

**TCP/11/16(454)**

**Planning Application – 16/01789/IPL – Erection of a dwellinghouse (in principle) on Land 30 metres East of Gairneybridge Farm, Gairneybridge, Kinross, KY13 9JZ**

**REPRESENTATIONS** *(part included in applicant's submission, see pages 447-459 and 463-468)*



## **CHX Planning Local Review Body - Generic Email Account**

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**From:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** Your Reference 16/01789/IPL  
**Attachments:** 16 01789 IPL v2 0.docx

**From:** Andrew Currie [REDACTED]  
**Sent:** 16 January 2017 12:07  
**To:** Development Management - Generic Email Account  
**Subject:** Your Reference 16/01789/IPL

Dear Sirs,

My details are

Andrew Currie  
4 Gairneybridge Farm Steadings  
Gairneybridge  
By Kinross  
KY13 9JZ

Contact number [REDACTED]

Please find attached my submission (closing date given was 19<sup>th</sup> January 2017) following Mr. A. King's objection to the rejection of his outline planning permission ref 16/01 789/IPL.

My wife and I remain totally supportive of the decision of the Perth and Kinross Planning Department to reject the granting of outline planning permission. We remain separated as to how we object and as such my wife will send in her own updated objection document.

My best wishes

Andrew Currie



Planning Application Ref 16/01789/IPL

16<sup>th</sup> January 2017

Development Management Department

Perth and Kinross Council

From:

Andrew Currie, 4 Garineybridge Farm Steadings, Kinross KY13 9JZ

Dear Sirs.

Further to the objection raised by Mr. A. King to the rejection of his outline planning permission by the Perth and Kinross planning department I wish to add the following to my original letter of objection dated 9<sup>th</sup> November.

I was very happy, in fact, delighted to learn that the Perth and Kinross Planning Department had rejected Mr. A. King's application for outline planning permission. I was so disappointed to receive notice that there had been a subsequent objection lodged by Mr. A. King to the clear decision given by Perth and Kinross Planning Department.

I trust that work undertaken by the Perth and Kinross Planning Department team and the decision made to reject Mr. A. King's submission for outline planning permission will be fully upheld by the review committee.

Whilst I now understand that some of my objections in my original submission of objection are significantly important to me, they may not hold any weight when actual planning rules are applied. I do however remain strongly opposed to the granting of outline planning permission on these points. I also fully support the excellent point made by Perth and Kinross planning department in their findings and published in their rejection notice.

I am aware that The Gairneybridge Farm and the Farm Steadings have been (and rightly so) subject to strict planning rules since its concept in the late 1990's and through to the completion of the development in 2005. The residents in the area have adhered to and maintained the area very well and do our utmost to ensure that the planning rules that the properties were subject to at the concept of the development are maintained. Having this proposed outline planning permission is simply inappropriate.

This strict planning permission that were applied before, during and after the development was completed, has delivered first class dwellings. The cost of such dwellings are not cheap as is the maintenance but worth it for the location and views. Should the rejection of outline planning permission be overturned this would be catastrophic for Garineybridge Farm Steadings and will totally undermine the excellent work undertaken by Perth and Kinross Planning Department, the builder and all of the residents now and in the future.

As I dug into the background of Gairneybridge Farm Steadings I came across an old aerial photograph. It clearly shows derelict buildings well beyond any opportunity to repair. I also discovered that Gairneybridge Farm was also proposed for an award for its design, look and the retention of the fabric of the old barns whilst delivering fully repurposed buildings.

What I am struggling to understand is how and why a new development in this location will in way enhance what is already there.

The residents of Garineybridge Farm formed a committee during 2016. The aim of the committee is to maintain the Garineybridge Farm Steadings in the manner in which the Gairneybridge Farm Steadings was created but also aligned to the Perth and Kinross exacting planning regulations.

We remain committed to the ideal set up by Perth and Kinross and support the environment that Perth and Kinross have created.

One of my objections previously stated would be the creation of an entrance to this proposed development from within the Gairneybridge Farm Courtyard. It is noted that Mr. A. King has not proposed access using the present secured gated access he has to his own Gairneybridge Farmhouse property. Strange that? When my wife and I bought the property we accepted the lack of back garden to our property. Having the courtyard setting and seats strategically located we could accept the compromise as the views from the seats offered meant that we can enjoy our home externally without the need to drive or use the limited public transport. Should the rejection of the outline planning permission be overturned then my wife and I run the risk that we will not be able to use the location that we have enjoyed each year since we bought our home in 2007.



Our keen photographer neighbour took this photograph as we sat and enjoyed the view over to Bishops Hill, Loch Leven and the wildlife in the area. It would be so sad for us to lose this on our doorstep and have to get into the car each time we had leisure time to enjoy the area we live in.

Finally and on behalf of our new neighbours in Number 5, Gairneybridge Farm Steadings, I write to confirm on their behalf that they are very upset at this situation. They have been excluded from this process due to the timing of the outline planning permission submission by Mr. A. King and the stage of they were at with the purchase of Number 5 Gairneybridge Farm Steadings. The purchase process seems to have overlapped with the outline planning permission submission and was missed by their legal representative and the home report that they were provided with. It was also noted that the selling agent failed to inform Mr & Mrs Aiken. Mr & Mrs Aitken have stated that had they knew of the proposed planning permission submission they have stated that they would not have gone through with the purchase of the property or would have delayed the purchase until the final outcome of this process was completed.

I shall close now with a plea to the committee that they uphold the decision made by Perth and Kinross Planning Department, if not for all of the other objections but for the excellent reason stated in the Perth and Kinross Planning Department rejection document

Planning Application Ref 16/01789/IPL

Date 9<sup>th</sup> November 2016

To:

Development Management Department

Perth and Kinross Council

From:

Andrew Currie, 4 Garineybridge Farm Steadings, Kinross KY13 9JZ

Dear Sirs,

With regard to the above planning application reference I formally object to the principle of the erection of a dwelling home in the garden of Gairneybridge Farm House.

I object for a number of reasons

Number 1 and in no set order of importance as I believe they are all of equal importance.

From the information provided it is proposed that a pedestrian and vehicle access to the property will be through the extension of an existing pedestrian access from the courtyard to the garden. The private courtyard is owned by the resident / owners of the 5 houses that make up Gairneybridge Farm Steadings. I object in this point due to

- a. It is a change of purpose
- b. There will be increased traffic in the courtyard
  - a. During the construction phase
  - b. After completion and the new owners occupy the dwelling
- c. My wife and I use the courtyard as an outdoor area as our rear garden is north facing, small and is overlooked by the residents of Bishops Close
- d. We use the courtyard to entertain our granddaughter when she visits
- e. We bought and installed two additional seats that we have deployed in the courtyard area for all the residents to use. The creation of the new vehicular entrance will mean that one of the seats will have to be removed.
- f. The creation of this vehicular access will require the change to kerbs, plants and stoned area within the area of the courtyard owned by the residents.

Number 2.

The owner of Garineybridge Farm has a right of access for pedestrian access to their property and for one vehicle. The vehicle has to be parked on the mono block area adjacent to the rear white door access to Garineybridge Farm House.

The courtyard is owned and maintained, in terms of personal time and cost by the owners and residents of Garineybridge Farm Steadings.

At no time has the owner(s) of Garineybridge Farm House contributed in terms of time or cost to any of the above.



The owners of Gairneybridge Farm House sold the courtyard area a number of years ago in order that Gairneybridge Farm Steadings would be created. I object in this point as assumed access is through land that the applicant does not own or contribute to the upkeep and maintenance.

Number 3.

Our home, number 4 Garineybridge Farm Steadings, is south facing. The main view from our home is over the courtyard, the garden of Garineybridge Farm House. Should this dwelling house be approved and constructed our view that we have now will be compromised. I object on this point as such a compromise view

- a. Privacy
- b. May have an adverse impact on the value of our home.

Number 4.

With the approval, support of Perth and Kinross Council we have installed solar panels. The investment made in these solar panels contribute to the lower cost of electricity in our home with excess energy generate passed into the national grid. If this dwelling house if allowed to be constructed the objection and therefore concern is the efficiency of these panels will be impacted. This will increase the cost of our electricity and lessen the contribution to the national grid. I object on this point as it may have a financial impact on the investment I have made in the deployment of the solar panels.

Number 5.

As this is an application for planning permission there is no detail as to how sewage from the new dwelling would be dealt with. As all of the existing homes in the area of Garineybridge have no access to main sewage pipes, they are all connected to septic tanks. My wife and I would object to the installation of another septic tank in the area.

Number 6

Should it be that Mr. King's plan is to use the septic tank that is presently there and serving the homes of Gairneybridge Farm Steading and Gairneybridge Farm House, I would object to this plan. The objection would be on the grounds that the additional volume created by the new dwelling will increase cost, my cost in terms of more frequent emptying of the tank and increased maintenance.

Number 7.

There are trees that would need to be removed in order to construct a dwelling house. I object to trees being removed.



## **CHX Planning Local Review Body - Generic Email Account**

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**From:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** Planning Application 16/01789/IPL  
**Attachments:** PROPOSED 'ERECTION OF HOUSE ON GAIRNEYBRIDGE FARM GROUNDS'.docx

**From:** Annemarie & Andy Currie [REDACTED]  
**Sent:** 16 January 2017 06:28  
**To:** Development Management - Generic Email Account  
**Subject:** Planning Application 16/01789/IPL

16.01.2017  
Planning Application 16/01789/IPL

Dear Sir/Madam, Thank you for the email informing me that there is an Appeal been placed with regard to the above application.

As stated before I am still firmly against this Planning application being granted. I have attached my previous concerns for your perusal. These are unchanged and are still current and valid.

I have also spoken to the new occupants of No.5 The Steadings. They have been refused by the process, due to dates in purchasing the property, to object to this proposal. In discussing this with them they informed me that had they known of this application they would not have proceeded with the purchase of No.5. As noted in my concerns, this proposed building will be in line with their home also. Their bedroom is on the ground floor and it would impact on their privacy, an intrusion in their lives for this to proceed.

I trust and hope that the decision made by the Council will be upheld to refuse this outline Planning application to proceed any further.

With Regards

Annemarie Currie  
4 The Steadings  
Gairneybridge  
Kinross  
KY13 9JZ

## PROPOSED 'ERECTION OF HOUSE ON GAIRNEYBRIDGE FARM GROUNDS'

Annemarie Currie  
4 The Steadings  
Gairneybridge  
Kinross  
KY13 9JZ.

My Objections are as follows and not in order of preference.

### OBJECTION 1

1] Ownership of Entrance to Courtyard of Gairneybridge Farm Steadings.

This group of Steading homes Own and Contribute to the upkeep of this Courtyard, the owner of Gairneybridge Farm House does not contribute to this maintenance and care.

The maintenance of said Courtyard including

- a] Repair and fixing of Entrance from Road into the Courtyard
- b] Wishing well on border plant area of Courtyard
- c] Stone seats placed in border plant areas of Courtyard
- d] Maintenance of drains in Courtyard
- e] Routine tidying and care of the Courtyard
- f] Insurance payments in case of incident, damage or injury of said owners, family or visitors.

### OBJECTION 2

The Site outline shows use of the entrance into the Courtyard for the new proposed build. This is not correct.

This entrance to the Courtyard is the property of the Five Steading Houses. This does not include general access for the Farmhouse to use indiscriminately and without remit to the owners.

There is 'Vehicular Access' permitted for one vehicle to the Farmhouse over the courtyard. [The broader band of Crosshatch lines on the Land Register plan denotes this.]

There is 'Pedestrian Access' permitted for residents of Gairneybridge Farmhouse via the Courtyard. {The narrow band of Crosshatch lines on the Land Register plan denotes this.}

There is no Access for other properties now or in the future in the Land Register.

### OBJECTION 3

At present, the Owners of The Steading Properties maintain, own and maintain the Courtyard.

The Farmhouse residents are not liable to contribute to said maintenance as the agreement is only for 'Access of one vehicle to the Farmhouse back door and

Pedestrian access to the 'Gate of the Farmhouse' grounds situated near to the Wishing well and one of the Seating areas.

I object to extra usage and traffic that a new 'build' will involve for the Courtyard. The group of owners have worked hard to ask the Council to repair the drains on the roadside to the properties due to historic damage of said drains, also due to the Soft Verges outside the grounds. This added traffic and use would potentially put this area under renewed strain.

#### OBJECTION 4

The Outlook for My Home.

This proposed Property will be in direct line of my home.

It will exclude the views of open country and hills that I enjoy.

It will impact on my privacy in a major way.

It will be facing my property with clear views into all of the front rooms and bedrooms.

It could impact on the Solar Panel light causing pollution and reducing the uptake of Solar Energy.

It will impact on the Seating areas in the Courtyard that I use.

It is also relevant issue of privacy for No.5 home that has a bedroom on the ground floor to the front of said property.

#### OBJECTION 5

Extra vehicle access due to proposed property.

There is historic abuse of the existing access allowed for the Farmhouse to use the entry from the road into the courtyard for One Vehicle/Pedestrian usage.

There has been, in the past and currently, visitors to the Farmhouse using our Courtyard for access to the Farmhouse instead of using the entrance for the Farmhouse itself, there is also historic abuse for those visitors using the Courtyard tarmac as a parking area. [This is not allowed as stated on the Courtyard setup}.

I am therefore fearful of this increasing without remit to the owners of said Courtyard.

#### OBJECTION 5a

It will impact on the area of the Courtyard that I use when Grandchildren are visiting as a monitored play area. Due to the small rear garden, playing under supervision in the courtyard is much more pleasant. The enjoyment of using the seats, wishing well and courtyard expanse makes for lots of fun.

As it is currently, car parking is in front of each home or on the designated four parking areas.

The vehicles parking there will be very close to said proposed 'build', facing into said proposed 'build'

I object to another vehicular access to this Proposed property. It would cross over private ground and it would endanger those using this area for recreation. It will impact on the planting and borders already in place in the Courtyard.

#### OBJECTION 6

At present we have a communal Septic tank for use of the residents of the Steading Homes and Farmhouse resident.

I do not agree or permit further or additional use by said proposed property to access this Septic tank facility.

We share the costs equally, but this was set up for only 6 properties, no more as that could include further increased costs for the Steading owners.

#### OBJECTION 7

There is a wealth of lovely trees in the Gardens of Gairneybridge Farmhouse. I enjoy this view. It helps environmentally as a sound reduction method from the busy road outside the Courtyard.

I would not be in agreement to the felling of said trees in the building of said proposed property being built.

#### OBJECTION 8

I enjoy a restful and peaceful Courtyard. The introduction of the proposed build would increase Traffic, Noise and Disruption during construction.

I am concerned about the access arrangements for said 'build' as I do not give permission for the Courtyard to be used for this purpose.

I am also are concerned that in using the Parking area on the Lane leading to Loch Leven Park homes would impact on said Park homes but also this is used for Collecting and Delivering School Children locally.

## **CHX Planning Local Review Body - Generic Email Account**

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**From:** CHX Planning Local Review Body - Generic Email Account  
**Subject:** FW: Local Review Body Ref:- TCP - 11 - 16 (454)

**From:** John SM Ferrier [REDACTED]  
**Sent:** 18 January 2017 20:24  
**To:** Development Management - Generic Email Account  
**Subject:** Local Review Body Ref:- TCP - 11 - 16 (454)

Claire Fletcher

[DevelopmentManagement@pkc.gov.uk](mailto:DevelopmentManagement@pkc.gov.uk)

**Planning Application Reference – 16/01789/IPL**

**Local Review Body Reference – TCP – 11 – 16 (454)**

From:- John & Stella Ferrier

We were pleased to receive notification of the decision to refuse planning permission for a proposed dwelling house at Gairneybridge Farm.

A plaque exists on the outer wall of the old Gairneybridge Farm Steading building in memory of Michael Bruce, (1741 – 1767) a local poet and hymnist who, in 1765, taught at Gairneybridge with a Scottish Seceding Church. This plaque was a protected historical monument during the rebuilding of Gairneybridge Farm Steading, and as such had to remain untouched.

This plaque integrates with the Obelisk commemorating the formation of the first Presbytery of the Scottish Secession Church, in public house on a site now occupied by Gairneybridge Farm Steading.

The above group forms a valuable historic site and would be severely compromised with a reversal the decision to refuse planning consent.

John & Stella Ferrier  
3 The Steadings  
Gairneybridge  
KY13 9JZ  
[REDACTED]

