

TCP/11/16(427)

Planning Application – 16/00994/FLL – Erection of a dwellinghouse (in principle), land 90 metres north east of Meadows Cottage, Forneth

FURTHER INFORMATION

CHX Planning Local Review Body - Generic Email Account

From: Mark Myles <mm@mbmplanning.co.uk>
Sent: 26 October 2016 10:26
To: CHX Planning Local Review Body - Generic Email Account
Cc: Helen Menzies
Subject: RE: TCP/11/16(427)
Attachments: V1 FINAL GIS PLAN.pdf updated.pdf

Dear Paige

Thank you for your letter of 14th October setting out the further information requested from the LRB, following their consideration of the Notice of Review at its meeting on 27th September. In terms of the possibility of using the alternative site (identified as land parcel 17) I would advise as follows;

- i) SSE have advised the applicant that a minimum distance of 9 metres is required between any overhead electricity cable and a dwellinghouse.
- ii) SSE have prepared the attached amended plan with additional notes identifying the existing overhead line that crosses land parcel 17 (orange) and also the route of the existing overhead line situated alongside the western boundary of land parcel 17 (red).
- iii) Land parcel 17 is approximately 25 metres in width (compared to Gauldsmyre to the south which is approximately 55 metres in width) and based on the location of the existing overhead lines and the requirement to leave at least a minimum 9m safeguarding distance, would be considered to leave insufficient space to accommodate a house along with the required levels of private useable amenity space and also the necessary separation distances from the adjacent neighbouring boundaries. In terms of the landscape framework of land parcel 17 this is bound by the farm road and stone dyke to the west and Gauldsmyre to the south. A post and wire fence separates the land from the agricultural land to the east.
- iv) The size of the proposed plot is identical to that proposed in the earlier planning application (15/02052/IPL). The application site crucially forms part of one of the smallest fields on the farm (land parcel no.13) and is only ever used for grazing. The removal of the proposed site area from land parcel 13 would therefore not prejudice the existing farm operations in any way. The proposed site area takes account of the need for the specific siting of any house to be agreed with the council and at the same time allows for all of the private drainage including soak-away system to be accommodated fully within the red line site boundary. The red line boundary also allows for any further landscaping to be accommodated if required. As the LRB will note on their site visit the proposed site is set against rising ground and the woodland to the north and also immediately adjacent to the neighbouring property to the west (Meadows Cottage) which also sits at a slightly higher level. Being located adjacent to the public road and adjacent to an existing property will therefore help to minimise the visual impact of the development in the landscape in accordance with Policy EP6 and importantly at the same time would reduce the servicing costs for the proposed house.

I trust this additional information will assist the LRB in their final decision.

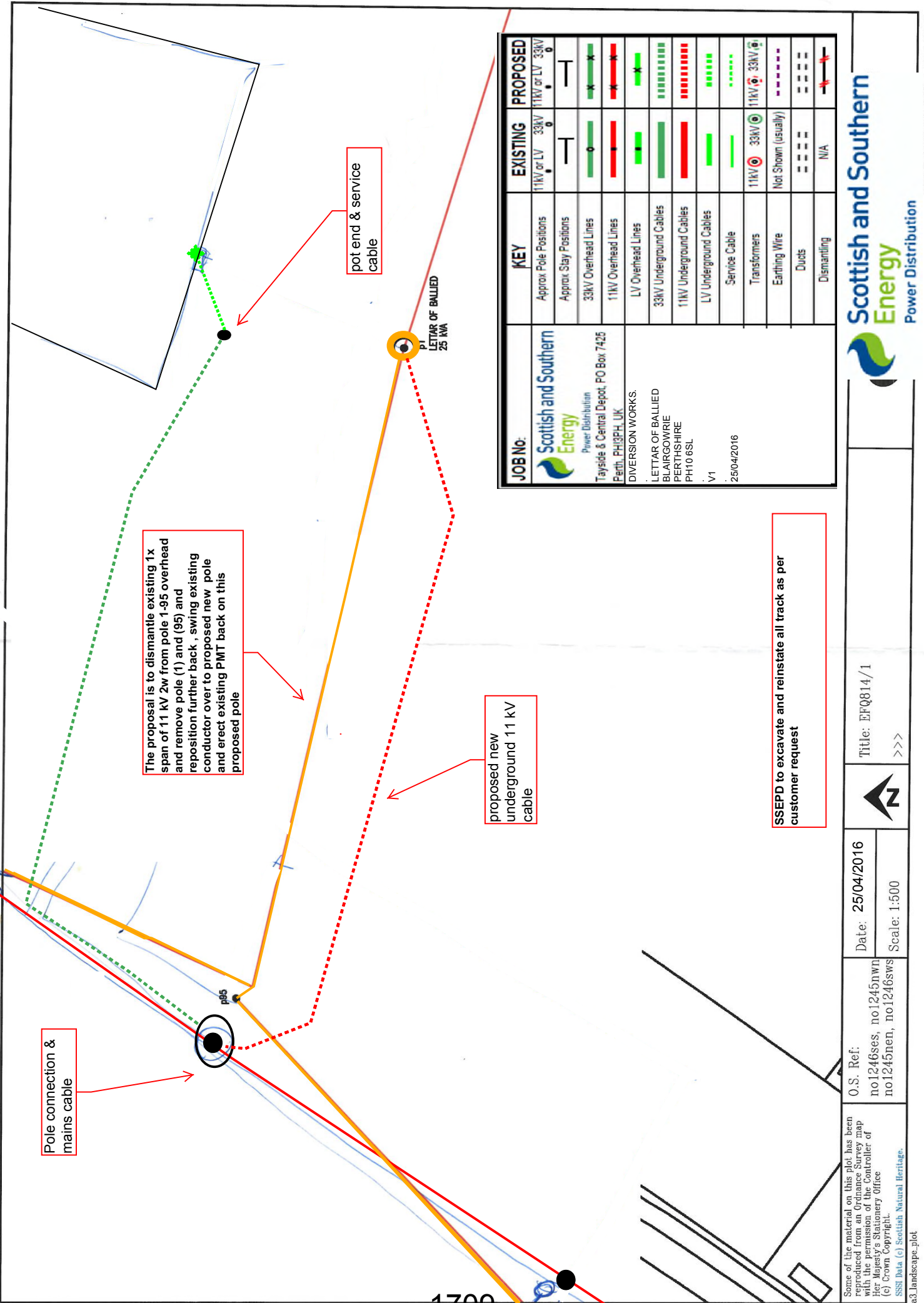
I look forward to hearing from you again in due course.

Many thanks

Kind regards

Mark Myles
MBM Planning & Development
Algo Business Centre
Glenearn Road
PERTH
PH2 0NJ

01738 450506
07887 801965



1709

KEY	EXISTING	PROPOSED
Approx Pole Positions	11kV or LV 33kV	11kV or LV 33kV
Approx Stay Positions	—	—
33kV Overhead Lines	—	—
11kV Overhead Lines	—	—
LV Overhead Lines	—	—
33kV Underground Cables	—	—
11kV Underground Cables	—	—
LV Underground Cables	—	—
Service Cable	—	—
Transformers	11kV 33kV	11kV 33kV
Earthing Wire	Not Shown (usually)	Not Shown (usually)
Ducts	—	—
Dismantling	N/A	—

Scottish and Southern Energy
Power Distribution

JOB No: Scottish and Southern Energy Power Distribution
Tayside & Central Depot, PO Box 7425
Perth, PH13PH, UK

DIVERSION WORKS:
LETTAR OF BALLIED
BLAIRGOWRIE
PERTHS HIRE
PH10 6SL
V1
25/04/2016

Title: EFQ814/1
>>>

Date: 25/04/2016
Scale: 1:500

O.S. Ref:
no1246ses, no1245nwn
no1245nen, no1246sws

Some of the material on this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office
(c) Crown Copyright.
SSSI Data (c) Scottish Natural Heritage.
ad_landscape_plot

