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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100697581-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Gray Planning & Development Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Neil	Building Name:	AYE House
Last Name: *	Gray	Building Number:	
Telephone Number: *	07514278498	Address 1 (Street): *	Admiralty Park
Extension Number:		Address 2:	Rosyth
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	UK
		Postcode: *	KY11 2YW
Email Address: *	neil@grayplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Perthshire Caravans"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Perthshire Caravans"/>
Company/Organisation	<input type="text" value="Perthshire Caravans Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Errol"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07514278498"/>	Postcode: *	<input type="text" value="PH2 7SR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="neil@grayplanning.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="PERTSHIRE CARAVANS"/>
Address 2:	<input type="text" value="ERROL"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 7SR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="726471"/>	Easting	<input type="text" value="324848"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

REPLACEMENT OF EXISTING FENCE (IN RETROSPECT)

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to enclosed Grounds for Review Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please refer to submitted List of Appeal Documents

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01333/FLL

What date was the application submitted to the planning authority? *

29/08/2024

What date was the decision issued by the planning authority? *

01/11/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Grounds for Review Statement confirms at Para 1.7 and 1.8 reasons why. Rural location not visible on digital formats, detailed consideration of position of residential properties to proposal site and views out of living rooms. Appreciation of the wider commercial properties around the area

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Neil Gray

Declaration Date: 08/01/2025

PERTHSHIRE CARAVANS LTD

GROUNDS FOR REVIEW OF A PLANNING DECISION

REVIEW PLANNING APPLICATION 24/01333/FLL

**REPLACEMENT OF EXISTING FENCE (IN RETROSPECT)
AT**

**PERTHSHIRE CARAVANS,
ERROL,
PERTH
PH2 7SR**

January 2025

Online E-planning ref: 100697581-001

W: www.grayplanning.co.uk

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Appendices

The following documents are referred to in this Grounds for Review Statement.

All such documents have been electronically uploaded to the ePlanning.Scot online portal.

Document GP01 – Decision Notice Application Ref: 24/01333/FLL dated 31/10/2024

Document GP02 – Report of Handling of Planning Application 24/01333/FLL

Document GP03 – General Comment Mr Grant Planning Application 24/01333/FLL

Document GP04 – Police Scotland and Dundee Courier News Articles about Theft in July 2024

Document GP05 – Business Insurance correspondence over theft event July 2024

Document GP06 – Photos

Full Planning application drawings and sections, application form, landowner certification all as submitted for planning approval.

1 INTRODUCTION

- 1.1 These are Grounds for Review of a decision to refuse planning permission for the replacement of existing fencing to provide improved and enhanced secure fencing at Perthshire Caravans, Errol.
- 1.2 Perthshire Caravans is a long-established family business operating from its Errol base for over 80 years. Unfortunately, the business suffered theft of a significant value (£164,000) of sales stock in July 2024 (see appeal **Doc GP04**). It has also previously suffered theft in the past. The business owners responded quickly to the July 2024 event, as it was duty bound to do by its insurer to protect and secure its stock, by erecting replacement fencing to that part of the site which was breached in the theft. Whilst it did this without planning permission, the company directors needed to act promptly to secure the site. There was also a threat of their insurance becoming void (see appeal **Doc GP05**). They applied for planning permission in retrospect, however the planning authority subsequently refused planning permission. Further details of the case and the appellant's grounds for review is presented in this Statement.
- 1.3 The appellants did not knowingly replace the damaged post and wire fencing with a higher specification security fence without the benefit of planning permission. The appellants did not consider at the time the consequences of erecting a higher specification security fence, in terms of non-compliance with planning policies. The appellants simply wanted to rapidly respond to the breach of security, protect its stock and fulfil its legal duties to their insurer to avoid a further or repeat event occurring. Reasons why the refusal of planning permission should be reviewed and instead planning permission be granted, are set out in this Statement to follow.

REASON FOR REFUSAL

- 1.4 The Review request is submitted under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended 2006). The Notice of Review has been lodged within the prescribed three-month period from the refusal of planning permission dated 31st October 2024 (Appeal Document **GP01**).
- 1.5 By Delegated Powers, the Head of Planning and Development Perth and Kinross Council decided to refuse the application, as recommended by a Planning Officer in the Report of Handling (Appeal Document **GP02**). The single reason for refusal per the Decision Notice (Appeal Document **GP01**), states:

1. The proposal, by virtue of its design, height, extent, prominent roadside position and rural location, results in an incongruous feature which is imposing, oppressive, overbearing and out of keeping with the rural character of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4 2023, which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

Furthermore, approval would be contrary to Policies 1A, 1B(c) and 8(b) of Perth and Kinross Local Development Plan 2 2019 and Policies 14(a)+(b) and 29(b) of National Planning Framework 4 2023, which seek to ensure that development contributes positively to the quality of the surrounding environment in terms of design, position, proportions, finishes and appearance, in order to respect the character and amenity of the place.

Justification

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

PROPOSED PROCEDURE TO BE FOLLOWED IN DECIDING THE REVIEW

- 1.6 We recommend the Local Review Body undertakes a site visit (accompanied) and considers further written representations in deciding the case.
- 1.7 This is because, with respect to the reason for refusal, visual inspection of the appeal site is necessary to better understand the site location and context in terms of its location, access, land form, and its relationship to the existing perimeter fencing associated with Perthshire Caravans and to its relationship with the affected location subject to the theft. Imagery from Google StreetView or aerial photography is not covered accurately enough for a digital-only site visit and the specific nature of the theft, its location and the previous fence line and form can also be viewed on a site inspection.
- 1.8 The site visit will enable the Review Body to better understand why the reason for refusal should be reviewed. This includes:
- The location and position of the proposed fencing is necessary because the field over which the thieves transversed to steal display stock forms part of Perthshire Caravans land ownership and the field itself was believed by the directors to be sufficient deterrent to determined thieves.
 - The form and style of the existing steel palisade fencing on the three-side perimeter of the Perthshire Caravans property is an identical match to the proposed fencing.
 - The relationship of the proposed fence to nearby residential neighbour on Grange Road can be better appreciated in terms of views to and through the fencing and the style and finish (colour) of the fencing (note that one planning application comment (not objection) had indicated they would not be averse to the finish colour of the fencing being altered to a more sympathetic colour e.g. green (see Appeal Document **GP03**).
 - To consider the character of the wider countryside setting the variety of farming and industrial/commercial buildings and their boundaries and means of enclosure within immediate vicinity of the appeal site.

2 THE APPEAL SITE AND PROPOSALS

2.1 Rather than repeating the description of site and proposals, full details of the planning application site, detailed site layout, and technical land use considerations were submitted for planning permission, and has been re-submitted to this Review. It is relevant to list below the key aspects of the proposal which are relevant

- Replacement of a vulnerable post and wire (stock-proof) fence of 1.8m height with a more robust galvanised steel palisade fence of 1.8m height to better protect commercial assets within the Perthshire Caravans curtilage. This would stand along a 125m frontage from the entrance of Perthshire Caravans east along Grange Road via an existing field boundary.
- The vulnerable post and wire (stock-proof) fence having been completely breached and destroyed by the theft incident of July 2024. Not development, but the appellants also planted immature but fast-growing trees along the inside march of the fence line and created a shallow ditch to further deter unwanted vehicular passage over the field.
- Consider the relevance of protecting the site which includes a vacant field immediately affront the appeal proposal. Idea being the field would have deterred trespassers / vehicular passage. The field as an assumed deterrent to theft was completely overcome by the brazen thieves, so must be protected.
- The retrospective nature of the proposal. This was because immediate action was required by the business owners to secure the site and to protect the site, otherwise voiding property insurance if these actions to secure the site had not been taken quickly.
- The design of the proposal - same fence height of 1.8m, material change from wood post to steel, and from wire to galvanised steel, in unpainted steel finish.

2.2 The above demonstrates the appellants have made a prompt, significant but proportionately weighted response to the theft of commercial vehicles associated with the caravan business. This has been the appellants' priority over all other matters.

2.3 The above demonstrates that security and deterrence are prominent in their proposal. This is an unfortunate consequence of brazen thieving by parties who were well-organised, well-equipped and prepared despite the owners' best efforts to secure this boundary over the years. To continue "like for like" is therefore not a reasonable option in these circumstances.

2.4 Notwithstanding the Reason for Refusal, the appellant agrees at the outset with the general comment provided by the one representation, (see **appeal Doc GP03**), that in hindsight the proposed colour finish of the replacement fence could be changed to green, from unpainted steel, to soften the visual impact of the structure when seen in the context of the surrounding countryside. However, this has to be balanced with the facts of the matter that the caravans business along with several other buildings in the immediate area are long-established, commercial and farming properties. By their nature and the less-populated countryside location, it is unsurprising that theft and trespass is an unfortunate consequence, and which is not policed.

PROCEDURAL MATTER

2.5 The proposed development has been refused, for the reason given and repeated at Paragraph 1.5 of this Statement. With reference to the proposal being "*out of keeping with the rural character*". When determining a Planning Appeal, the Local Review Body can consider the proposal and be guided by the *Planning Circular 4/1998: The use of conditions in planning*

permissions. The Circular advises that generally, “planning condition(s) imposed on a grant of planning permission can enable many development proposals to proceed where it would otherwise have been necessary to refuse planning permission. While the power to impose planning conditions is very wide, it needs to be exercised in a manner which is fair, reasonable and practicable.”

- 2.6 Drawing on the evidence in **Appeal Doc GP03**, one comment from a neighbour indicated that the plans could have been improved by altering the proposed colour finish of the fence to green, to better blend in with the surrounding countryside setting.
- 2.7 Should the Local Review Body favour support for the proposal such that if an alteration to the colour green for finish of the development is found to be a reasonable alternative to enable the development proposal to proceed, then the appellants commend this approach to the Local Review Body.

3 GROUNDS FOR REVIEW

3.1 Section 1 sets out the Planning Authority's reason for refusal. Based on the evidence presented in this appeal, the appellant contends that the reason can be set aside, and planning permission can be granted for the proposed development. This is subject to the imposition of relevant, enforceable planning conditions including the suggested alteration to the finish of the fence colour to green, as stated in Paragraph 2.5 under Procedural Matter.

3.2 This section will argue the following Grounds on the single Reason for Refusal:

1. The proposal height is unchanged, the extent on the road frontage is unchanged and the roadside position is unchanged to the previously existing post and wire (stock-proof fence) characteristics. However, it is accepted that the materiality of the fence differs (being a more 'industrial' galvanised steel palisade fence). The materiality is however critical to addressing the theft incidence and a more robust structure is required to replace the vulnerable post and wire structure that was easily breached. Therefore, where the reason alleges the design, height, extent, prominent roadside position and rural location results in an *"incongruous feature which is imposing, oppressive, overbearing"* then the appellants are willing to replace the finish colour from unpainted steel to green, in order to soften the alleged 'imposing and oppressive' characteristics. The appellants believe this reasonably significant change to the design will, on balance, make the replacement fence more in keeping with the countryside setting. The priority for the business is more robust protection and that can only be fulfilled by a more defensible fence structure as proposed.
2. The appellants disagree with the Planning Officer's interpretation that the area is *"rural in character"*. The immediate landscape and streetscape is a pattern of man-made and commercial enterprises including:
 - a) a busy trunk road (A90) with on-and-off ramps and structures; lighting along the nearby Inchmichael interchange corridor because of the trunking.
 - b) In addition to the prominent Perthshire Caravans building and extensive external motorhome and caravan display area, there is a popular roadside café (Horn Milk Bar) to its east; further east a commercial leisure facility (Middlebank Driving Range), and to its south a modern business park and a winery and visitor centre.
 - c) There are power and telephone masts along with lighting columns in the immediate vicinity.
 - d) There are four residential properties on Grange Road positioned directly opposite the existing Perthshire Caravans main entrance. Orchard Croft, the easternmost residential property boundary ends directly opposite the last tree of an existing hedge screen to Perthshire Caravans, with the appeal proposal starting east of this position.
 - e) An identical matching steel palisade fence is already in place around three other perimeters of the premises including on the forementioned frontage of Grange Road to the west side. The appeal proposal for a matching steel palisade fence on the eastern side of the property on the frontage of Grange Road should therefore be read as a continuation of the existing fence in the same finish and specification.

3. The Reason for Refusal states the proposal does not satisfy Policy 14(c) of National Planning Framework 4 2023, which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported. The amenity of the surrounding area is already characterised by the commercial properties and visitor attractions referred to above, along with the nearby trunk road infrastructure. The visual amenity of the immediate environs of Grange Road has been referenced in the neutral comment **Appeal Doc GP03** and refers to an “*Industrial fence appearing on Grange Road just in front of my kitchen window at the back of Perthshire Caravans Dundee Road*”. Detailed clarification of the frontage relating to the kitchen window and its position with Grange Road and the appeal site opposite will be achieved by a site inspection, however it is evident from our own site visit that the proposal position begins beyond the commentators property and hence is not ‘right in front of’ which should be checked and clarified by the Local Review Body site visit. The appellants have stated in this Statement that they would be content and satisfied to accept a planning condition which requires the colour finish of the fence to be painted green to better blend in with the visual appearance of the countryside setting.
4. The Reason for Refusal goes on to state the proposal is contrary to Policies 1A, 1B(c) and 8(b) of Perth and Kinross Local Development Plan 2 2019 and Policies 14(a)+(b) and 29(b) of National Planning Framework 4 2023, which seek to ensure that development contributes positively to the quality of the surrounding environment in terms of design, position, proportions, finishes and appearance, in order to respect the character and amenity of the place. It has been stated already that except for the “*industrial appearance*” of the fence, which is justified below under security reasons, the design, position, proportions are all unchanged on the existing fence structure (1.8m height, 250m along road frontage, and open lattice to allow daylight penetration, and obscured views through the fence). The proportion of the fence is somewhat exaggerated by the (accepted) inappropriate choice of finish colour (unpainted steel) which the appellants have explained they are content to accept a change of colour to a less intrusive green finish, as a planning condition. The proposal therefore does not fully comply with these planning policies however mitigation can be enforced by planning condition to reduce the impact of the colour on the visual appearance in the countryside.
5. Perth and Kinross Local Development Plan Policy 8 (b) – Rural Business and Diversification is cited as part of the reason for refusal. The policy generally states “*The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business, or are related to an existing site-specific resource or opportunity*”. The Perthshire Caravans has been established at this location over 80 years and has grown, all within the business land ownership. That includes the field which is bounded by the proposed fence. The fact that there is no building on the field does not imply that it is reserved for farming, or other rural activity, it is part of the commercial property assets of Perthshire Caravans. The intentions of the directors in erecting the replacement fence at this location is because the route to theft of the high value motor vehicles is directly via the field in question. Thieves have scouted and planned their break-in and clearly viewed the field and its weaker fence structure as an easy route into and out of the premises. It makes no common sense to have erected a replacement fence on the

Dundee Road side of the property as this fronts a high speed motorway and would be much more difficult for intending thieves to break and enter and move off site undetected. The Local Review Body should carefully consider the terms of Policy 8 and read and interpret it all, not just its parts. The reason for the proposal is to protect high value assets of a long-established Perthshire business. The choice of the robust secure fencing specification is a direct response to the essential need to protect and secure, otherwise the company insurers would void, and the business would be unviable. The specification of fence would also match identically with the existing steel palisade fence already surrounding all 3 other boundaries of the property. This specification would have been approved by Perth and Kinross Council as part of the renovations and improvements carried out by the company in the early 2000's. The company has invested in these renovations and will continue to invest to protect its assets and to ensure its customers and its presence in Perthshire remain. The company employs over 50 staff is a family chain down the generations since 1936.

3.3 Whilst the planning authority contend that the proposal does not meet the provisions of the Development Plan, the appellant considers there are also material considerations which are relevant and, in the balance, ought to be considered when weighting the planning balance. These material considerations include:

- Need for immediate response to a serious theft and historical thefts – to replace like for like of an inferior stock-proof fence makes no commercial sense nor does it satisfy the company insurance brokers. The viability of the business comes into consideration should further theft events be allowed to happen so improvement of security is the top priority.
- The written intention and response of the appellants' commercial business insurers and consequences is reproduced in appeal Document GP05 and states clearly that it would cease insurance against theft if the fence is removed.
- The long-standing presence of Perthshire Caravans business at Errol is quite exceptional and unusual in terms of a large commercial premise located in the countryside with high value property potentially open to theft and trespass. The business owners place security and accountability top of their business and have responded reasonably and proportionately to that.
- The need for the business owners to utilise the field fronting Grange Road to act as a barrier to entry for determined thieves is explained earlier. The field is part of the company's land ownership and despite being a potential deterrent for vehicle-theft over uneven and soft ground, the theft attacked a weak spot in the property boundary. This further explains the reason for the creation of a tree belt and a shallow trench (which are not legally 'development') as part of the recent interventions to try to reduce any weakness in the defence of the company's assets.
- The opportunity for the Local Review Body to impose a planning condition which would require the proposed colour finish to be green to better-integrate the development into the countryside setting is a reasonable approach.

3.4 The Planning Officer's Report of Handling (**appeal Doc GP02**) states in its Design, layout and Impact Upon Amenity section, *"the location of the fence in this case is the roadside boundary of an agricultural field, which is both physically and visually separated from the caravan compound. The type of fence is more akin to an industrial estate than an agricultural field enclosure. It limits the visual permeability of the field boundary and has a harmful impact upon the character and visual amenity of the surrounding countryside"*. The field is not in agricultural

use, as it is owned by the appellants and is left fallow grassland. It has recently been modified to enable further security measures (young tree belt and a shallow ditch) associated with the protection of the company's assets. The field is neither "physically or visually separated from the caravan compound" if it is understood the field is intentionally left as described by the appellant not the planning officer, for the purpose of creating a physical detached barrier between the caravan compound and the Grange Road precisely to guard against brazen thefts as happened in July 2024. Therefore, the field has to be interpreted in the context of this appeal as a functional part of the security strategy for the company. This underlines the reason why the fencing is erected on the field boundary and not as suggested closer to the compound itself.

4 CONCLUSIONS

- 4.1 This Grounds for Review Statement has outlined and demonstrated in several instances that this development proposal has been designed primarily to deter and protect against future theft. The company is a major employer in Perthshire, long established and has a distinctive heritage and brand known throughout Scotland and the UK. The company cannot simply replace “like for like” following what is evidentially a planned, scouted theft which identified weakness in the existing security fence, which was easily breached, and which the company acted swiftly to address. This is essential to enable it to retain insurance otherwise the vulnerability and the potential risk of future theft and repeated loss could be catastrophic to the business. The replacement fence itself is identical to the perimeter fence seen around the compound, including on the western side of the premises fronting Grange Road. The proposal site is therefore to be seen as an extension of the existing rather than any deliberate incursion into the countryside. The appellants are willing to agree a planning condition to enforce that the colour finish is altered to green to enable it to be better integrated to the countryside setting and its character.
- 4.2 The appellants have addressed the reason for refusal and have demonstrated that whilst not fully in compliance with the development plan (meeting the requirements of NPF4 and the Perth and Kinross Local Development Plan), there are very compelling material considerations which on balance ought to be given due weight in the assessment of this appeal.
- 4.3 It is therefore respectfully requested that the Local Review Body reconsider this proposal and find favour with the arguments set out in this Review and grant planning permission subject to appropriate planning condition(s) designed to ensure proper control is exercised over the development by the planning authority.

PLANNING APPEAL – DOCUMENTS LIST

24/01333/FLL

REPLACEMENT OF EXISTING FENCE (IN RETROSPECT)

PERTSHIRE CARAVANS ERROL PERTH PH2 7SR

Document GP01 - Decision Notice Application Ref: 24/01333/FLL dated 31/10/2024

Document GP02 - Report of Handling of Planning Application 24/01333/FLL

Document GP03 - General Comment Mr Grant Planning Application 24/01333/FLL

Document GP04 - Police Scotland and Dundee Courier News Articles about Theft in July 2024

Document GP05 - Business Insurance correspondence over theft event July 2024

Document GP06 - Photos

List dated 09.01.25



Perthshire Caravans
c/o Andrew Black Design
Andrew Black
The Mews
27 Tay Street Lane
Dundee
DD1 4EF

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **1st November 2024**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **24/01333/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to **refuse** your application registered on 18th September 2024 for Planning Permission for **Replacement of existing fence (in retrospect) Perthshire Caravans Errol Perth PH2 7SR**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposal, by virtue of its design, height, extent, prominent roadside position and rural location, results in an incongruous feature which is imposing, oppressive, overbearing and out of keeping with the rural character of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4 2023, which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

Furthermore, approval would be contrary to Policies 1A, 1B(c) and 8(b) of Perth and Kinross Local Development Plan 2 2019 and Policies 14(a)+(b) and 29(b) of National Planning Framework 4 2023, which seek to ensure that development contributes positively to the quality of the surrounding environment in terms of design, position, proportions, finishes and appearance, in order to respect the character and amenity of the place.

Justification

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

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01

02

03

04

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REPORT OF HANDLING

DELEGATED REPORT

Ref No	24/01333/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	17th November 2024	
Draft Report Date	31st October 2024	
Report Issued by	KS	Date 31 st October 2024

PROPOSAL: Replacement of existing fence (in retrospect)

LOCATION: Perthshire Caravans Errol Perth PH2 7SR

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

Perthshire Caravans is a long-established caravan dealer which is located just off the A90, approximately 3.1 kilometres to the north of Errol. This application seeks detailed planning permission for the erection of palisade security fencing along the roadside frontage of an agricultural field, which lies adjacent to the commercial premises. The fence has already been erected; therefore, the application is submitted retrospectively.

SITE HISTORY

PK/88/0584	Office extension Application Approved – 31 May 1988
PK/89/1991	Display of 10 flagpoles Application Approved – 8 February 1990
PK/91/0642	Erection of security fence Application Approved – 22 July 1991
09/01137/FLL	Erection of a steel framed caravan garage/showroom Application Approved – 12 August 2009
09/01140/ADV	Display of a sign Application Approved – 28 August 2009

15/00706/FLL	Change of use of agricultural land to form hard standing for the storage of caravans and motorhomes Application Approved – 15 July 2015
16/01934/FLL	Erection of a workshop/storage building Application Approved – 23 January 2017

PRE-APPLICATION CONSULTATION

Pre application Reference: Not applicable.

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan. The Council's assessment of this application has considered the following policies of NPF4:

Policy 14: Design, Quality and Place

Policy 29: Rural Development

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance. The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 8: Rural Business and Diversification

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management

INTERNAL COMMENTS

Transportation And Development

Insofar as the Roads matters are concerned, I have no objections to this proposal.

Structures And Flooding

No objections – informative note recommended for any approval.

REPRESENTATIONS

The following comments were made in the 1 representation received:

- Fence has an industrial appearance, which is out of character with the rural area.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Applicable
Appropriate Assessment	Habitats Regulations – AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

In general terms, the replacement of an existing fence is considered to be acceptable in principle. Nevertheless, consideration must be given to the specific details of the proposed development, within the context of the application site, and whether it would have an adverse impact on visual or residential amenity or the character and appearance of the area.

Design, Layout and Impact Upon Amenity

Perthshire Caravans is a long-established caravan dealer which is located just off the A90, approximately 3.1 kilometres to the north of Errol. The main part of the compound is enclosed by a palisade fence for security purposes, with an extended caravan storage area to the northeast having more subtle boundary enclosures and soft landscaping, Ref: 15/00706/FLL.

This application seeks detailed planning permission for the erection of further palisade security fencing in response to a caravan theft. The proposal stretches 125-metres along the roadside frontage of an agricultural field, which lies adjacent to the south of the extended storage area. The fence has already been erected; therefore, the application is submitted retrospectively.

A 1.8-metres-tall stock-proof fence was present on the site until recently. The fence was constructed from timber posts with a square wire mesh, which resulted in a high degree of visual permeability, and which enclosed the field in a manner which was sympathetic to the rural context of the field.

The retrospectively proposed 1.8-metres-tall palisade fence is similar in height, finish and appearance to that which encloses the main caravan compound. However, the location of the fence in this case is the roadside boundary of an agricultural field, which is both physically and visually separated from the caravan compound. The type of fence is more akin to an industrial estate than an agricultural field enclosure. It limits the visual permeability of the field boundary and has a harmful impact upon the character and visual amenity of the surrounding countryside.

Whilst it is appreciated that a similar fence partially encloses the business premises nearby, the retrospectively proposed fence is inappropriate in this location. Moreover, security could be enhanced in a manner which is much more sympathetic to the rural context by locating it within the established and extended compound.

Therefore, the proposal, by virtue of its design, height, extent, prominent roadside position and rural location, results in an incongruous feature which is imposing, oppressive, overbearing and out of keeping with the rural character of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4 2023, which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

Furthermore, approval would be contrary to Policies 1A, 1B(c) and 8(b) of Perth and Kinross Local Development Plan 2 2019 and Policies 14(a)+(b) and 29(b) of National Planning Framework 4 2023, which seek to ensure that development contributes positively to the quality of the surrounding environment in terms of design, position, proportions, finishes and appearance, in order to respect the character and amenity of the place.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no significant drainage or flooding implications associated with this proposed development. However, the Council's Flooding Team has requested that the applicant's attention be brought to the information and advice provided in its Flood Risk Guidance, in the event that planning permission is issued.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan. Accordingly, the proposal is refused on the grounds identified below.

Reasons for Refusal

- 1 The proposal, by virtue of its design, height, extent, prominent roadside position and rural location, results in an incongruous feature which is imposing, oppressive, overbearing and out of keeping with the rural character of the area.

Refusal would therefore be in line with Policy 14(c) of National Planning Framework 4 2023, which states that development proposals that are poorly designed and detrimental to the amenity of the surrounding area will not be supported.

Furthermore, approval would be contrary to Policies 1A, 1B(c) and 8(b) of Perth and Kinross Local Development Plan 2 2019 and Policies 14(a)+(b) and 29(b) of National Planning Framework 4 2023, which seek to ensure that development contributes positively to the quality of the surrounding environment in terms of design, position, proportions, finishes and appearance, in order to respect the character and amenity of the place.

Justification

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

Informative Notes

Not Applicable.

Procedural Notes

The case should be passed back to the Council's Development Management Enforcement Officer for the implementation of remedial measures.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01

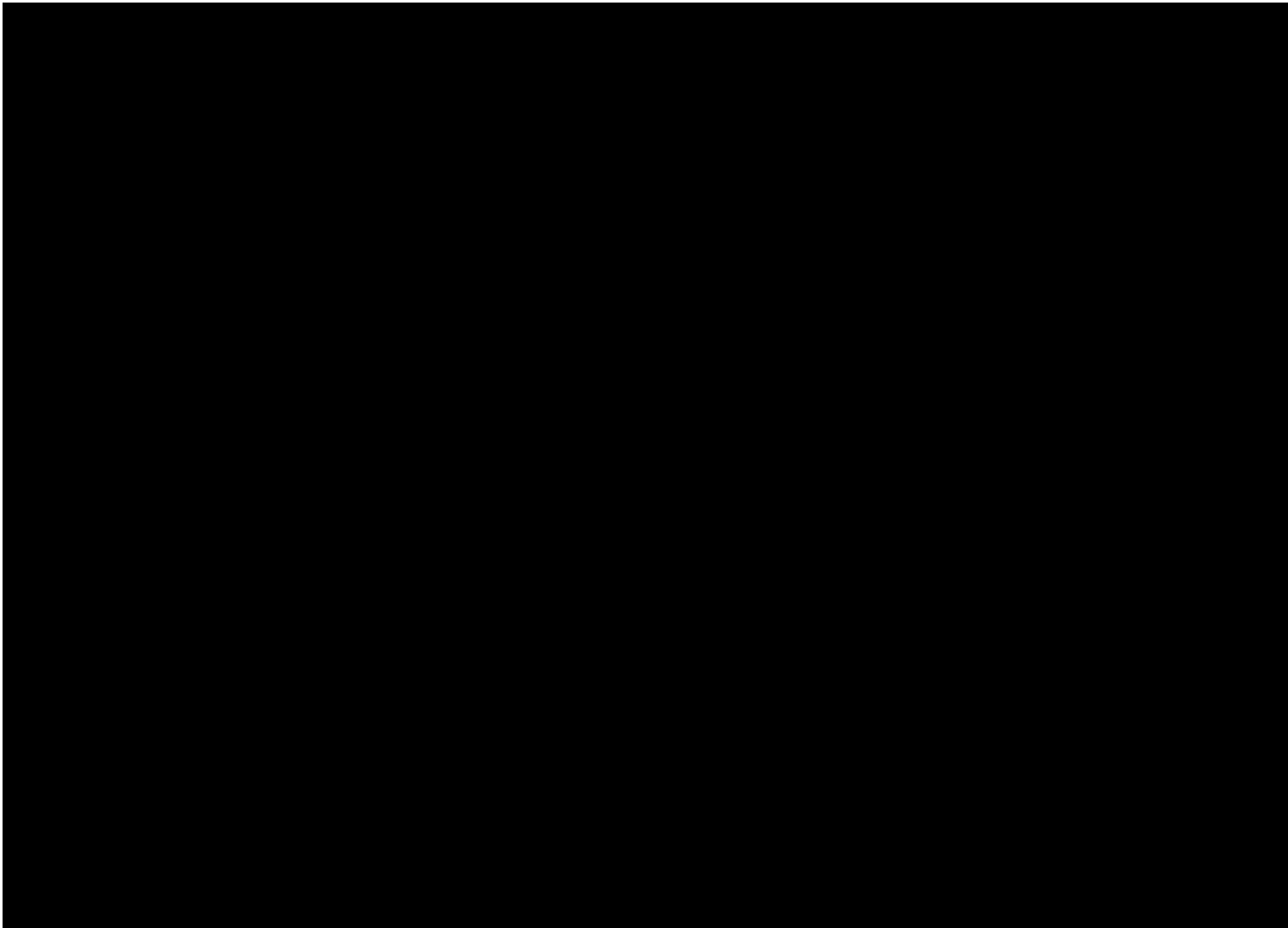
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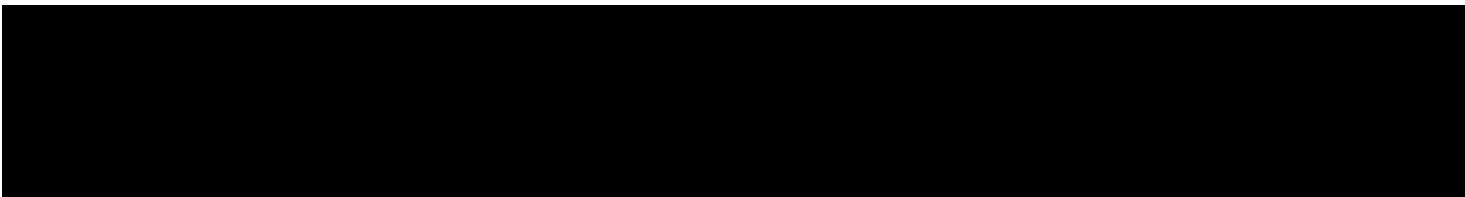
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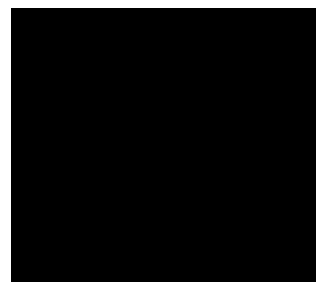
Development Management



From: Ally G [REDACTED]
Sent: Tuesday, October 1, 2024 4:39 PM
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: 24/00190/ALUNDV



Alastair Grant



01/10/2024

Planning and building

Development Management

Good afternoon

I have been sent a notification about this Industrial fence appearing on Grange Road just in front of my kitchen window at the back of Perthshire Caravans Dundee Road.

I understand the security issues but as the caravans that were stolen were at the far end of the field, should this fence not have been built there, there was a small fence there with small trees planted.

As an industrial fence in a rural setting, could the fence at lease be painted a nice grass green to soften the impact to the general public?

Regards

Alastair Grant

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[Hide this message](#)

What's Happening
News
2024
July
FEATURED
2020 vision
Safer communities, less crime, supported victims and a thriving workforce.

Our 2030 vision
Safer communities, less crime, supported victims and a thriving workforce. Read about our 2030 vision and three-year plan.

Sign up for a recruitment event.

Recruitment events
Police Scotland support those who wish to become police officers, special constables or police staff by hosting various online and in-person recruitment events throughout the year.

RIGHT TO ASK
Disclosure Scheme for Domestic Abuse Cases

Disclosure Scheme
Worried that your partner or the partner of someone you know might have an abusive past? You have the #righttoask.

Help us improve

Help Us Improve
If you've reported domestic abuse, rape or sexual crimes to us, we'd appreciate your feedback on the service we provided.

Accessibility

Appeal following theft of caravans from Errol

Officers are appealing for witnesses following the theft of caravans from Errol.

Between midnight and 2am on Thursday, 25 July, 2024, five caravans, a Bailey Pegasus Grande, a Bailey Unicorn Pamphona, a Swift Aprite Quattro, a Swift Sprite Grande Quattro and a Swift Challenger Grande, with an estimated value of £164,000, were taken from Perthshire Caravans, Errol.

Detective Sergeant Jennifer Doe said: "Our enquiries are ongoing and we are appealing for anyone with any information to contact us.

"I would also ask anyone who was in the area and who may have dash-cam or private CCTV which could assist to get in touch."

Anyone with any information is asked to contact 101 quoting reference 0701 of Thursday, 25 July, 2024.

Perth & Kinross [+ Follow](#)

Exclusive to our subscribers

by Stephen Eliechten

Free Perth and Kinross Newsletter

Neil Gray | Gray Planning

From: Neil Gray | Gray Planning
Sent: 07 January 2025 17:32
To: Neil Gray | Gray Planning
Subject: FW: Upgraded Security Fence at the rear of the premises

From: [REDACTED] <pib-insurance.com>
Sent: 22 November 2024 13:30
To: Ian McCormack [REDACTED] >
Subject: Upgraded Security Fence at the rear of the premises

Hi Ian

I refer to the above and our recent meeting and conversation regarding this and have discussed this with insurers following your advice the council have refused planning permission for the upgraded fence.

As you are aware the theft that occurred on the 24th July this year of 5 caravans and subsequent damage to the existing fence has resulted in a significant loss to your insurers in the region of well over £60,000.

As a result of the theft they were looking to you to upgrade the physical protection at the premises to prevent a reoccurrence, which you have subsequently done by installing the same steel palisade fence that surrounds the remainder of the site and has been in place for many years. I have discussed with insurers the possibility of moving the fence closer to the actual site rather than the boundary road but would require the fence to remain in the position it is in.

Please see a copy email received from the insurer confirming that if the fence is removed they will be unable to provide theft cover.

Hi Mike

Following our conversation, we will not be able to continue with theft cover if the fence is removed

Kind regards

[REDACTED]
Trading Underwriter
Leeds - North East | NIG Commercial

✉ **Units 201-203, Cubo, 2nd Floor, 6 Wellington Place, Leeds, LS1 4AP**
Web: rsagroup.com

Clearly this exposes the business to a significant risk and if a theft occurs again could lead to the business suffering a severe financial loss which undoubtedly will affect growth and job opportunities in the future as investment funds may have to be diverted to replace stock.

Kind regards

Mike

Mike Shaw BA (Hons) ACII

Director

PIB Insurance Brokers

T: [REDACTED] **M**

E: [REDACTED]

W pib-insurance.com

[REDACTED]



This e-mail and any attachments hereto are strictly confidential and intended solely for the addressee. It may contain information which is privileged or confidential. If you are not the intended addressee, you must not disclose, forward or take any action in reliance of this e-mail or attachments. If you have received this e-mail in error, please notify us as soon as possible. This e-mail will have been scanned by our anti-virus software before transmission but we cannot warrant that this e-mail is free from viruses. We do not accept liability for the consequences of any viruses that may inadvertently be attached to this email.

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GP06A



GP06B





GP06D



GP06E



2024-139

8th January 2025

The Secretary
Local Review Body
Perth and Kinross Council Committee Services
Council Building
2 High Street
Perth PH1 5PH

Emailed to: planninglrpbkc.gov.uk

Dear Sir/Madam

**SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

ONLINE REFERENCE 100697581 -001

**REVIEW PLANNING APPLICATION 24/01333/FLL
REPLACEMENT OF EXISTING FENCE (IN RETROSPECT)
PERTSHIRE CARAVANS, ERROL, PERTH PH2 7SR**

We are instructed by Perthshire Caravans Ltd to request that Perth and Kinross Local Review Body reviews the decision by the planning authority to refuse planning permission with respect to the above proposed development.

As will be explained in the submitted Grounds for Review Statement, the Local Review Body is respectfully asked to review the case. The Review has been electronically submitted with reference 100697581 -001. The Review Documents comprise the following:

- Completed Notice of Review forms
- Statement of Grounds for Review
- List of Documents intended to be relied upon in the Review as at 09.01.25
- Full copy of original planning application file.

We trust the information enclosed is enough to validate the planning appeal. If you require any further assistance, please contact me.

Yours sincerely,



Neil Gray

MA (Hons), MSc, Dip TP, MRTPI

Director GRAY PLANNING & DEVELOPMENT Ltd E: neil@grayplanning.co.uk M: 07514 278498

W: www.grayplanning.co.uk



AYE House, Admiralty Park, Rosyth, Dunfermline KY11 2YW
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Gray Planning & Development Limited, Town Planning Consultants. Company No. SC568143

Member of the Royal Town Planning Institute No. 42566



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100683466-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Replacement of existing fence with a higher palisade fence.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☐ No ☐ Yes – Started ☒ Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

26/07/2024

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Applicant was unaware permission was required for a fence. Due to a break-in at the premises, the site had to be secured without delay.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Andrew Black Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	The Mews
Last Name: *	Black	Building Number:	
Telephone Number: *		Address 1 (Street): *	27 Tay Street Lane
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dundee
Fax Number:		Country: *	Scotland
		Postcode: *	DD1 4EF
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	
Company/Organisation	Perthshire Caravans	Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

PERTSHIRE CARAVANS

Address 2:

ERROL

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH2 7SR

Please identify/describe the location of the site or sites

Northing

726471

Easting

324848

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☒ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Email received from Mark Dunlop on 7th August 2024, and telephone conversation on 29th August 2024

Title:

Mr

Other title:

First Name:

Mark

Last Name:

Dunlop

Correspondence Reference
Number:

24/00190/ALUNDV

Date (dd/mm/yyyy):

29/08/2024

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

433.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Perthshire Caravans - sales office and storage

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐

Yes

☒

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐

Yes

☒

No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☐

Yes

☒

No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☐

Yes

☐

No, using a private water supply

☒

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☐ No ☒ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☐ No ☒ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☐ Yes ☒ No

If Yes or No, please provide further details: * (Max 500 characters)

not required for this application

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Andrew Black

On behalf of: Perthshire Caravans

Date: 29/08/2024

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

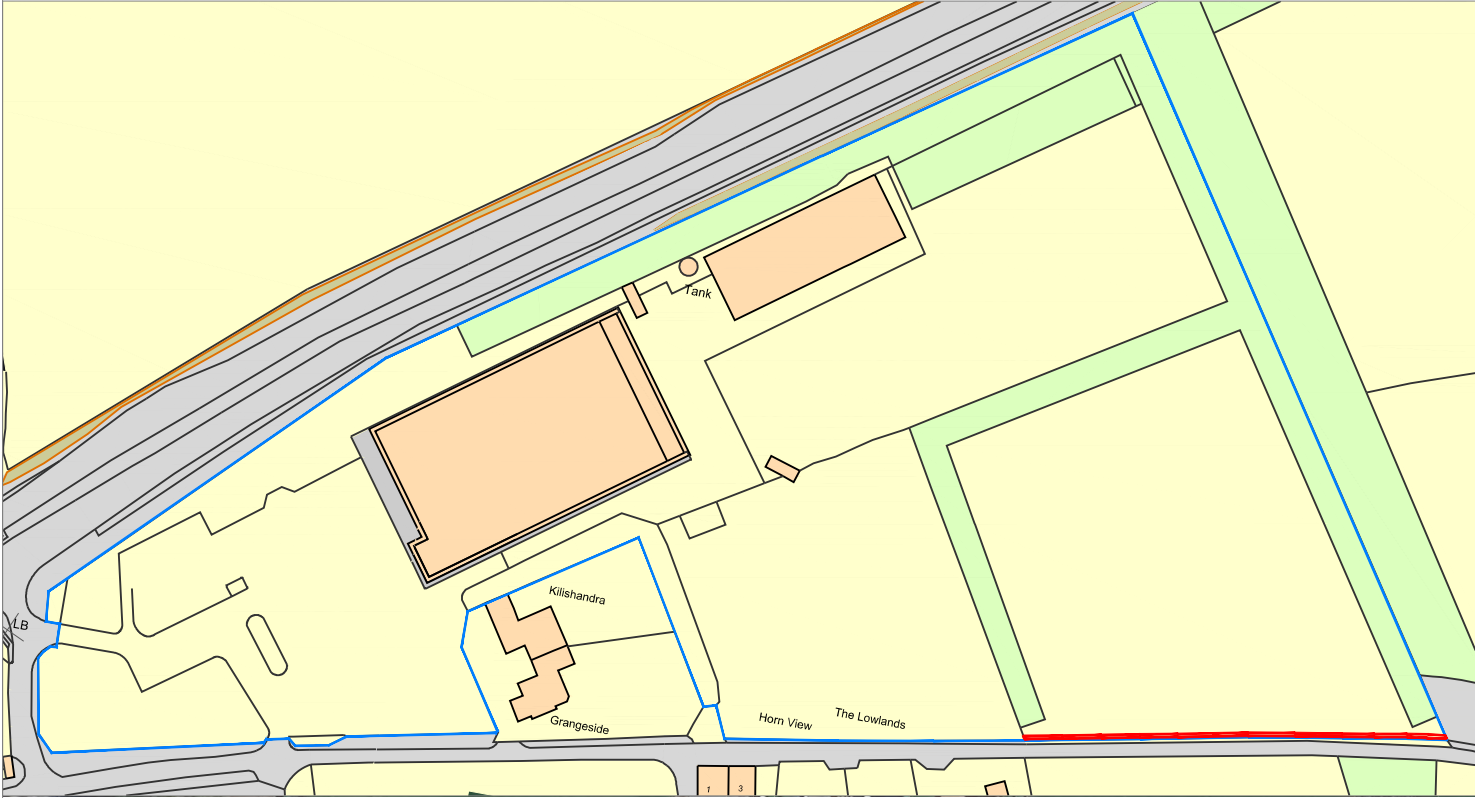
Declaration Name: Mr Andrew Black

Declaration Date: 29/08/2024

Payment Details

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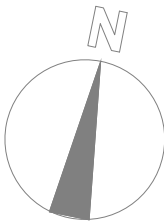
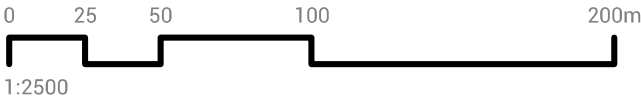
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1

Site Location Plan

1:2500



LEGEND

- Site Boundary
- Ownership Boundary



Andrew Black Design
Architecture + Interior Design

Client: Perthshire Caravans

Dwg No. EX-30

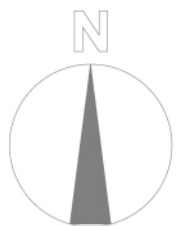
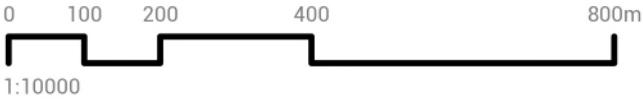
Project: Proposed Security Fencing
Errol, PH2 7SR
Perthshire Caravans, Dundee Road,
Job No: 867
Date: Aug 2024
Purpose: Planning


27 Tay Street Lane, Dundee, DD1 4EF

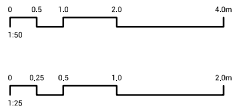
t: 01382 220874
mail@andrewblackdesign.com



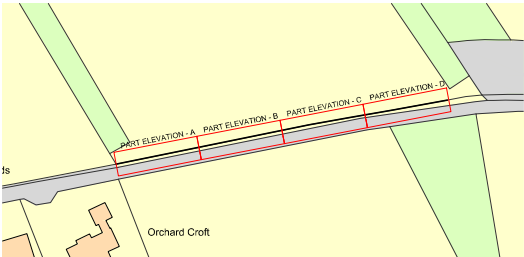
1 Site Location Plan
1:10000



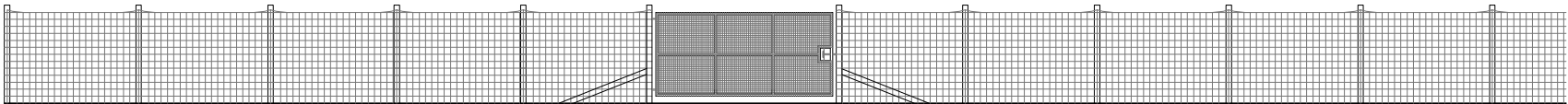
 <div>Andrew Black Design Architecture + Interior Design</div>		Project: Proposed Security Fencing Perthshire Caravans, Dundee Road, Errol, PH2 7SR	
Client: Perthshire Caravans		Job No: 867	
<div>Dwg No. EX-31</div>		Date: Aug 2024	
		Purpose: Planning	
		27 Tay Street Lane, Dundee, DD1 4EF	
		t: 01382 220874 mail@andrewblackdesign.com	



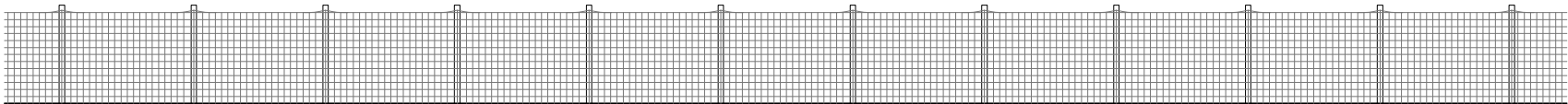
A. Existing Fence



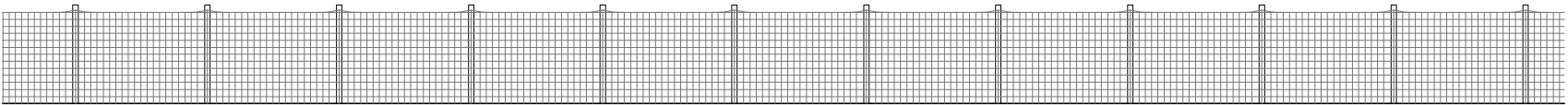
Part Elevation Key



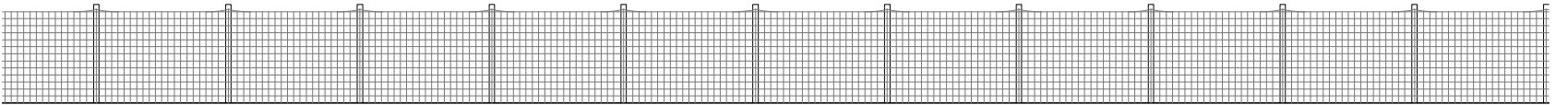
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1:50@A1



3. Existing Fence Part Elevation B
1:50@A1



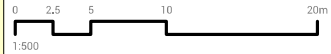
4. Existing Fence Part Elevation C
1:50@A1



5. Existing Fence Part Elevation D
1:50@A1

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Architecture + Interior Design

Client: Perthshire Caravans

Dwg No. PL-200

Project:
Proposed Security Fencing
Perthshire Caravans, Dundee Road,
Errol, PH2 7SR

Title:
Fence Detail
1:500@A2

Job No: 867

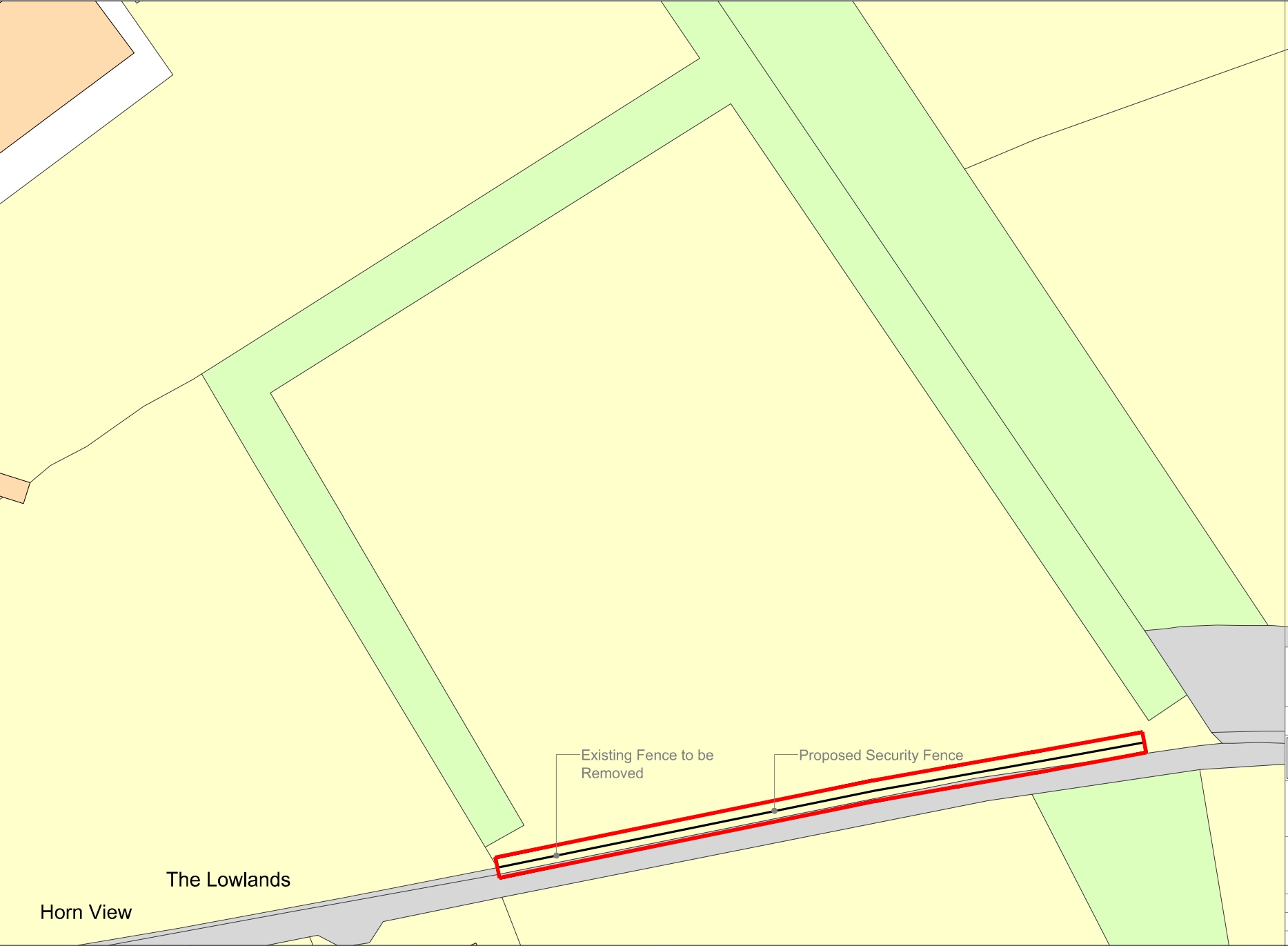
Date: Aug 2024

Purpose: Planning

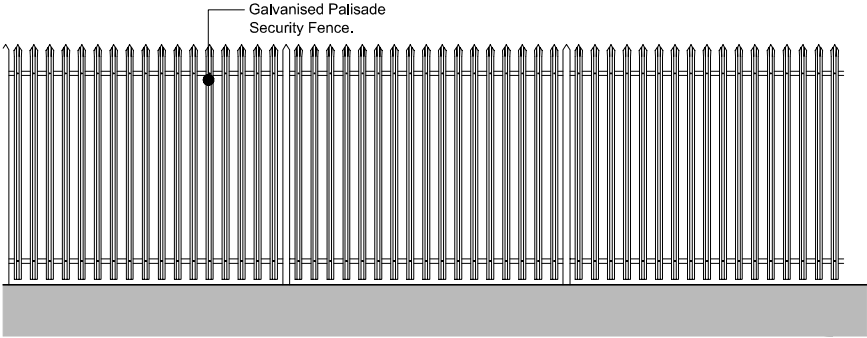
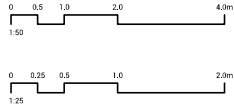
Drawn by: LM

27 Tay Street Lane, Dundee, DD1 4EF

T: 01382 220874
ma@andrewblackdesign.com



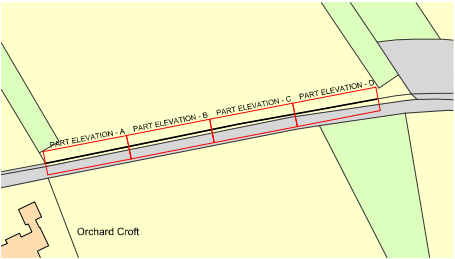
1. Proposed Site Plan
1:500@A2



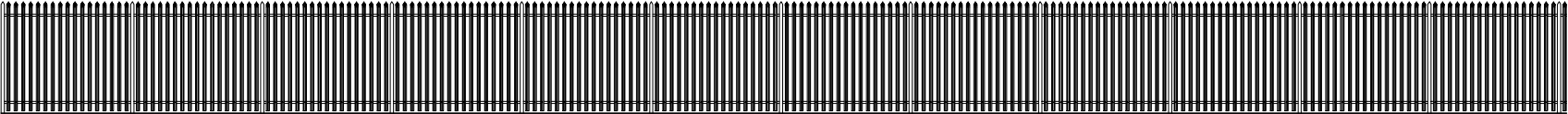
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1:20@A1



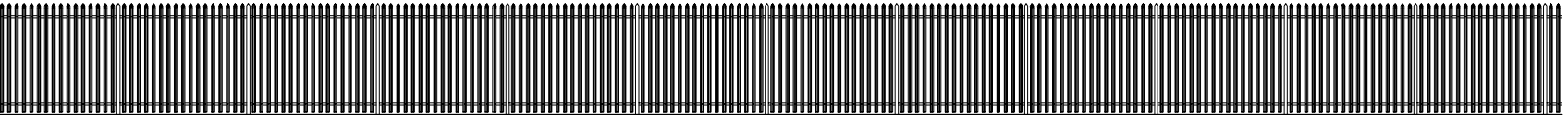
A. Proposed New Fence



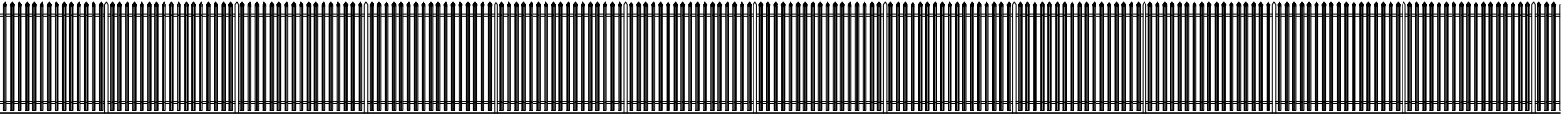
Part Elevation Key



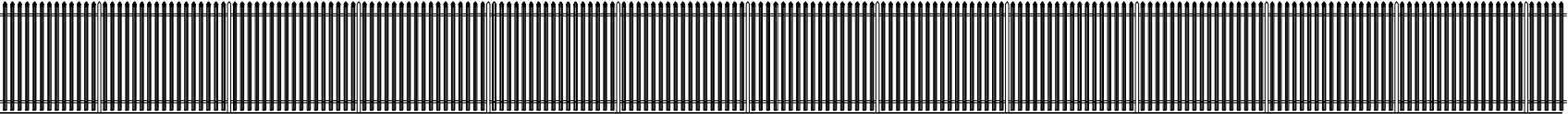
2. Proposed Fence Part Elevation A
1:50@A1



3. Proposed Fence Part Elevation B
1:50@A1




4. Proposed Fence Part Elevation C
1:50@A1



5. Proposed Fence Part Elevation D
1:50@A1

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	24/01333/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Replacement of existing fence (in retrospect)		
Address of site	Perthshire Caravans, Errol, Perth PH2 7SR		
Comments on the proposal	<p>The applicant is applying in retrospect to replace an existing post and wire fence with a higher palisade fence. The fence runs adjacent to the U150 single track road, which has a 40mph speed limit at this location.</p> <p>No changes are proposed for the existing vehicle access to the caravan dealership. No changes are proposed for the number of parking spaces for the property.</p> <p>The applicant has shown that the fence has been erected behind the original post and wire fence, Figure 1.</p>  <p>Figure 1: - New palisade fencing</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		

Recommended planning condition(s)	
Recommended informative(s) for applicant	
Date comments returned	08 October 2024