auchterarder C.C.** - No objections.
50. **SEPA** - No objections subject to conditions.
51. **Transport Scotland** - No objections
52. **Education** - No objections

53. **Archaeology** - No objections

REPRESENTATIONS

54. 6 letters of representation have been received raising the following issues:-

- increase in traffic leading to congestion and road safety issues
- no details of affordable housing provided
- requirement for an environmental impact assessment
- there is a lack of services to accommodate the proposal
- impact on amenity and privacy
- insufficient landscaping

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

ADDITIONAL STATEMENTS

56.

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

57. 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

58. 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 which sets out the design framework for the site and is based on the following:-
- a central open space linked with footpaths to open space around the existing well and future phases
 - footpath connections to the north east, south east and south west
 - informal lane to the northern boundary with massing broken down through use of gables and front elevations
 - frontage created along the A824
 - informal road layouts with a combination of different surfaces proposed within the core housing areas
 - frontage to tree lined spine road
 - massing varied along the spine road through changes in house height
59. The detailed design and layout was the subject of negotiation with the Council's Planners and Transport Planners during which there was an emphasis on creating home zone areas and providing permeability of movement within and through the development to the town and beyond to the surrounding countryside. A variety of house types will provide a wider choice and varied age structure throughout the development. Open space provision within the site will provide play areas and opportunities for informal recreation. The detailed design of the housing and the boundary treatment was based on elements of the local vernacular identified through the master planning process. Structure planting is proposed to the countryside edges of the site. 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.
60. In order to decrease the carbon dioxide emissions to a level 15% below anticipated total energy demand it is proposed to increase the level of floor, wall and roof insulations to an extent which will reduce the energy requirement of the properties to the required level. In addition high efficiency boilers will be fitted, and low energy light fittings provided in all rooms. Many LZC technologies introduce a carbon footprint of their own and have long term implications in terms of requirements to maintain and periodically replace the technologies involved, which is counter productive to the energy reduction being sought. Instead by increasing the levels of insulation in the building's fabric it will be possible to permanently reduce the level of energy input required throughout the building's life without additional lifetime cost to the residents.
61. A Tree Survey was submitted with the application and outlines that there are 35 trees on the site, mainly beech, with some oak, ash and elm. 3 beech trees will be felled as a result of the proposals. A Construction Exclusion Zone of 15m is recommended for the remaining trees and trees should be protected in accordance with the recommended British Standard. The Tree Survey Report

was found to be satisfactory with the Council's Tree Officer and the development should be carried out in accordance with its recommendations.

Residential Amenity

62. The housing layout meets the standards required with regard to garden sizes and distances between proposed houses and existing properties in Auchterarder. Initial concerns from existing residents along The Feus has been resolved through amendment to the layout to avoid overlooking and overshadowing along the south west boundary of the site. Play area provision and open space within the site along with easy pedestrian access to the town's recreational facilities and the wider countryside allows sufficient access in terms of recreational amenity. 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 existing adjoining residents.

Affordable Housing

63. The provision of affordable housing throughout the master plan 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 Kirkton 40 affordable units will be provided to the west of the site and include a mixture of house types.

Traffic and Road Layout

64. The road layout and specification including surface water issues was the subject of a number of meetings and negotiation between the Council's Roads Engineers and the applicants where the road layout set the framework for the development of the site, with the spinal road linking the The Feus and Hunter Street through 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. Provision has also been made for a cycleway adjacent to the main spinal road through the site. A drystone walling feature will be created at The Feus roundabout entrance to the site. Transport Scotland have 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, such as the improvements to the Loaninghead and Shinafoot junctions will be controlled through the Section 75 attached to the outline consent. The issue of car parking facilities in the town was addressed through the Auchterarder Expansion Framework.

Archaeology

65. In the field to the north of the development site, aerial photographic survey has recorded the crop marks of two large linear features running north-south and interpreted as track ways or hollow-ways. They may have been historic routes to the St Mackessog's Church, the medieval church founded in the 12th century

and the predecessor of Auchterarder Parish Church. Alternatively the track ways could have afforded access to St Mackessog's Well or the many quarry pits. It is anticipated that these linear features may extend into the development site.

66. The development site is sited on a low ridge, rising to a knoll known as Pow Hillock to the immediate east. Two natural springs, both named wells (St Mackessog's and Tipperwhy), rise up on either side of this ridge; an area that must have been appropriate for human settlement for millennia. Beyond the development site, to the east at Aberuthven and to the northwest of Auchterarder, significant prehistoric sites have been recorded at Belhie and at Easthill in similar landscape settings.
67. Since the submission of the application the applicant had commissioned AOC Archaeology, who have carried out a field evaluation of the housing development proposed at Kirkton, to the standard required by Perth and Kinross Heritage Trust. The evaluation recovered one area of archaeological sensitivity – a stone spread, currently of unknown date and function – to the west of the field boundary that crosses Pow Hillock. The evaluation also uncovered information on the construction of the superstructure of Tipperwhy Well which it is understood will be used in the reconstruction of the well, as part of the development.
68. Given the negative outcome of the evaluation for the area of Phase 1, the recommendation for an archaeological condition made in August 2009 is withdrawn as no further archaeological works are required.

Natural Heritage

69. 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 through hedgerow planting and structure planting and habitat creation associated with the SUD's basin and surroundings.

Education

70. School capacity issues have been covered previously in the approved Auchterarder Expansion Development Framework. The new school at Auchterarder had 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

71. This proposal for Phase 1 of Kirkton and the wider expansion area has been accommodated by a major upgrade to the Waste Water Treatment Works at Auchterarder. Surface water will be dealt with through a SUDs scheme which is included to the north east of the application site. There will be no adverse impact on flood risk.

Contamination

72. Although the majority of the proposed development is on what has historically been agricultural ground, part of the development does lie close to the former gasworks. Previous correspondence regarding the masterplan for the northern expansion does include that an intrusive site investigation is advisable and a contamination condition is recommended on any consent.

Sustainability

73. 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 and required through the outline consent for the masterplan area, carbon reduction measures beyond the requirement of the current Building Standards will be incorporated into the detailed design of the proposed housing.

Recycling Facilities

74. 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

75. 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

76. 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

77. The principle of providing housing on the allocated site at Kirkton 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 to be 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. 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. The scheme shall include details of the height and slopes of any mounding or re-contouring 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 6 months of the completion of the development and thereafter maintained; unless otherwise agreed in writing with this Planning Authority.
4. Only the trees shown for removal in the Tree Survey Report by Alan Motion dated 13 March 2008 shall be removed and any work to the remaining trees, further planting and tree protection measures during construction shall be in accordance with the above report, all to the satisfaction of the Planning Authority.
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. 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.

7. 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 6 (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 the interests of tree protection.
- 5 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 6 In the interests of sustainable development and to comply with the guidelines contained within SPP.
- 7 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 No work shall be commenced until an application for building warrant has been submitted and approved.
- 4 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.
- 5 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: 6 letters of representation
Contact Officer: Mark Williamson – Ext 75355
Date: 5 April 2013

**NICK BRIAN
DEVELOPMENT QUALITY MANAGER**

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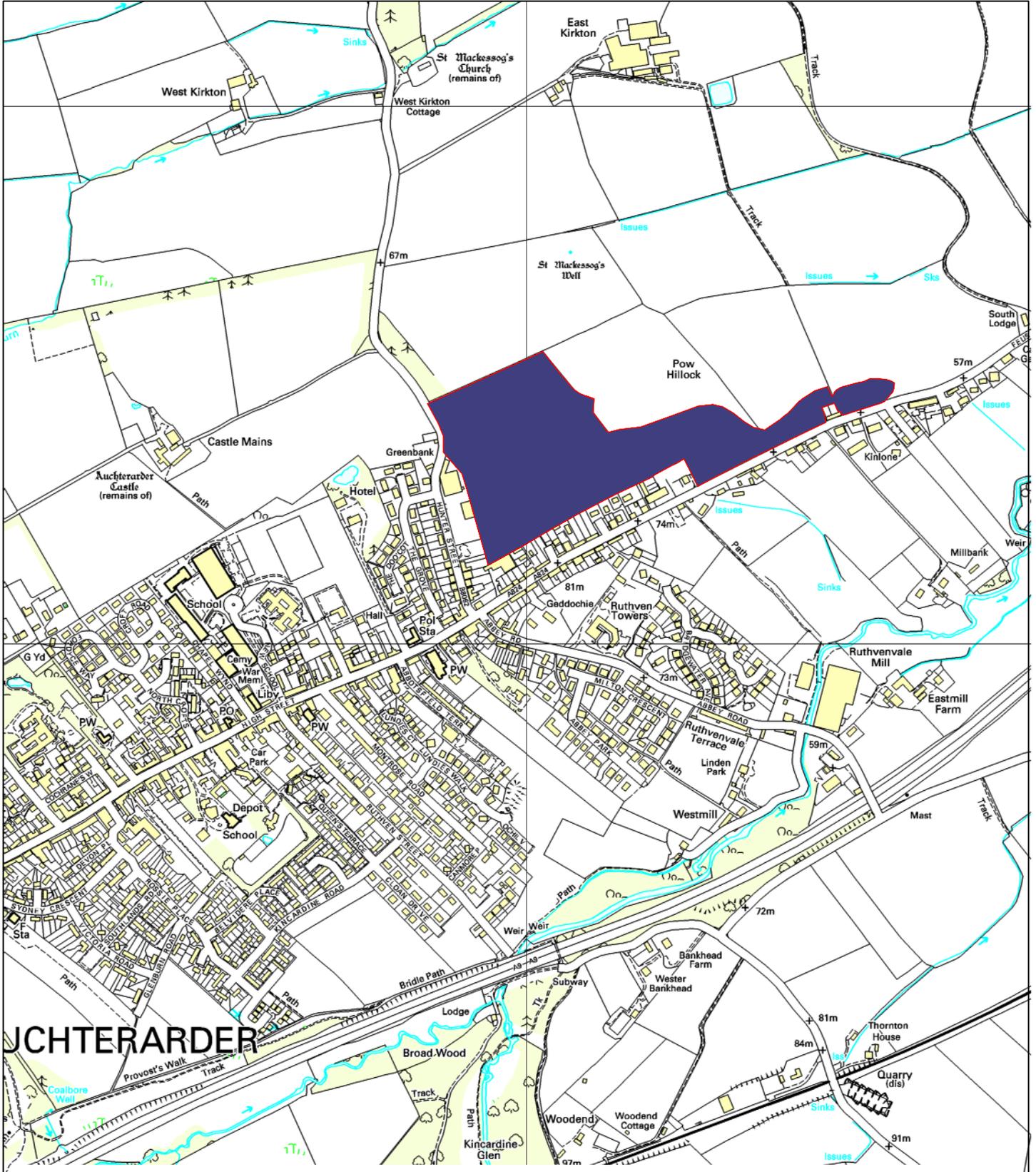
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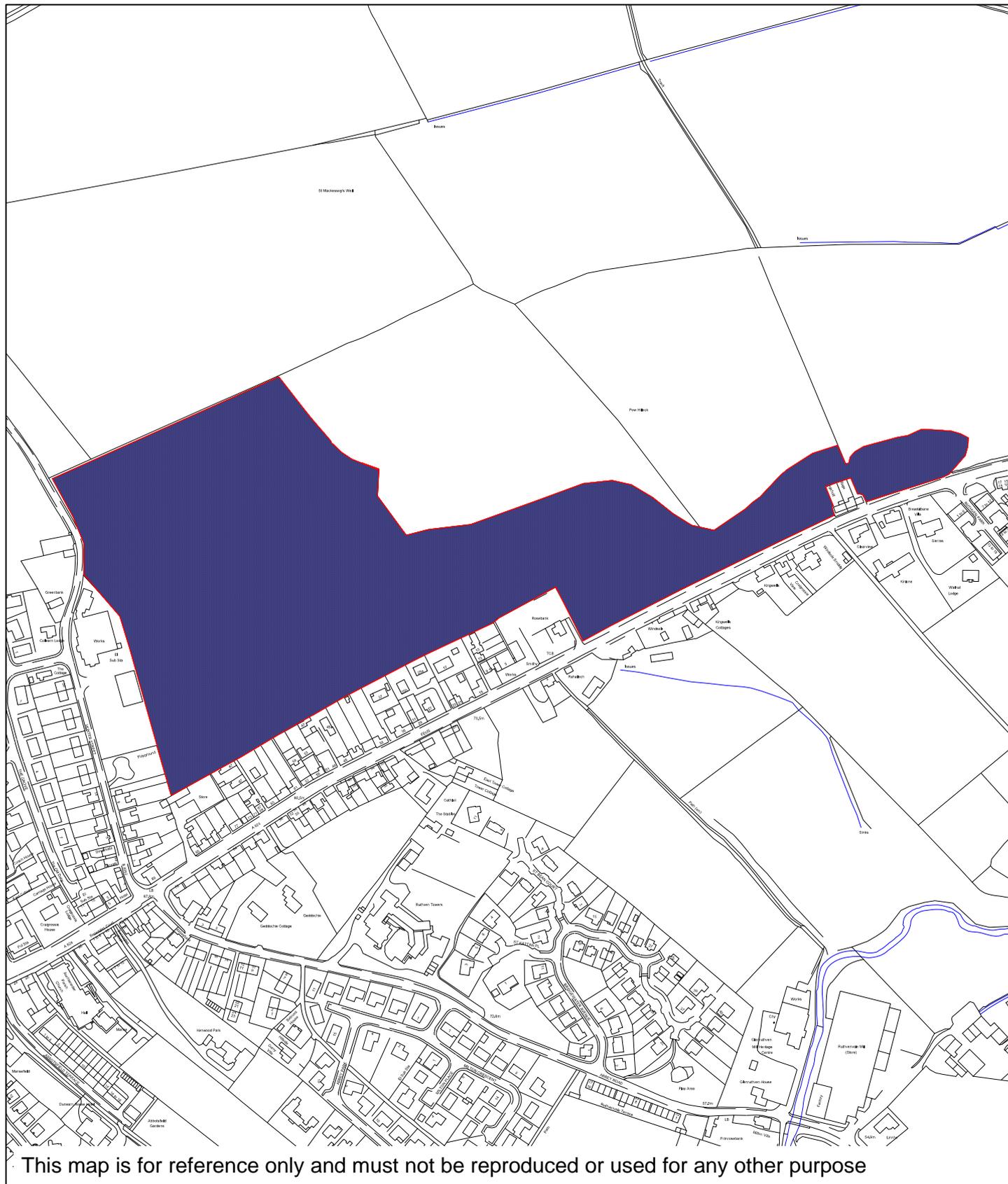
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Perth & Kinross Council

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