

## **PERTH AND KINROSS LOCAL REVIEW BODY**

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 11 November 2014 at 10.30am.

Present: Councillors M Lyle, I Campbell and H Anderson.

In Attendance: D Harrison (Planning Adviser), C Elliott (Legal Adviser) and Y Oliver (Committee Officer) (all Chief Executive's Service).

Also Attending: C Brien (The Environment Service); H Rheinallt (Chief Executive's Service); members of the public, including agents and applicants.

### **736. DECLARATIONS OF INTEREST**

Councillor M Lyle declared a non-financial interest in Arts. 740(i) and 740(ii) in terms of the Councillors' Code of Conduct.

### **737. MINUTE OF LAST MEETING**

The Minute of meeting of the Local Review Body of 21 October 2014 was submitted and noted.

### **738. APPLICATIONS FOR REVIEW**

- (i) **TCP/11/16(324)**  
**Planning Application 14/01083/IPL – Erection of dwellinghouse and detached garage (in principle), land 130 metres south west of Speediehill House, Bankfoot – Mr and Mrs Smith**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of dwellinghouse and detached garage (in principle), land 130 metres south west of Speediehill House, Bankfoot.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

**Decision:**

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Review application for the erection of dwellinghouse and detached garage (in principle), land 130 metres south west of Speediehill House, Bankfoot be refused for the following reason, namely:

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1. The proposal is contrary to Policy RD3 of Perth and Kinross Council Local Development Plan 2014 and the Council's Housing in the Countryside Guide 2012 as the proposal fails to satisfactorily comply with Category (1) Building Groups as the proposed site is isolated from and does not form an extension to the existing building group formed by Milton Farm, its built structures and Speediehill House. It is also considered that the proposal cannot satisfy any of the remaining categories (2) Infill Sites, (3) New Houses in the Open Countryside, (4) Renovation or Replacement of Houses, (5) Conversion or Replacement of Redundant Non Domestic Buildings, nor in Category (6) Rural Brownfield Land as there is no historical or physical evidence of any built development within the site and the proposal would not remove dereliction or result in a significant environmental improvement.

**Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

**739. DEFERRED APPLICATIONS FOR REVIEW**

**Deferred for Further Information**

- (i) **TCP/11/16(313)  
Planning Application 14/00833/FLL – Demolition of outbuildings and erection of dwellinghouse, land 20 metres north west of The Cottage, Main Street, Balbeggie – Mr A McHardy**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the demolition of outbuildings and erection of dwellinghouse, land 20 metres north west of The Cottage, Main Street, Balbeggie.

It was noted that, at its meeting on 30 September 2014, the Local Review Body resolved that:

- (i) having regard to the material before the Local Review Body and comments from the Planning Adviser, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Development Quality Manager be requested to provide further information to the Local Review Body assessing the application against the criteria of H13 of the Perth and Kinross Council Local Development Plan 2014;
- (iii) the agent/applicant and interested parties be invited to comment on the further information received from the Development Quality Manager;

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- (iv) following receipt of all further information and responses, the application be brought back to a future meeting of the Local Review Body.

**Decision:**

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the receipt of all further information and responses, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Review application for the demolition of outbuildings and erection of dwellinghouse, land 20 metres north west of The Cottage, Main Street, Balbeggie be refused for the following reasons, namely:
1. The proposal is contrary to Policy NE2B (Forestry, Woodland and Trees) of the Perth and Kinross Council Local Development Plan 2014. There are existing trees including four lime trees on the site and no tree survey has been submitted to enable a full assessment to be made of the impact of the development on the trees.
  2. The proposal is contrary to Policy PM1A of the Perth and Kinross Council Local Development Plan 2014 due to its siting and close proximity to the existing cottage it does not contribute positively to the quality of the surrounding built and natural environment and also, in terms of design, by its unbalanced and incoherent nature as demonstrated by the mix of built forms, proportions, elements and detailing such as the proposed blank gable and large amount of glazing proposed on the south east elevation.
  3. The proposal is contrary to Policy PM1B(c) of the Perth and Kinross Council Local Development Plan 2014 in that the design, massing and density will not complement its surroundings in terms of appearance and its relationship with the existing house.

**Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

**740. DEFERRED FOR ACCOMPANIED SITE VISIT**

- (i) **TCP/11/16(319)  
Planning Application 14/01175/IPL – Erection of dwellinghouse (in principle), land 340 metres south east of Masterfield Farm, Dunning – Mr W R W Patrick**

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The above Notice of Review was deferred due to a Local Review Body member suffering a bereavement and it not being possible to convene an alternative Local Review Body in the time available.

- (ii) **TCP/11/16(321)**  
**Planning Application 14/01027/IPL – Erection of a dwellinghouse (in principle), land 340 metres south east of Masterfield Farm, Dunning – Mr W R W Patrick**

The above Notice of Review was deferred due to a Local Review Body member suffering a bereavement and it not being possible to convene an alternative Local Review Body in the time available.

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