

Local Review Body
Democratic Services
Perth and Kinross Council
2 High Street
PERTH
PH1 5PH



18 September 2024

Dear Sir/Madam

LRB-2024-37

Planning Application: 23/01275/FLL | Erection of 5 holiday accommodation units, a managers accommodation unit and workshop/garage, formation of vehicular, parking areas, landscaping and associated works | Land 150 Metres North West Of 1 Barnhill Farm Powmill

We are writing in response to the appeal to the LRB in relation to the above planning application. We have read the extremely long submission by the applicant and for the most part our comments are dealt with competently in the reasons for the refusal of the application. We have a few additional comments to make:

- The applicant has commented on the addition of passing places on the unmade track leading to this site but has not addressed the issue of the appalling state of this unsurfaced track or the lack of clarity as to its ownership and responsibility for maintenance. Nor has the impact on the amenity of the local residents of both this track and the road access to the A977 been addressed. With five 3 bedroom holiday properties plus the manager's accommodation there is the capacity for, at times, 16/17 extra vehicles using this track.
- The applicant has made much of their intention to encourage the use of public transport rather than using their own vehicles. Whilst this is laudable, in practise it is unrealistic. This site is about 2 miles from the nearest bus stop, with a limited bus service, on a track/lane with no pavement and no lighting. Despite whatever encouragement/incentives are in place it is high unlikely that holiday makers using such accommodation will do anything other than use their own vehicles to visit local tourist locations/shop etc.

Yours faithfully

Jan and Graham Pye