

Perth and Kinross Council
Development Management Committee – 10 June 2015
Report of Handling by Development Quality Manager

Erection of agricultural storage shed and associated hardstanding at Tulchan Lodge, Glenalmond, Perth, PH1 3SG

Ref. No: 15/00455/FLL
Ward No: 9 - Almond And Earn

Summary

This report recommends approval of the application for the erection of an agricultural storage shed and associated hardstanding on the grounds that the application is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which would outweigh the Development Plan.

BACKGROUND AND DESCRIPTION

- 1 The application site is on agricultural land to the east of an existing agricultural compound at Tulchan Lodge, located in a rural area at Glenalmond. The existing compound sits east of Tulloch Croft and comprises of an agricultural storage shed, outside storage area and associated farm house. The application site is presently open to the south and west, where agricultural land is occupied by livestock. The site is bound to the east by large, mature trees and the north of a site is bound by agricultural land with a public road 45 metres beyond. The agricultural storage shed will be positioned within the north east of the application site and a 979sq metre area of hardstanding is to be constructed to the south west of the agricultural storage shed. The site will be accessed by an existing route along the site boundary.
- 2 This planning application seeks to obtain detailed planning permission for the erection of an agricultural storage shed and associated hard standing. The agricultural storage shed measures approx. 6 metres in width and approx. 12 metres in length with a ridge height of approx. 5 metres. The agricultural storage shed is to have 3 doorways, 2 roller shutters approx. 3 metres x 2.9 metres and 1 pedestrian door approx. 2.4 metres x 1 metre. The agricultural storage shed is to be finished in dark green profile steel sheeting.
- 3 The applicant has indicated that the agricultural storage shed will be used solely for agricultural storage purposes, which are directly associated with local farming activities.

NATIONAL POLICY AND GUIDANCE

- 4 The Scottish Government expresses its planning policies through the National Planning Framework 1& 2, the Scottish Planning Policy (SPP) and Planning Advice Notes (PAN). Due to the nature of the proposal (agricultural shed and

hardstanding) there are no national guidance or policies which are specifically relevant to this proposal.

DEVELOPMENT PLAN

- 5 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

- 6 Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014

- 7 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 8 Within the Local Development Plan, the site lies out with any defined settlement boundary where the following principle relevant policies are directly applicable.

Policy PM1A – Placemaking

- 9 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Policy ED3: Rural Business and Diversification

- 10 The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. Although this proposal is not proposing to expand the existing business (or create a new business), the general aims of this policy should be applied to this proposal.

OTHER COUNCIL POLICIES

- 11 None applicable.

SITE HISTORY

- 12 None

CONSULTATIONS

External

- 13 **Methven Community Council** - objection lodged to the proposals over concerns with the proposed siting and drainage and the shed.

Internal

- 14 **Environmental Health Manager** - no concerns, subject to conditions relating to the proposed agricultural storage sheds use and future alteration.
- 15 **Transportation Planning** - no concerns.

REPRESENTATIONS

- 16 One representation was received in objection to the proposals from Methven Community Council as noted in the Consultations Section raised the following relevant issues:
- The development should be re-located to form part of the existing farm and steading, 200m west of the proposed site, away from Tulchan Garden Cottage.
 - As rainwater from the site drains eastward following heavy rain, there are concerns it may impact on an existing pond at Tulchan Garden Cottage. Concerns also relate to the potential for effluent to pollute the local area.
- 17 These issues are all addressed in the Appraisal section of this report.

ADDITIONAL STATEMENTS

18

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

APPRAISAL

Policy

- 19 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.

- 20 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. As the proposal is for an agricultural building and hardstanding, the key test of the acceptability of this proposal is ultimately whether or not the proposed shed and hardstanding complies with the requirements of PM1A of the Local Development Plan, which seeks to ensure that all new proposals are compatible with existing land uses and that the character and amenity of the existing area is not adversely affected by inappropriate developments.
- 21 For reasons stated elsewhere, I consider the proposal to be consistent with this policy.

Land Use Acceptability

- 22 In terms of land use, the proposed erection of an agricultural storage shed and hardstanding are considered to be in keeping with the established agricultural use. I note that concerns have been raised regarding effluent and run-off from the site and whilst the existing field to the west is used by livestock the proposed shed is solely to be used for storage of vehicles and associated farm equipment. To ensure the building is not used by livestock, in the interest of local amenity, a condition is to be attached to any consent restricting the use of the shed to solely general storage. An existing farm building to the west of the site will continue to house livestock.

Residential Amenity

- 23 There are 5 residential properties within 400 metres of the site, Tulloch Croft, West Tulchan, Birch Lodge, Tulchan House and Tulchan Garden Cottage. Only one objection was received to the application from Methven Community Council. Tulchan Garden Cottage is 110 metres from the site, with mature trees, a public road and hedging separating the dwelling house and gardens at Tulchan Garden Cottage from the application site. The proposed agricultural storage shed and hardstanding will not be visible to any dwelling houses in the area and I have no concerns regarding potential smells, noise or pollution from the site.
- 24 The use of the site for storage does not raise any noise concerns. The agricultural storage shed will be used to store equipment associated with present activity at the farm and noise levels are not anticipated to exceed those presently associated with agricultural activities. To ensure the use of the building is not altered in future, a condition is recommended requiring no plant equipment is installed within the shed without the prior written consent of the planning authority to ensure any potential noise impact can be assessed. Subject to the conditions recommended, the proposed agricultural storage shed and hardstanding is considered acceptable in terms of Policy PM1A and will not have any negative impacts on the surrounding environment or residential properties.

Design and Layout

- 25 The site is located within the east of an agricultural field. The agricultural storage shed and hardstanding is to be detached from the existing farm shed at Tulloch Croft by approximately 170 metres. Methven Community Council has raised concerns with the buildings siting, and propose the shed and hardstanding be relocated towards the existing building group (farm shed and dwelling house) at Tulloch Croft. Whilst there are potential visual benefits to maintaining farms as building groups, in this instance I do not believe the relocation of the shed and hardstanding would benefit the site. Only agricultural land to the north and rising land to the east of the existing building group is vacant.
- 26 To erect the shed and hardstanding east of the farm group would either require ground excavation work to maintain the building at the same floor level as the existing building group or the erection of a shed and hardstanding that would site above the existing group. This is considered to be more visually prominent than the proposed siting. Similarly, the erection of the shed and hardstanding to the north of the existing farm group would maintain the building group but the open site, separated from existing buildings by open parking/storage area would not fully integrate with the existing group and will appear more prominent from the public road than the proposed site.

Visual Amenity

- 27 The proposed agricultural storage shed and hardstanding area does not raise any concerns in terms of visual amenity. The shed which is to be finished in dark green profile sheeting is to be enclosed to the north and east by existing mature trees, creating a development which has a minimal visual impact on the surrounding area. The applicant also proposes the planting of trees along the sites north west boundary which will further integrate the development with the existing backdrop of mature trees. The proposals are of a standard agricultural design and layout and will not be prominent nor out of character at this site.
- 28 The proposed site is considered suitably bound by trees and the agricultural land which it will serve. The shed will have a minimal visual impact on the area and will utilise an existing route along the fields south east boundary. In summary, whilst there is often a case for maintaining building groups in rural areas, the proposed detached siting of the building is considered acceptable with sufficient enclosure and backdrop.

Traffic

- 29 Access to the shed and hardstanding is to be taken from a track which runs from the existing farm at Tulloch Croft along the south east edge of a field towards the application site. At present, the mud track ends at an area within the field used to store outdoor equipment related to agricultural activities. Following consultation with Transportation Planning no concerns have been raised with the proposed development and access arrangements. The use of the track does not raise any concerns in terms of road safety and there is

considered to be suitable provision of parking and turning facilities within the proposed hardstanding which is 979 sq. metres in area, including storage shed.

Drainage and Flooding

- 30 There is no known flood risk at the site. A soak away is proposed to drain rainwater from the site to the west, towards a field owned by the applicant. The details of the soak away will be assessed as part of a building warrant application. I have no concerns that water will drain to the east of the site, the hardstanding will be level in nature and drain into the proposed soak away. There are no existing issues with drainage or pollution from the site entering the wooded area to the east and runoff from the site does not pose an environmental or flood risk to neighbouring properties, gardens or ponds.
- 31 Environmental Health have not objected to the proposals and have no concerns regarding potential pollution being emitted from the site. The restriction of the agricultural storage sheds use by condition to storage only negates any concerns regarding effluent being present at the site and a proposed soak away will direct any surface water away from the site to the west.
- 32 The development does not impact on any local water connections or supplies, but as the proposed agricultural storage shed and associated hardstanding is within 400m of several residential properties which are served by a private water supply, an informative is recommended to ensure supplies or septic drainage systems of neighbouring properties remain accessible for future maintenance. In summary, the proposed development does not raise any concerns in terms of flooding or drainage and subject to access being provided to existing water infrastructure the proposals are considered acceptable and will not have any negative impacts on the surrounding area.

DIRECTION BY SCOTTISH MINISTERS

- 33 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.

LEGAL AGREEMENTS

- 34 None required

CONCLUSION AND REASONS FOR RECOMMENDATION

- 35 The proposed shed and hardstanding, located within agricultural land at Tulchan Lodge is considered acceptable in terms of siting and will not have any negative impacts on the residential amenity of neighbouring residential dwellinghouses. Therefore, subject to conditions the proposals comply with the Perth and Kinross Local Development Plan 2014 and there are no reasons to recommend the application for refusal.

RECOMMENDATION

A Approve 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 permission.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 The agricultural building shall be used for general storage only and at no time for the housing of any livestock.

Reason - In the interest of residential amenity

- 3 No plant or equipment including any ventilation systems shall be installed within the agricultural building, unless otherwise agreed in writing by the Planning Authority.

Reason - In the interest of residential amenity

B JUSTIFICATION

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

C PROCEDURAL NOTES

None

D INFORMATIVES

- 1 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).
- 2 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.
- 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 An application for Building Warrant may be required.
- 5 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.

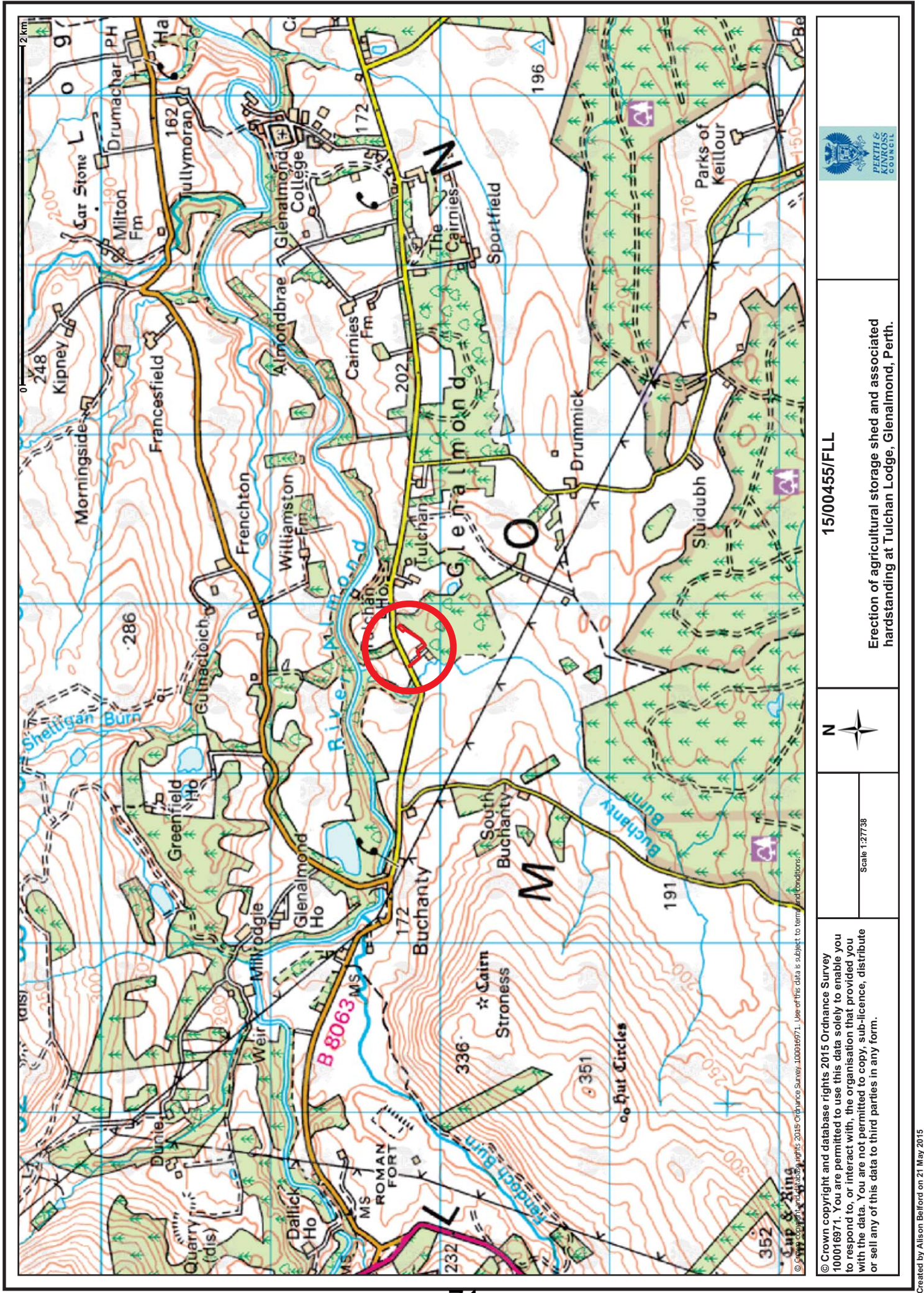
Background Papers: 1 representation
Contact Officer: Craig Swankie – Ext 75320
Date: 21 May 2015

Nick Brian
Development Quality Manager

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.
--

All Council Services can offer a telephone translation facility.
--



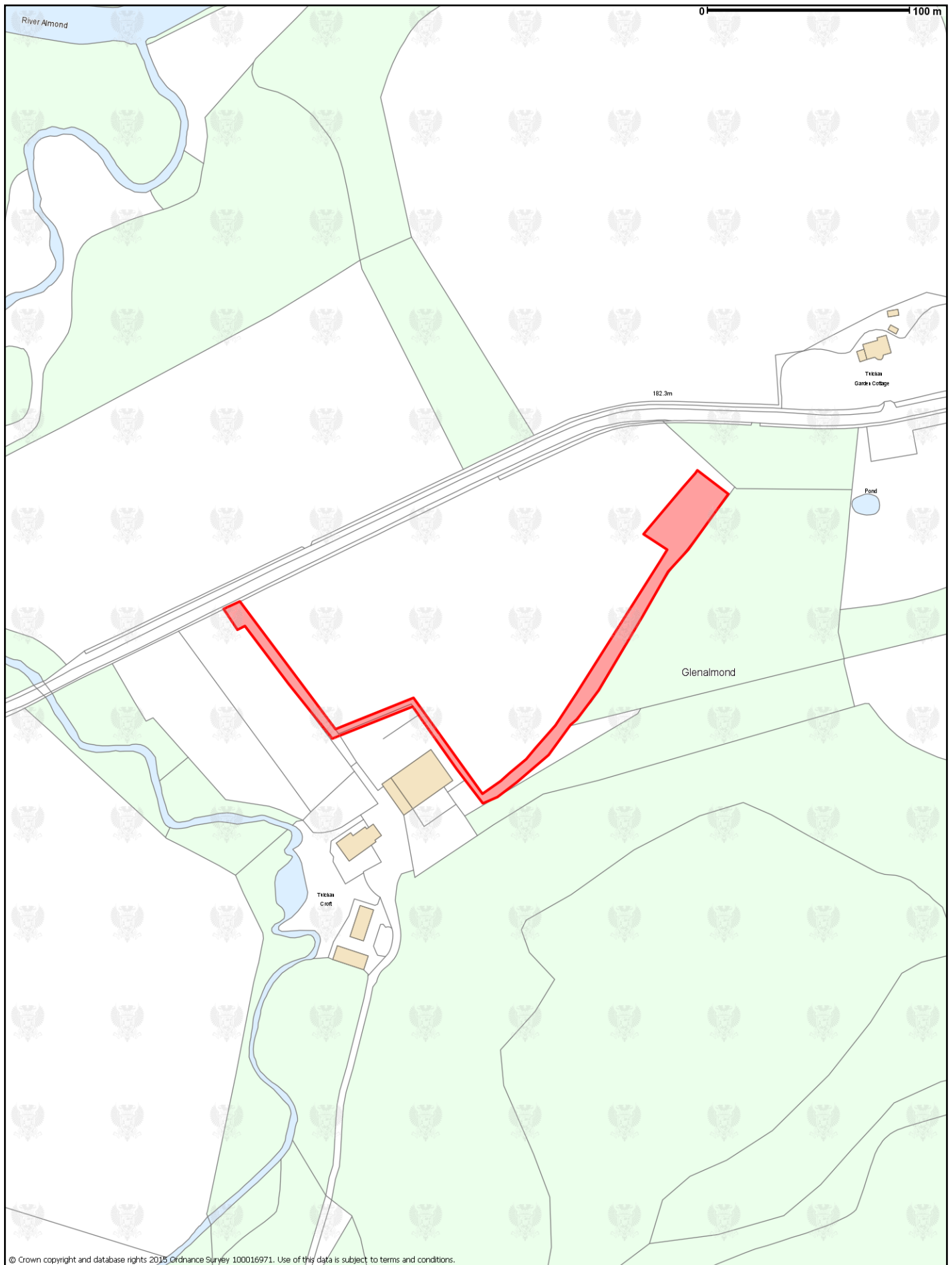
15/00455/FLL

Erection of agricultural storage shed and associated hardstanding at Tulchan Lodge, Glenalmond, Perth.



Scale 1:27738

© Crown copyright and database rights 2015 Ordnance Survey 100016971. Use of this data is subject to terms and conditions. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



© Crown copyright and database rights 2015 Ordnance Survey 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale 1:2500

15/00455/FLL

Erection of agricultural storage shed and associated hardstanding at Tulchan Lodge, Glenalmond, Perth.

