

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of meeting of the Perth and Kinross Local Review Body held in the Hay Room, Dewar's Centre, Glover Street, Perth on Tuesday 18 October at 10.30am.

Present: Councillors M Lyle, I Campbell and D Cuthbert.

In Attendance: D Harrison (Planning Adviser), C Elliott (Legal Adviser) and H Rheinallt (Committee Officer) (all Corporate and Democratic Services).

Also Attending: K Stirton and G Peebles (both the Environment Service); members of the public, including agents and applicants.

Councillor M Lyle, Convener, Presiding.

718. DECLARATIONS OF INTEREST

There were no declarations of interest in terms of the Councillors' Code of Conduct.

719. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Local Review Body of 27 September 2016 (Arts. 660-662) was submitted and noted.

720. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(430) – Planning application 16/00379/IPL – Erection of a dwellinghouse, land 35 metres south west of Greenland, Brucefield Road, Blairgowrie – Mr D Allan**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for erection of a dwellinghouse, land 35 metres south west of Greenland, Brucefield Road, Blairgowrie.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in 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 erection of a dwellinghouse, land 35 metres south west of Greenland, Brucefield Road, Blairgowrie be refused for the following reason:

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1. As the proposal, by virtue of the site's elongated shape and size relative to the majority of plots in the locality and its backland location, would result in a development that would have an adverse impact on both the density and general character of the local area, the proposal is contrary to Policies PM1A and RD1 of the Perth and Kinross Local Development Plan 2014 which both seek (amongst other things) to protect the character of existing areas from inappropriate developments.
2. As the proposal does not provide adequate provision for retention of the beech trees along the access to the proposed site, the proposal is contrary to Policy NE2A(b) of the Perth and Kinross Local Development Plan 2014 which seeks to protect existing trees, woodland, especially those which contribute to the high standard of amenity of the locality and have a high natural value.

Justification

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

(ii) TCP/11/16(432) – Planning application 16/00617/FLL – Erection of 4 flats on land at Broadwood View, Auchterarder – Engineering 365 Resourcing Ltd

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for erection of 4 flats on land at Broadwood View, Auchterarder.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in 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, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) Democratic Services be requested to provide a copy of the plans concerning the erection of 2 dwellinghouses, land at Broadwood View, Auchterarder (14/01864/FLL);
- (iii) the applicant be requested to clarify the apparent discrepancies between the application plans and the sketches, notably in relation to the balconies;
- (iv) the applicant be requested to provide further information and clarification on the roof form relative to the plan on the south elevation windows including the provision of a north to south cross section;

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- (v) following receipt of the information at (ii), (iii) and (iv), copies be submitted to the Development Quality Manager and interested parties for comment;
- (vi) following receipt of all further information and responses, an unaccompanied site visit be arranged;
- (vii) following the site visit, the application be brought back to the Local Review Body.

(iii) TCP/11/16(435) – Planning application 16/00649/FLL – Alterations to dwellinghouse and formation of decking at 5 Spoutwells Drive, Scone, Perth, PH2 6RR – Mr and Mrs Angus

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for alterations to dwellinghouse and formation of decking at 5 Spoutwells Drive, Scone, Perth, PH2 6RR.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in 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 alterations to dwellinghouse and formation of decking at 5 Spoutwells Drive, Scone, Perth PH2 6RR be upheld and planning permission granted, subject to the imposition of appropriate conditions relating to the following requirements: an adequate screening or soft landscaping for the north western side of the proposed decking, subject to the details of the design and/or landscaping being approved by the Council as Planning Authority; together with any appropriate informatives.

Justification

Taking account of the position and height of the decking, and possibility of providing a degree of screening, it was considered reasonable to grant planning permission due to the limited potential for overlooking of neighbouring properties. Consequently, the proposal is seen as being in accordance with the relevant policies of the Perth and Kinross Local Development Plan 2014, notably PM1A, PM1B and RDI.

(iv) TCP/11/16(437) – Planning application 15/01693/FLL – Formation of an eco holiday park including erection of visitors centre, 30 holiday accommodation units, service buildings, siting of yurts/teepees and associated works on land 1100 metres south

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east of Scotston, Amulree – Ecofitter Ltd

The Legal Adviser explained the unfortunate circumstances which had arisen and advised that the application for review had been submitted by a different person to who had applied for planning permission, 15/01693/FLL. Any application for review must be submitted by the same person refused planning permission. Thereafter, the Local Review Body resolved that it could not determine the review as it was not a competent review for consideration.

(v) TCP/11/16(438) – Planning application 16/00425/FLL – Installation of replacement windows at The Day Centre, 64 High Street, Kinross, KY13 8AJ – Kinross Day Centre

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for installation of replacement windows at The Day Centre, 64 High Street, Kinross KY13 8AJ.

The Planning Adviser displayed photographs of the site and described the proposal, and thereafter summarised the Appointed Officer's Report of Handling and the grounds set out in 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, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the applicant be requested to provide information on any previous replacement of the front windows onto the High Street, including when this was carried out and with what materials;
- (iii) the Development Quality Manager be requested to comment on the proposed replacement of the extract vents, according to the specification now supplied by the Applicant, with particular reference to the effect on residents due to noise and odour from those vents;
- (iv) The Conservation Officer be requested to comment on the proposed replacement of the extract vents, according to the specification now supplied by the Applicant, and their suitability in the conservation area;
- (v) following the receipt of further information, copies be submitted to the applicant, Development Quality Manager and interested parties for comment;
- (vi) following receipt of all further information and responses, an unaccompanied site visit be arranged;
- (vii) following the site visit, the application be brought back to the Local Review Body.

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