

## **DEVELOPMENT MANAGEMENT COMMITTEE**

Minute of Meeting of the Development Management Committee held in the Gannochy Suite, Dewars Centre, Perth on Wednesday 16 September 2015 at 10.00am.

Present: Councillors T Gray (Convener), B Band (Vice-Convener), H Anderson, D Cuthbert, A Gaunt, J Giacomazzi, C Gillies, A Livingstone (up to and including Art. 565(3)(i), M Lyle and G Walker.

In attendance: Councillor E Maclachlan (up to and including Art. 565((3)(v), N Brian, A Condliffe, J Thomson, S Callan, S Dunn, E Jordan and A Belford (all The Environment Service); G Fogg and Y Oliver (both Chief Executive's Service).

Apologies: Councillors M Barnacle, I Campbell and J Kellas.

Councillor T Gray, Convener, Presiding.

### **560. WELCOME AND APOLOGIES**

The Convener welcomed everyone to the meeting and apologies were noted as above.

### **561. WITHDRAWAL OF APPLICATIONS**

The Committee noted the following application had been withdrawn by the applicant:

- (i) 13/01878/FLM – PERTH - Engineering operations for junction improvements and associated landscaping Tesco Stores Ltd, Crieff Road, Perth – Report 15/362 – Tesco Stores Ltd**

### **562. DECLARATIONS OF INTEREST**

There were no Declarations of Interest in terms of the Councillors' Code of Conduct.

### **563. MINUTE OF PREVIOUS MEETING**

The Minute of Meeting of the Development Management Committee of 12 August 2015 (Arts 490-494) was submitted, approved as a correct record and authorised for signature.

### **564. DEPUTATIONS**

In terms of Standing Order 59, the Committee agreed to hear deputations in relation to the following planning applications:

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<b>Planning Application No.</b>	<b>Art. No.</b>
15/01177/IPM	565(1)(i)
15/00616/AML	565(2)(iv)
15/00999/FLL	565(2)(v)

**565. APPLICATIONS FOR DETERMINATION**

**(1) Major Applications**

- (i) 15/01177/IPM – ALYTH - Variation of Condition 1 of permission 09/00577/IPM (Residential development) to extend time period for the commencement of the development land NE &SE of Westpark, St Ninian’s Road, Alyth – Report 15/363 – Guild Homes (Tayside) Ltd**

Ms K Clark, on behalf of the applicants, addressed the Committee, and, following her representation, withdrew to the public benches.

**Resolved:**

**Grant**, subject to the following conditions and informatives:

1. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and agreed by Perth and Kinross Heritage Trust. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with Perth and Kinross Heritage Trust.
2. As required under Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006, the development shall not commence until the following matters have been approved by the Planning Authority:
  - (i) The siting, design and external appearance of the development, the landscaping of the site, areas of open space, pedestrian links, all means of enclosure, the car parking and means of access to the site.
3. The submitted sketch layouts are purely illustrative at this stage and are not approved and no specific number of houses is agreed at this stage and shall be subject to an acceptable scheme being submitted under Condition 2 above, all to the satisfaction of the Council as Planning Authority.
4. The core paths located on the site must not be obstructed during building works or on completion. Any damage

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done to the route during the building works must be made good before the house is occupied or first let.

5. An equipped area for play shall be provided by the developer to cater for the age group 4-8 year olds and integrated within the area of public open space referred to in Condition 2 above:
6. The long term maintenance of the public open space and the play area must be in accordance with one of the three options in line with Council policy as follows:
  - (a) Perth and Kinross Council take title to the land and maintain the ground in perpetuity for a flat rate commuted sum payable by the developer. The sum is set annually per dwelling and is currently £300/unit excluding play areas which are charged as a single sum currently £19,000.
  - (b) The Greenbelt Company can take title to the land and maintain in perpetuity for a charge to the developer with the Council getting sight of the agreement.
  - (c) An approved alternative company maintains the open space in perpetuity for a charge to the developer and a permanent bond is lodged with the Council against default.

The Council do not permit developers or their agents to include title of areas of public open space or levy an annual charge to individual residents for any of the options above.

7. A detailed tree survey shall be provided by the developer including topographical survey and any trees retained should be within adequate areas of open space and not affected by service trenches or level changes and protected in accordance with BS 5837:2005 all to the satisfaction of the Council as Planning Authority.
8. The development shall be in accordance with the Council's Affordable Housing Policy approved in August 2005 which requires a 25% allocation of affordable units within the development all to the satisfaction of the Council as Planning Authority.
9. No development shall take place until an updated Flood Risk Assessment (FRA) for the site has been undertaken, submitted and approved in writing by the Planning Authority in consultation with SEPA. The FRA should take account of the legislative, regulatory and policy position now in place and must inform the finalised design and layout of the site, demonstrating that the proposed development layout will not increase the risk of flooding to the site or elsewhere and that the proposed development levels are appropriate. Following written approval of the FRA the drainage strategy shall be carried out prior to the erection of any dwellings connected with this application.

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10. The development shall be in accordance with the requirements of the Council's Primary Education and New Housing Development Policy approved in May 2009 all to the satisfaction of the Council as Planning Authority.
11. Prior to the occupation and use of the approved development all matters regarding access, car parking, road layout, design and specification (including the disposal of surface water) and facilities for public transport in the form of bus boarders, bus stops and associated shelters within the site and on the public road adjacent to the site shall be in accordance with the standards required by the Council as Roads Authority and to the satisfaction of the Planning Authority.
12. Storm water drainage from all paved surfaces, including the access, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices

**Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

**Informatives**

1. Application for the approval required by a condition imposed on this Planning Permission in Principle shall conform with the requirements of Regulation 12 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and of Section 59 (2) and (3) of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning etc. (Scotland) Act 2006 and, in particular, must be made before whichever is the latest of the following:
  - (i) The expiration of 2 years from the date of the grant of the planning permission in principle,
  - (ii) The expiration of 6 months from the date on which an earlier application for the requisite approval was refused, or
  - (iii) The expiration of 6 months from the date on which an appeal against such refusal was dismissed.
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 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for guidance. In accordance with Regulation 41 the notice must be:
  - Displayed in a prominent place at or in the vicinity of the site of the development

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- Readily visible to the public
  - Printed on durable material.
3. The applicants are advised that they must apply to the Roads Authority for construction consent to form a new street. Please contact The Construction and Maintenance Manager, The Environment Service, Perth and Kinross Council, The Atrium, Glover Street, Perth.
  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. No work shall be commenced until an application for building warrant has been submitted and approved.
  6. The applicant is advised that the granting of planning consent does not guarantee a connection to Scottish Water's assets. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

(2) **Section 36**

- (i) **14/00003/WIND – ABERFELDY - Section 36 of the Electricity Act application for the erection of 25 x 115 metre high wind turbines and ancillary works on land at Crossburns, Ullar Estate, near Aberfeldy – Report 15/364 – West Coast Energy**

**Resolved:**

**Object**, for the following reasons:

1. The proposed wind farm by virtue of the location, dominance, scale and layout of the proposed wind farm would result in unacceptable adverse landscape impacts having regard to landscape character and setting within the immediate landscape and wider landscape character types contrary to Policy 3 of TAYplan and Policies ER1A(a), ER6(a) and (b) of the Perth and Kinross Development Plan 2014.
2. The location, dominance, scale and layout of the proposed wind farm would result in unacceptable visual impacts. Accordingly the proposal is contrary to Policies ER1A(a), ER6(a), (b) and (f) of the Perth and Kinross Development Plan 2014.
3. The proposal by virtue of the location, prominence, scale and layout of the proposed wind farm and its relationship to other wind turbine developments in the area would give rise to unacceptable cumulative landscape and visual

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- impacts. Accordingly the application is contrary to TAYplan Policy 6 and Policies ER1A (a) and (h), ER6 (a) and (b) of the Perth and Kinross Development Plan 2014.
4. The development does not contribute positively to the quality of the surrounding built and natural environment as the design, density and siting of the development does not respect the character and amenity of Highland Perthshire, contrary to Policy PM1A of the Perth and Kinross Development Plan 2014.
  5. The application is contrary to Policy NE1B of the adopted Local Development Plan 2014 as the cumulative effects would erode the experience from popular summits from the Loch Rannoch and Glen Lyon NSA and the Loch Tummel NSA.
  6. The application is contrary to Perth and Kinross Council's Supplementary Guidance on Landscape June 2015 as the proposed visual impact will adversely affect the special landscape quality of the designated Special Landscape Areas of Glen Quaich, Loch Tay and Upper Strath Tay.

**Justification**

The proposal is not considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

**(3) Local Applications**

- (i) **12/00546/FLL – Report on the updated Enforcement position regarding conditions on the planning application for the formation of five permanent gypsy/traveller pitches (partly in retrospect) on land SE of Fossoway Garage (Crook Moss), Fossoway, approved at Development Management Committee on 9 October 2013 and report to DM Committee on 18 March 2015 – Report 15/365 – J Johnstone & M MacDonald**

Motion (Councillors T Gray and A Gaunt) – Grant a further period of 12 months towards achieving mains connections for foul drainage, and water and electricity, but subject to the conditions and informatives contained in Report 13/487.

**Amendment (Councillors D Cuthbert and B Band) – Grant, subject to the timescale for complying with the following conditions pertaining to Report 13/487 being amended as follows:**

1. **Condition 4, relating to the access being provided with a bitumenously bound surface and maintained as so to the satisfaction of the Planning Authority,**

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- will be complied with no later than 18 November 2015.
2. **Conditions 9, 14, 16 and 17, relating to the treatment of waste water, will be amended to state that a connection to the Drum mains sewerage treatment plan will be completed no later than 14 September 2016.**
  3. **Conditions 10 and 11, relating to the water supply, will be met no later than 14 September 2016.**
  4. **Condition 15, relating to landscaping proposals, will be met no later than 18 November 2015.**
  5. **The Development Quality Manager is requested to prepare an updated report on the enforcement of the conditions imposed on the planning application for the Formation of five permanent gypsy/traveller pitches (partly in retrospect) on land at Crookmoss, Crook of Devon, Kinross-shire, to be submitted to the Development Management Committee on 13 January 2016.**

In accordance with Standing Order 44, a roll call vote was taken.

7 members voted for the Amendment as follows:  
Councillors B Band, H Anderson, D Cuthbert, J Giacomazzi,  
C Gillies, M Lyle and G Walker.

3 members voted for the Motion as follows:  
Councillors T Gray, A Gaunt and A Livingstone.

Amendment – 7 votes

Motion – 3 votes

**Resolved:**

In accordance with the Amendment.

COUNCILLOR A LIVINGSTONE LEFT THE MEETING AT THIS POINT.

- (iii) **15/00150/FLL – Erection of 4 dwellinghouses, land north of Cottown House, Cottown, Glencarse – Report 15/366 – J and C Khazaka**

A Condliffe, Applications Team Leader, advised the Committee that Report 15/366 had erroneously recorded an objection from the West Carse Community Council and that it should have referred to an objection from one member of this Community Council.

**Resolved:**

**Grant**, subject to the following conditions:

1. The proposed development must be carried out in accordance with the approved plans, unless otherwise

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- provided for by conditions imposed on the planning consent.
2. Prior to the occupation of each dwellinghouse, the foul drainage must be connected to the public drainage system, unless an agreement has been made with the Council as Planning Authority in consultation with Scottish Water and Building Standards.
  3. Prior to the commencement of any works on site, precise details of the proposed SUDS system shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full prior to the first house occupation, all to the satisfaction of the Council as Planning Authority.
  4. Prior to the commencement of any works on site, a detailed landscaping and boundary treatment plan shall be submitted for the approval in writing by the Council as Planning Authority. The approved plan shall be implemented in full as the development progresses, all to the satisfaction of the Council as Planning Authority.
  5. Prior to any works commencing on any dwellinghouse, the existing private access for the entire length to the public road shall be upgraded to an adoptable standard with adequate turning facilities for HGV, to the satisfaction of the Council as Roads and Planning Authority.
  6. Prior to the commencement of any works on site, full details of the colour of the wet dash render shall be submitted for the further written agreement of the Council as Planning Authority. The scheme as agreed shall be implemented as part of the development.
  7. All plant or equipment associated with the air source heat pump shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 30 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential premises, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart, all to the satisfaction of the Council as Planning Authority.
  8. Prior to the commencement of works on site, an evaluation for the potential of the site to be affected by contamination by a previous use should be undertaken and as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) must be submitted for consideration by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation must be undertaken to identify;
    - I. The nature, extent and type(s) of contamination on the site.

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- II. Measures to treat/remove contamination to ensure the site is fit for the use proposed.
  - III. Measures to deal with contamination during construction works.
  - IV. Condition of the site on completion of decontamination measures.
9. Prior to the occupation of any dwelling, the agreed measures to decontaminate the site shall be fully implemented, as approved by the Council as Planning Authority. Validation that the scheme has been fully implemented must also be submitted to the Council as Planning Authority prior to the occupation of any dwelling.
10. Prior to the commencement of any works on site, detailed plans of the proposed works to the existing Right of Way shall be submitted for the approval in writing by the Council as Planning Authority. The detailed plans must detail the route of the right of way between Dalreach (cottage) and the track south of Cottown House, the surfacing and any furniture thereon (e.g. gates), how the path links into other parts of the route to the north and south, and must show a path a minimum of 2.5m wide and of similar distance and of a similar or improved surface to that of the original path. The approved details must be completed to the satisfaction of the Council as Planning Authority and made available for the public to use prior to the commencement of any other works on site.

**Justification**

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

**Procedural Note**

The formal planning consent shall not be issued until such time as the required Developer Contributions have been secured. In the event that the applicant does not:

- a) Make the required payment upfront within 14 days of the date of the Committee decision, or
- b) Complete a legal agreement for its delayed payment within a 4 month period, then the application may be refused under delegated powers.

**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)*).

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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 will be required.
5. 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 Environment Protection Agency.
6. With regard to the terms of Condition 8 of this decision notice, the applicant is advised to make early contact with the Council's Access Officers regarding the Right of Way to ensure it is not adversely affected by the development proposed. For the avoidance of doubt, any changes to the alignment of the path should not be onto another owner's land. The applicant should also be aware that any temporary restrictions to public access required during the construction of the dwellinghouses must be agreed in writing (and in advance of the restriction) with the Council as Planning Authority.

**(iv) 15/00616/AML – Erection of dwellinghouse (reserved matters) land NE of Cleish Mains Steading, Cleish – Report 15/367 – B Watson**

Mr R Taylor, agent on behalf of the applicant, addressed the Committee, and, following his representation, withdrew to the public benches.

**Resolved:**

**Grant**, 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.
2. The dimensions and location of the bus boarders shall be agreed in writing with the Council as Planning

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- Authority prior to their construction. The bus boarders as approved shall be implemented prior to the completion or bringing into use of the development.
3. Prior to the commencement of the development hereby approved, a sample of roof slate shall be submitted for the approval of the Council as Planning. The slate as approved shall be implemented prior to the completion or bringing into use of the development.
  4. Prior to the commencement of the development hereby approved, specification and colour of the render finish shall be submitted for the approval of the Council as Planning Authority. The render as approved shall be implemented prior to the completion or bringing into use of the development.
  5. The landscaping and planting scheme which is hereby approved (Document No. 15/00616/4) shall be completed within the first available planting season (October to March) after the completion or bringing into use of the development. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season with others of similar size and species.
  6. The existing beech hedge shall be retained and protected in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction. Protection measures, once in place, shall remain in place for the duration of construction unless otherwise agreed in writing by the Council as Planning Authority. Following completion of site works the beech hedge shall be retained and maintained to the satisfaction of the Council as Planning Authority.
  7. Prior to the occupation of the development hereby approved, foul drainage infrastructure capable of achieving not less than 125% phosphorus mitigation shall be installed and thereafter retained to the reasonable satisfaction of the Planning Authority.
  8. The foul drainage infrastructure capable of achieving not less than 125% phosphorus mitigation associated with this development shall be undertaken in a phased manner:-
    - a) No development shall commence on the approved development site until the mitigating foul drainage infrastructure at the remote property at Cleish Mains Steading and on land to the north east of the development as shown on plan 15/00616/7 has been installed.

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- b) Following the installation of the foul drainage infrastructure at the remote properties the development site shall only be occupied once the foul drainage infrastructure for the development site has been installed to the reasonable satisfaction of the Council as Planning Authority.
9. For the avoidance of doubt the installed drainage infrastructure at the development site as approved shall be retained all to the reasonable satisfaction of the Council as Planning Authority.
10. Development shall not commence until the applicant has submitted approved CAR licence(s) under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 for the drainage infrastructure associated with this project to the Council as Planning Authority and the Planning Authority has confirmed receipt of the documentation in writing.

**Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

**Procedural Note**

The formal planning consent shall not be issued until such time as the required Developer Contributions have been secured. In the event that the applicant does not a) make the required payment upfront within 14 days of the date of the committee decision or b) complete a legal agreement for its delayed payment within a 4 month period, the application will be refused under delegated powers.

**Informative**

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.
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

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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. The applicant is advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
6. The applicant shall require to apply for a CAR licence(s) from SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 for the proposed private waste water treatment plant.
7. The applicant shall contact the Council's Community Waste Adviser to confirm the refuse collection arrangements for the development. Tel 01738 475268.

(v) **15/00999/FLL – Variation of Condition 2 (hours of operation of floodlights) of permission 11/01669/FLL (formation of an all-weather sports pitch and associated infrastructure) Seven Acres, Newhouse Road, Perth – Report 15/368 – Letham Community Sports Club**

Ms K McGuire, Agent and Mr J Kidd, Club Secretary, on behalf of the applicants, addressed the Committee, and, following their representations, withdrew to the public benches.

Councillor E Maclachlan, speaking as one of the elected members for Ward 11, addressed the Committee, and, following her representation, withdrew to the public benches.

**Resolved:**

**Grant**, subject to the following condition:

- 1 Consent is hereby granted for a limited period of 1 year from the date of this consent for the floodlights to operate between 0900 hours to 2200 hours Monday to Sunday. Upon expiration of this consent the hours shall revert back to 0900 hours to 2100 hours Monday to Sunday.

**Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

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**Informative**

The applicant should be aware that the lease will also need to be amended to permit the proposed extension to the operating hours. Please contact Estates Surveyor Malcolm Hill on 475916 to discuss the matter.

- (vi) **15/01088/FLL – AUCHTERARDER - Renewal of permission 12/00889/FLL (extension to dwellings) at 6 & 8 Glamis Court, Gleneagles Village, Auchterarder – Report 15/369 – Mr J Bryden and Mr Fraser**

N Brian, Development Quality Manager, advised the Committee that, should they be minded to approve the application, an additional informative would be added to the effect that approval would not over-ride any existing Deed of Conditions.

**Resolved:**

**Refuse**, on the grounds that since the application had been approved a new planning policy framework has been adopted, namely the Perth and Kinross Local Development Plan 2014 which the proposal contravenes as it is contrary to:

- (a) Policy PM1A of the Perth and Kinross Local Development Plan 2014 as it will not add to the character and amenity of the existing area; and
- (b) The proposed development is contrary to Policy RD1 as it will not protect the existing residential amenity.

**Justification**

The development is considered to be contrary to the Development Plan and there are no material considerations which are considered to be sufficient to depart from the Plan .

- (vii) **15/01185/FLL – BLAIRGOWRIE -Erection of a garage at Broomfield, 5 Littlewood Gardens, Blairgowrie – Report 15/370 – Mr and Mrs A S Garrow**

A Condliffe, Applications Team Leader, advised the Committee that the following sentence should be removed from Paragraph 30 of Report 15/370:

“Furthermore, as it is the last property located within the cul-de-sac so there will be no passing traffic.”

**Resolved:**

**Grant**, 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.

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2. The development authorised by this consent shall be used solely for the purposes of a residential use which is directly associated with the existing residential use of the main dwellinghouse and for no other purpose or use, all to the satisfaction of the Council as Planning Authority.

**Justification**

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

**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. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
3. 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.
4. 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.
5. No work shall be commenced until an application for building warrant has been submitted and approved.

**(4) Proposal of Application Notice (PAN)**

- (i) **15/00013/PAN – Residential development with open space, associated car parking and infrastructure at land east of 16 Hebridean Gardens, Kincardine Road, Crieff – Report 15/371 – Stewart Milne Homes**

Members noted that all relevant issues had been addressed in the Development Quality Manager's report.

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- (ii) **15/00014/PAN – Mixed use development (residential and retail) with associated access road, landscaping and infrastructure at land east of Newton of Huntingtower Farmhouse, Crieff Road, Perth – Report 15/371 – Persimmon Homes (East Scotland)**

Members noted that all relevant issues had been addressed in the Development Quality Manager's report.

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