

Perth and Kinross Council
Development Control Committee – 15 January 2014
Report of Handling by Development Quality Manager

Conversion, alteration and extension of steading to form 7 self-contained holiday lets at Blairmore Farm, Fowlis Wester, Crieff

Ref. No: 13/01398/FLL
Ward No: N9 – Almond and Earn

Summary

This report recommends approval of the application for the conversion, alterations and extension elements of the former traditional steading group of Blairmore Farm into 7 self-catering units with associated new vehicular access as the proposed development is considered to comply with the provisions of the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 The proposal relates to the redevelopment of the steading group at Blairmore Farm into a contained group of conjoined, 7 high end self-catering units. The historical farm unit has been more recently sold off, with the current owners having title to the historic farm steading, two semi-detached cottages to the north and approximately 60 acres of pasture. The pasture land currently associated with the farm unit no longer requires to utilise a steading group of this size for purely agricultural purposes. For approximately the last decade, the site and associated fields have been leased for equine use.
- 2 Blairmore farm is located on the south facing slopes of the northern Strathearn valley, approximately 6 miles east of Crieff. The site is currently accessed via an unmade private shared access road from the A85 Crieff to Perth Road (via Newbigging Farm).
- 3 In respect of site features and topography, Blairmore farm now extends to a modest landholding area of approximately 60 acres, which includes a mixture of quality arable land, permanent grazing and mature mixed woodland. The wider site area is bounded to the south, east and west with typical fence and hedgerow boundaries with neighbouring farmland. To the north, the site is bounded by an unclassified road between Fowlis Wester and Keillour. The mixed woodland to the north includes an unmade track, extending through the woodland from the south western corner of the wood to the unclassified road at the northern boundaries of the site.
- 4 In respect of the current building elements, these can be summarised as follows:

- The east and west cottages to the north of the steading group; altered and extended in 2008.
- The main steading formed in local stone and large elements remaining in natural slate roof. A larger central section to the rear (north) has been re-roofed and is partly clad in profiled agricultural sheeting.
- The steading is a series of six gabled elevations (from east to west).
- The western extent of the steading was historically converted into an office and storage space in 2006, approved through planning application 06/02586/FUL.
- South eastern element of the steading was converted to residential accommodation, following a successful change of use application in 2006 (06/01927/FUL).

PROPOSALS

5 The principal physical elements of the proposals are outlined below:

- **Conversion of existing building**
The principal steading building will be retained and restored, utilising existing openings, with new openings kept to a minimum to retain the buildings character. There is evidence of infestation and wood rot damage to the roof timbers, requiring a new roof.
- **Proposed alterations to Eastern range**
It is proposed that through the requirement for substantial structural repair, a large section of this element will be demolished and re-built in stone (including stone recovered from the original farmhouse historically associated with Blairmore Farm). This includes an additional two storey element (with accommodation in the roof space) where the building previously tapered off as a lean-to, single storey extension. The eastern elevation proposals include five cart arch glazed openings on the ground floor with five dormer windows directly above and three conversation style rooflights.
- **Proposed alterations to Northern range**
Dominated by the existing steel frame, sheet clad building. Removal of this dominant sloping roof will allow for the accommodation of communal kitchen and dining areas, alongside backhouse support and staff support accommodation. To the west of the communal spaces it is proposed to create an external courtyard for the benefit of the holiday accommodation. New external walls within the courtyard are to be clad in untreated Scottish larch.

In addition to the physical build elements, it is also proposed that a new vehicular access shall be taken through the upgrading of the existing track access through the associated wooded area to the north of the site, linking up with the unclassified (U6) Keillour to Fowlis Wester access.

The existing biomass boiler, which was previously associated with a replacement farmhouse proposal, located to the rear of the steading group in the modern building elements is to remain in situ to service the proposed holiday lets.

NATIONAL POLICY AND GUIDANCE

Scottish Planning Policy 2010

- 6 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.
- 7 Of relevance to this application are:
- Paragraphs 45 – 51: Economic Development
 - Paragraphs 92 – 96: Rural Development
 - Paragraphs 165 – 181: Transport

DEVELOPMENT PLAN

- 8 The Development Plan for the area consists of the Approved TAYplan 2012 and the Adopted Strathearn Area Local Plan 2001.

TAYplan: Strategic Development Plan 2012-2032

- 9 The principal relevant policies are in summary: -

Policy 2: Shaping Better Quality Places

- 10 Seeking to shape better quality places through requiring new development to be fit for place, supporting more sustainable ways of life for people and businesses.

Policy 3: Managing TAYplan's Assets

- 11 Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an

appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura2000 sites in accordance with Scottish Planning Policy;

- 12 and safeguarding habitats, sensitive green spaces, forestry, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets;

Strathearn Area Local Plan 2001

- 13 The application site is located within the landward area of Strathearn

- 14 The principal relevant policies are in summary: -

Policy 1: Sustainable Development

- 15 Where any development should minimise any adverse impact on the natural or built environment where the following principles shall be used as guidelines:-

- The consumption of non-renewable resources should be at levels that do not restrict the options for future generations;
- Renewable resources should be used at rates that allow their natural replenishment;
- The quality of the natural environment should be maintained or improved;
- Where there is great complexity or there are unclear effects of development on the environment, the precautionary principle should be applied;
- The costs and benefits (material and non-material) of any development should be equitably distributed;
- Biodiversity is conserved;
- The production of all types of waste should be minimised thereby minimising levels of pollution;
- New development should meet local needs and enhance access to employment, facilities, services and goods.

Policy 2: Development Criteria

- 16 Provides criteria by which all developments will be judged. In particular, that the development should have a landscape framework, should have regard to the scale, form, colour and density of development within the locality.

Policy 5: Design

- 17 Seeks high standards of design for all developments.

Policy 14: Natural Heritage

- 18 Development should ensure there is no adverse impact on protected species.

Policy 29: Tourism and Recreation

- 19 New tourism development will be supported where it can be demonstrated that it meets a new market or extends a season, will not adversely affect landscape or nature consideration interests, will only generate traffic appropriate to its location, offers the opportunity to generate employment opportunities and makes good use of the public transport network.

Policy 39: Transport Standards

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

Policy 46: Agriculture

- 21 Encouragement will be given to the diversification of agricultural units where additional local employment will be generated along-with the provision of additional tourism facilities.

PERTH AND KINROSS PROPOSED LOCAL DEVELOPMENT PLAN 2012

- 22 On the 30 January 2012 the Proposed Plan was published. The Council's current adopted Local Plans will eventually be replaced by the Local Development Plan. The Council's Development Plan Scheme sets out the timescale and stages leading following which a report was published on 11 October 2013 containing the Reporter's recommendations. The Council has a three month period to consider the Reporter's recommendations and the modified Plan will be published by 11 January 2014. This will be the Plan that the Council intends to adopt, subject to agreement by Scottish Ministers. Prior to adoption, the Proposed Local Development Plan 2012 is a material consideration in the determination of this application, reflecting a more up to date view of the Council than those contained in the relevant adopted Local Plan.
- 23 The application site is located within the landward area of the plan.
- 24 The principal relevant policies are in summary: -

Policy PM1: Placemaking

- 25 Development must contribute successfully to the quality of the surrounding built and natural environment.

Policy PM2: Design Statements

- 26 Design statements may need to accompany an application where amongst other criteria, the proposed development comprises of five or more dwellings.

Policy ED3: Rural Business and Diversification

- 27 Identifies that the Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. Specifically, sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity; provided that they contribute to the local economy through the provision of permanent employment, visitor accommodation, additional tourism or recreation facilities, or involve the re-use of existing buildings.

Policy TA1B: Transport Standards

- 28 Development proposals should be well served by all modes of transport and provide safe access/car parking etc.

Policy NE1: Natural Heritage

- 29 National, local and European protected species should be considered in development proposals

Policy NE3: Bio Diversity

- 30 The Council will seek to protect and enhance wildlife and wildlife habitats

OTHER POLICIES

- 32 N/A

SITE HISTORY

33

06/02586/FUL conversion of existing steadings to provide commercial premises (approved)

06/01927/FUL Proposed conversion of bothy within steading to form residential accommodation for farm worker (approved)

07/01094/FUL Erection of a dwellinghouse to replace existing derelict farmhouse (approved)

CONSULTATIONS

East Strathearn Community Council

- 34 Support for the principle of diversification in rural enterprise, but object on the grounds of the proposed access and the associated implications for local traffic.

Environmental Health

- 35 No objection subject to condition to control any potential site contamination and recommended informative relating to private water supply.

Transport Scotland

- 36 Does not advise against the proposed holiday units, on the basis that the existing track leading from the development site south onto the trunk road is permanently closed off at a suitable point.

Affordable Housing Officer

- 37 No objection or requirement for affordable housing subject to a suitable condition restricting the occupancy of the units...

Bio Diversity Officer

- 38 No objection offered, but recommended that the conclusions of the submitted ecological survey were included as condition of consent and identified that the applicant would require to obtain a licence from SNH prior to the commencement of any works.

REPRESENTATIONS

- 39 A total of 8 letters of representation were received.

The representations have raised the following relevant issues: -

- Proposed access impact on vehicle and pedestrian safety;
- Impact on red squirrel habitat and protected bird species through the requirement to remove tress relating to the proposed vehicle access;
- Excessive volume of parking proposed;
- Over intensive development;
- Loss of trees and associated impact on the wider landscape;
- Out of character with the area;
- Increase of traffic through Fowlis Wester;
- Poor alternative to the existing access;
- Poor visibility;
- Over supply of holiday homes to the area.

These issues are all addressed in the appraisal section of this report

ADDITIONAL STATEMENTS

40

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Yes – following request
Report on Impact or Potential Impact	None submitted.

APPRAISAL

Policy

- 41 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 as amended by Planning Etc. (Scotland) Act 2006 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The determining issues in this case are whether: - the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy. The most relevant policies of the Strathearn Area Local Plan (SALP) in this instance are outlined in the policy section above. The Council's Proposed Local Development Plan 2012 is a relevant material consideration in this instance.
- 42 Policy 29 of the Strathearn Area Local Plan (SALP) encourages the provision of new tourism related development subject to criteria. Therefore the general ethos of this proposal complies with the relevant provisions of the Development Plan. Furthermore this is backed up by Policy 46 of the SALP and Policy ED3, which again support rural business uses.

Residential Amenity

- 43 The principal considerations in relation to neighbouring residential amenity surround the proposed access arrangements, which are addressed specifically in the section on transportation and access elsewhere in this report. Otherwise, the proposed location and situation of the holiday units are such that there is not considered to be any direct impact on neighbouring residential amenity. The only area where there is considered to be some indirect impact would be external lighting proposals and associated light pollution, which can be appropriately dealt with through condition.

- 44 In addition to this, there are concerns regarding the scale of the development proposed, the impact on the trees and associated impact on biodiversity, which shall be addressed below.

Transportation

- 45 A number of objections were raised in relation to the impact the proposed development will have on the local road network. Objectors highlighted the volume of traffic from the seven units and the extensive proposed car parking would have a resultant adverse impact on the surrounding local road network; in particular the A85 trunk road and through the hamlet of Fowlis Wester (along the U6).
- 46 Blairmore farm is currently accessed via a private access from the A85 Crieff to Perth Road, to the south of Blairmore farm, shared by Newbigging Farm and adjacent neighbouring private residential dwellings. It is now proposed as part of this development to restrict the existing access arrangements with traffic associated with the proposed holiday units to arrive/exit from the north, along the U6 Keillour to Fowlis Wester road.
- 47 The Council's Transport Planner has given this proposal due consideration, including site visits and assessing additional details within the Design and Access statement submitted. The industry standard TRICS trip standard database was used to undertake an assessment of the likely vehicle trip generation of the proposal. The outcome was a trip rate of less than 0.3 trips per hour per unit during peak times, resulting in a peak of less than 3 additional vehicle trips per hour utilising the unclassified U6 Fowlis Wester to Keillour road. Over a 24 hour time frame, the average trip generation is predicted at less than 1 additional vehicle per hour generated as a result of the proposed development.
- 48 On the basis of the aforementioned, the Transport Planner assessed the traffic increase as modest, having no significant impact on the existing road network in terms of either capacity or safety. There are conditions recommended in relation to the proposed access and Transport Planning colleagues additionally recommended that a second opinion from Transport Scotland was sought in relation to the impact on the A85 trunk road.
- 49 Following consultation with Transport Scotland, they did not advise against the granting of this proposed development, providing that the existing access to the south effectively closed and ceased operation, with a condition to control this matter.
- 51 Whilst it is acknowledged that there is an identified oversupply of car parking in relation to the 7 units proposed, this in itself is not deemed a reason for refusal. Any speculative further development or increase to the intensity of the current development proposed could be suitably controlled and assessed

Environmental Health

- 52 Environmental Health have identified that the site is located on land and buildings which have been previously used as an agricultural store and stables. In addition, the site sits close to an area that was used for quarrying up until the 1950s. Due to the unknown contaminants used historically within and around the steading, it is considered appropriate to include a condition that ensures a contamination survey is undertaken as part of any approval to make sure that there are no potential contaminants present for the future human occupation/use of the steading and surrounding land for associated amenity purposes.
- 53 In addition to contaminated land, Environmental Health have recommended that appropriate informatives are included as part of any grant of consent to ensure that the proposed development itself has an appropriate supply of water and existing private water supply and foul drainage systems of neighbours of the development remain accessible for future maintenance. Once operational, the statutory duties under Private Water Supplies (Scotland) Regulations 2006 can be exercised to monitor water quality.

Biodiversity & Ecology

- 54 A biodiversity report has been submitted in support of the planning application. The Council biodiversity officer is satisfied with the content that if the associated recommendations of the biodiversity report and best practice biodiversity conditions are respected, in particular in relation to bats and red squirrels, being two protected species which are known to have habitats within the site. The mitigation proposals described in the submission, if followed, are therefore likely to ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and avoid harmful and illegal impacts on protected species and habitats. A condition has been included within the recommendation to address this.

Trees

- 55 The proposed new access passes through an existing tree copse. It is acknowledged that there may be some impact on younger trees to facilitate this access, but there is not however considered to be an adverse impact in regards to either the overall setting or loss of habitat and there are not deemed to be any adverse issues associated with the four trees identified for removal. In addition, a suggested suitable course of action would be for replacement tree planting to take place elsewhere within the copse of trees and as part of the wider site area, to the benefit of the wider landscape and providing biodiversity opportunities. All remaining trees, in particular those bounding the proposed access shall be protected in accordance with BS 5837: "Trees in relation to Design, Demolition and Construction".

Design/Scale/Finishes/Character

- 56 The application has been supported by a design and access statement, which is consistent with an application of this scale and nature. The design, scale and proposed finishes of the steading conversion and associated alterations are considered appropriate and largely sympathetic, including some contemporary elements on the northern elevation. The most contentious element of the proposal is the building up of the eastern elevation to 1.5 storey to include wall-head dormers and accommodation in the roof space. The traditional design and proportions of this element are considered appropriate overall and whilst the finished roof height is above that of the original stone steading, it remains an overall improvement to the grouping as a whole in ensuring its retention and is not considered to detract adversely from the original steading structure.
- 57 Public comments have identified the proposals as being out of scale, over-intensive and out of character with the surrounding area. Overall, the footprint of the steading is not proposed to radically change, working with the built footprint already there. The scale, intensity and character of the proposed development are considered appropriate for this site and within the wider area. The scheme relates to the original steading group and is not proposing a holiday park complex. There are not considered to be any adverse operational or site character issues with the scale or intensity of the scheme as proposed.

Affordable Housing

- 58 In considering the proposed development in relation to the Council's Affordable Housing Policy, it has been considered appropriate that the occupation of the units should be conditioned to avoid permanent residential occupation. If such a condition is placed on any approval, the Council's Affordable Housing Policy would not apply and there would be no Affordable Housing requirement from the proposals.
- 59 Should a condition not be applied to restrict occupancy or any subsequent application is made to remove any such condition and permanent residential occupation is allowed, the Council's Affordable Housing Policy should be applied, and a commuted sum for 1.75 units should be required.

Economic Benefit

- 60 The design and access statement provided in support of the planning application has indicated that permanent local employment opportunities will be generated through this proposed venture. It is also stated that, following consultation with 'Visit Scotland', there is a definable market need for small to medium sized developments of bespoke holidaying accommodation within the Strathearn Valley, including the additional 'farm holiday' incentive.
- 61 It has been identified that up to 3 permanent members of staff, with longer

term predictions (through the business model) of up to 14 full and part time staff employed in association with the business, considering rental of the 7 holiday cottages over a national annual average of 25-30 weeks rental occupancy. Both skilled and unskilled employment opportunities have been identified, relating to both the agricultural and tourism elements of the business. It is also identified that there may be opportunities for direct training development and on-site experience for individuals keen to develop careers in these fields.

- 62 It has been stated that due to the nature of the farm business, the proposed diversification and its overall scale of operations, the long term viability is dependent on the success of progressing the proposed holiday let accommodation for agri-tourism. The applicants have clarified that they aim to breed and develop both popular traditional breeds such as highland cattle, whilst re-introducing and supporting rare breeds.

LEGAL AGREEMENTS

- 63 None required

DIRECTION BY SCOTTISH MINISTERS

- 64 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

- 65 In conclusion, the application must be determined in accordance with the adopted Development Plans unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the adopted Strathearn Area Local Plan 2001 and TAYplan 2012. I have taken account of material considerations, including the Proposed Local Development Plan 2012 and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

RECOMMENDATION

A Approve the application subject to the following conditions:

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

- 2 The seven self-catering holiday units hereby approved shall be used solely for temporary holiday accommodation and shall not be occupied as the sole or main residence of any occupant.
- 3 No external lighting shall be installed without prior approval from the Council as Planning Authority.
- 4 Development should 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 should include those areas that will form the garden. Ground conditions should be assessed in relation to the protection of the occupants, building fabric and the wider environment. The investigation should be compliant with relevant good practice, government guidance in force and applicable European and British Standards.
- 5 Prior to the occupation or use of the approved development the vehicular access shall be formed in accordance with specification Type C, Fig 5.7 access detail to the satisfaction of the Planning Authority.
- 6 The gradient of the access shall not exceed 3% for the first 6 metres measured back from the edge of the carriageway and the access shall be constructed so that no surface water is discharged to the public road.
- 7 Visibility splays of 2.4m x 70m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the U6 prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.
- 8 The existing vehicle access track leading from the development south to the trunk road shall be permanently closed off at a suitable point to motorised vehicles; details of which shall be agreed in writing with the planning authority and in consultation with Transport Scotland. The agreed methodology and point of closure shall thereafter be implemented in perpetuity, prior to the completion or occupation of any part of the development hereby proposed.
- 9 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.
- 10 All existing trees on the site shall be retained and protected in accordance with BS 5837:2012 "Trees in relation to Design, Demolition and Construction" to the satisfaction of the Planning Authority. Approved Tree Protection measures shall not be removed,

breached or altered without prior written authorisation from the local Planning Authority but shall remain in a functional condition throughout the entire development or as per the phasing plan relating to the delivery of the proposed access. If such protection measures are damaged and no longer provide an effective function then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

- 11 The detailed landscaping and planting scheme for the site which is hereby approved shall be implemented as part of the site development programme and thereafter maintained.
- 12 Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size and species.
- 13 Any tree loss (as identified on plan 13/01398/13 and supporting images 13/01398/13 a, b and c) shall be directly replaced with suitable agreed alternatives, within the remainder of the copse; planted prior to the completion of the development.
- 14 The conclusions and recommended action points from the supporting biodiversity survey (dated September 2013 - plan reference 13/01398/11) shall be fully adhered, respected and undertaken as part of the construction phase of development.

Reasons

- 1 To ensure that the development is carried out in accordance with the plans approved.
- 2 In order to comply with the terms of the development plan.
- 3 In order to avoid unnecessary light pollution in a rural location and to maintain a satisfactory standard of local environmental quality.
- 4 In order to deal with any potential contamination of the land or buildings forming part of the associated development.
- 5 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 6 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 7 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 8 In order to ensure that the use of the existing access is restricted and the safety of traffic on the trunk road is improved overall and

- 9 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 10 In order to ensure the protection of all retained trees on the site.
- 11 In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.
- 12 In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.
- 13 In the interests of visual and environmental amenity and to enhance biodiversity opportunities.
- 14 In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

B JUSTIFICATION

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure there from.

C PROCEDURAL NOTES

None

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 This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material.

- 3 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.
- 4 No work shall be commenced until an application for building warrant has been submitted and approved.
- 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).
- 6 No work shall be commenced until an application for building warrant has been submitted and approved.
- 7 The applicant should be 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 Environmental Protection Agency.
- 8 The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
- 9 The applicant shall ensure the private water supply for the development complies with the Water Scotland Act 1980 (Section 63) and the Private Water Supplies (Scotland) Regulations 2006. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks / pipework and the filtration and disinfection treatment proposed to ensure provision of an adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above act and regulations.
- 10 The applicant is advised to contact Perth and Kinross Environmental Services Waste Team in relation to ensuring sustainable waste requirements and associated servicing can be achieved for this site.
- 11 The applicant is advised that prior to any work being carried out, they will require to obtain a licence from SNH in relation to disturbing protected species.

Background Papers: 8 letters of representation

Contact Officer: Callum Petrie – Ext 75353

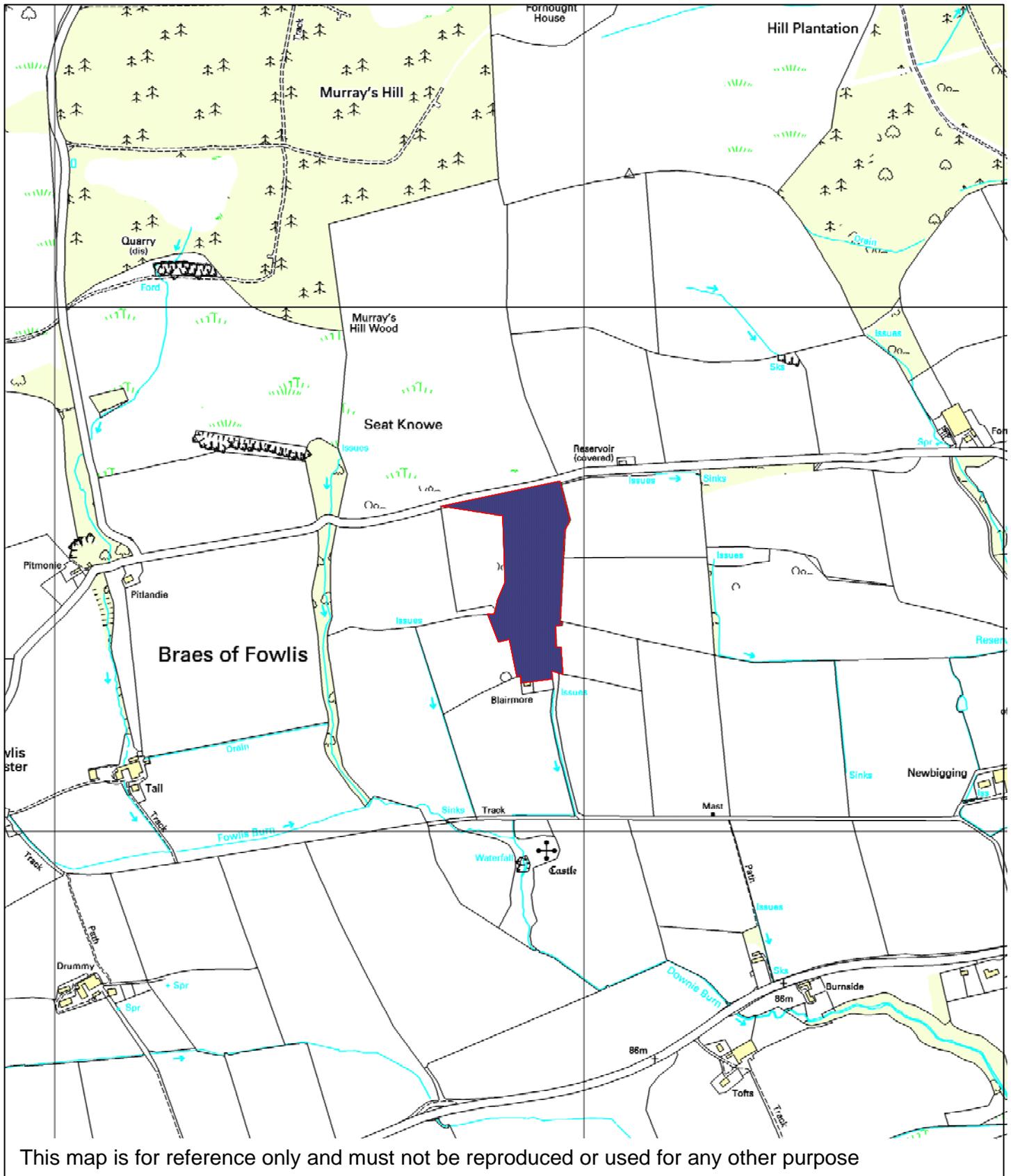
Date: 19 December 2013

Nick Brian
Development Quality Manager

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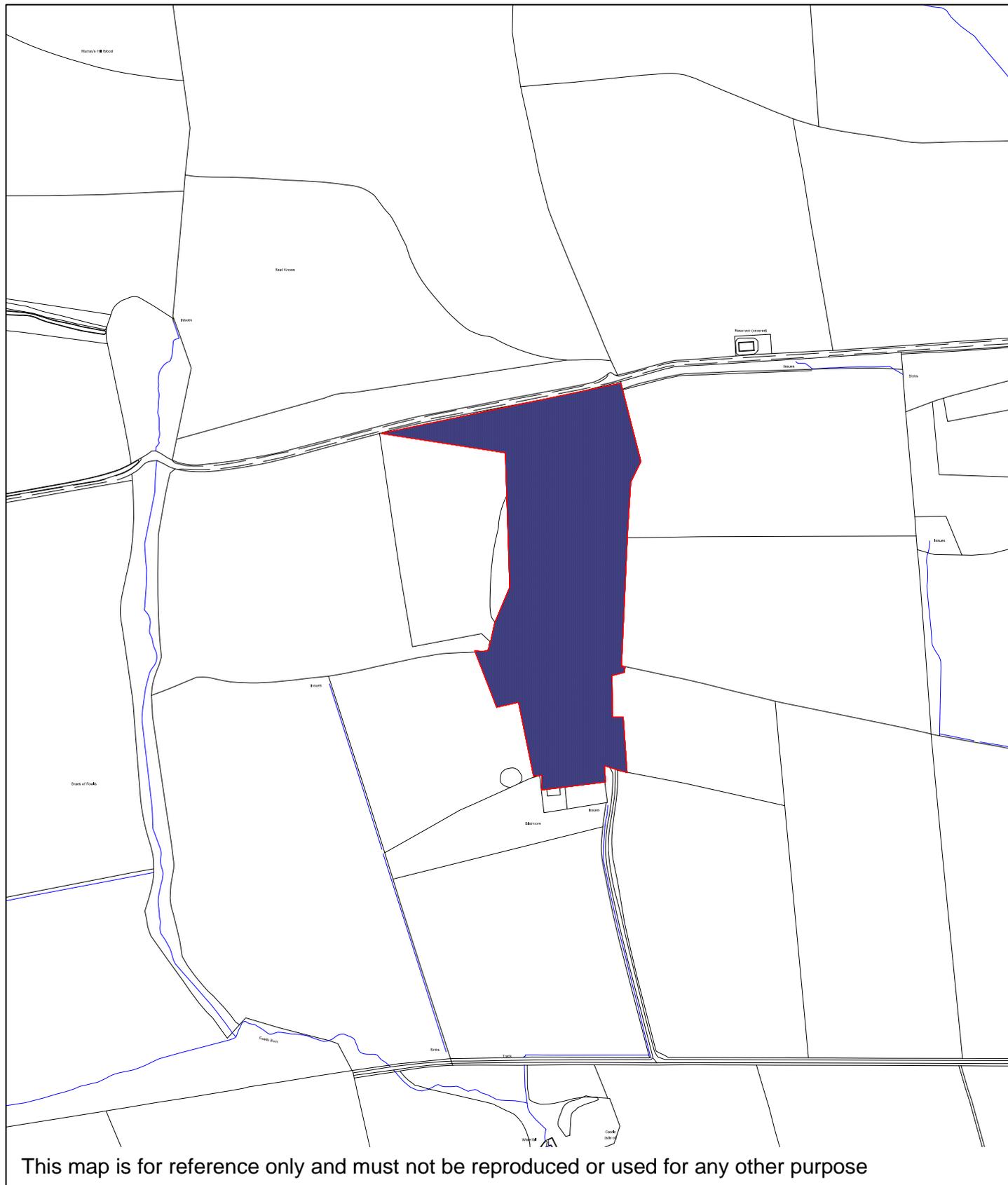
Council Text Phone Number 01738 442573



↑ Scale
1:10000

Land North East of Blairmore Farm, Fowlis Wester

Conversion, alteration and extension of steading to form 7 self contained holiday lets



↑ Scale
1:5000

