

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT
1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

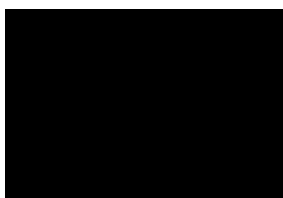
IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name Rose Reid

Address



Postcode

Contact Telephone 1

Contact Telephone 2

E-mail*

Agent

Name Howard Sargent

Address The Old School
Dundas Street
Comrie

Postcode PH6 2LN

Contact Telephone 1

Contact Telephone 2

E-mail*

Mark this box to confirm all contact should be
through this representative: ☒

*Do you agree to correspondence regarding your review being sent by e-mail? Yes

Planning Authority

Perth and Kinross

Planning authority's application reference number 24/00872/FLL

Site address Land 300 Metres South East Of Dalrannoch Farm, The Ross Comrie
Crieff PH6 2LE

Description of proposed development

Erection of dwellinghouse and associated accommodation unit, erection of
poly tunnel, installation of waste water treatment system, installation of water storage tanks
and associated works

Date of application 27th June 2024

Date of decision (if any) 17th November 2024

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | | |
|----|---|-------------------------------------|
| 1. | Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. | Application for planning permission in principle | <input type="checkbox"/> |
| 3. | Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. | Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | | |
|----|--|-------------------------------------|
| 1. | Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. | Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. | Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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.

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

- | | | |
|----|--|-------------------------------------|
| 1. | Further written submissions | <input checked="" type="checkbox"/> |
| 2. | One or more hearing sessions | <input checked="" type="checkbox"/> |
| 3. | Site inspection | <input checked="" type="checkbox"/> |
| 4. | Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The applicant considers that the planning department has failed to fully consider the integrated, cohesive and sustainable nature and elements of the application, and it's very limited visual and environmental impact within the landscape.

The applicant considers that the application should also be reviewed within the context of the extensive environmental and landscape enhancements contained within the landholding, of which it is a part, and in which it is framed.

Site inspection

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

1. Can the site be viewed entirely from public land? Yes
2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

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.

Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please refer to the attached document: Statement of Reasons for Review:

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

N/A

List of documents and evidence

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.

Notice of Review - Covering Letter
Statement of Reasons for Review
Design and Access Statement
Existing and Proposed Site Plan-Site Entrance
Existing Site Plan-East
Existing Site Plan-West

Location Plan-Existing
Proposed Elevations
Proposed North Elevations
Proposed Plan and Elevation-Polytunnel
Proposed Plan and Sections-West Cabin
Proposed Plan and Sections-East Cabin
Proposed Roof Plans
Proposed Site Plan-Polytunnel
Proposed West Elevations
Report of Handling
Revised Location Plan
Revised Site Plan
Report of Handling

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed:



Date: 16th January 2025

Statement of Reasons for Review: 24/00872/FLL

This statement refers to the Perth and Kinross (PKC) Report of Handling, which summarises the reasons for the planning refusal.

For ease of consideration, relevant extracted comments from within the report have been inserted in the document below, and the applicant's comments, and reasons for review, have been inserted immediately underneath each of these comments.

24/00872/FLL: Report of Handling

CONSULTATION RESPONSES

PKC Comments:

Internal Consultees

Transportation and Development - are unable to support the application. They have noted that the visibility requirements of the new access onto the U195 may not be achievable, due to objects obstructing visibility.

Applicant Comments:

It is understood that the obstructed visibility relates to trees (as noted elsewhere). The applicant will address this issue if/when requested to do so by PKC.

PKC Comments:

Additional comments have also been provided in respect of minimum Building Standard (Scotland) Regulations in relation to emergency vehicle and desludging lorry access requirements at the site. The details of which may necessitate revisions to the layout and access specifications.

Applicant Comments:

The applicant will address such issues if/when requested. The applicant has consulted with the fire department, and it has been proposed that a sprinkler system could effectively negate the requirement for fire access.

PKC Comments:

Structures and Flooding – representatives have made comment in respect of proposals, seeking clarification/further information in respect of the potential need for a Drainage

Impact Assessment, ground suitability for percolation (no evidence to confirm BRE Digest 365 has been undertaken or that the soil is suitable).

Applicant Comments:

Clarification/further information, including suitability for percolation, can be provided if/when requested by PKC. The application was submitted in June 2024. It is noted that it is best practice for such drainage impact assessments is during the winter months.

PKC Comments:

The applicant to address 'the extent of fluvial flooding at the site and the impact of the burn relative to catchment size, topographic and property levels.'

Applicant Comments:

The topographic and drainage factors mean that flooding risk is highly unlikely to be an issue. SEPA flood maps confirm this view. The applicant will confirm this through further consultation with SEPA if/when requested.

PKC Comments:

There is a 'potential need for a Flood Risk Assessment and flooding at vehicle access point. Additional information is therefore required in respect of flood risk and drainage.'

Applicant Comments:

The applicant will provide additional information if/when requested.

COMMENTS ON THE APPLICATION

Housing in the Countryside, Part 3.3.

PKC Comments:

In respect of part 3, while a market garden is proposed, this is yet to be established and, it would, in any event, be for the landowner's own personal use.

Applicant Comments:

The applicant notes that the '3.5 Houses for Sustainable Living' criteria within the PKC guidance 'Housing in the Countryside' requires that such horticulture activity (including fruit and vegetable crop production) is for the applicant's own use, as integrated within sustainable lifestyle. It is not rational or reasonable, therefore, to refuse the application based upon this criteria.

The applicant notes that, in Scotland, it is generally understood that viable and sustainable year-round food crop production requires the use of a polytunnel, which is included within the current application. The applicant notes that elsewhere, the polytunnel element of the application is dismissed on similar grounds i.e. that it is for the landowners use, rather than for commercial production.

PKC Comments:

The agent has indicated that the applicant will require to live on site to be directly involved with the extensive tree planting proposals on the landholding. The purpose of the woodland is however for wildlife/biodiversity measures rather than a commercial undertaking.

Applicant Comments:

3.5 'Houses for Sustainable Living' does not require a full engagement in commercial activities. The requirement is to live and work sustainably on the land, which the applicant intends to achieve through a balanced mix of farming and agroforestry activities and practices.

PKC Comments:

Notwithstanding, whilst it may be easier to live on site to manage the woodland, it is not essential on a daily basis and could be done remotely, as occurs in other areas.

Applicant Comments:

The applicant notes that the proposal is for the management of the new native woodland development, for horticultural/livestock production, and for sustainable lifestyle and accommodation, in order to provide a 'largely self-sufficient lifestyle' as supported in the '3.5. Houses for Sustainable Living' criteria of the LDP, and which is the intended outcome.

The applicant contends that the overall proposal, including accommodation, is fully compatible with being 'essential as an integral part of an overall scheme for the management or use of land, which will allow its occupants to be largely self-sufficient'. This intended self-sufficiency includes the use and management of the land, and of the associated accommodation.

PKC Comments:

There is also the option with silviculture plantations to pursue a building for the storage of machinery and tools under Prior Notification Regulations. No such storage building is included in the current proposals.

Applicant Comments:

An application under Prior Notification for a storage building for silviculture currently in preparation.

PKC Comments:

'the site can readily be reached from Comrie where the applicant currently resides.'

Applicant Comments:

The applicant has been living with her parents for the previous two years, which will likely be unsustainable in the longer term.

Within the wider context of the current housing, climate and environmental crisis, the applicant is proposing to construct modest, environmentally sustainable and culturally contextual accommodation, set within a major landscape and environmental enhancement project, and to live sustainably within and from the landholding.

The applicant's family is from the west of Scotland, where clearances were once commonplace. Equally, Glen Artney, which used to support a population of thousands, is now largely deserted, apart from the occasional farm. The applicant would like to restore and maintain a reconnection with the land based upon balanced farming, ecology and sustainability, and within the wider community.

PKC Comments:

Given the modest scale and nature of the proposals which excludes livestock, it is unlikely that there could be a viable argument which would justify approving a new house under economic need.

Applicant Comments:

The 'modest scale and nature' of a planning proposal is not typically considered grounds for refusal.

The proposal is modest because horticulture, which will be a primary sustainable activity, is intensive, and so occupies a relatively small footprint. It should be noted that, although vegetarian, the applicant has been keeping, and will continue to maintain, livestock, including sheep, on the landholding.

It is intended that livestock, including sheep and pigs, will roam extensively through the woodland and meadow areas, as a part of an agroforestry farming practice.

The proposals cannot therefore be supported under the terms of NPF4 Policy 17 Rural Homes or LDP2 Policy 19, Houses in the Countryside, part 3.3.

3.5, Houses for Sustainable Living.

PKC Comments:

To be acceptable under this category....., the supplementary guidance requires not only a "lifestyle approach" to be clearly evident; but also for it to be demonstrated that any new house is essential as an integral part of an overall scheme for the management or use of land, which will allow its occupants to be largely self-sufficient.

Applicant Comments:

The applicant's sustainable lifestyle approach is described in detail within the Design and Access Statement. The applicant has a long and varied background of living and working in the sustainable and organic horticulture sector, and has been involved in landscape scale environmental enhancement schemes and projects. This has been her primary activity for

many years, and her desire is for this environmentally sustainable lifestyle approach to be maintained.

The proposed accommodation, which PKC recognises to be 'modest in scale and form', is a key element of this lifestyle approach, and is within the spirit of the 'Houses for Sustainable Living' guidance. The nature, design and approach of both the accommodation and the management of the landholding will permit the applicant to be largely self-sufficient, as the criteria requires. Currently the applicant lives with her parents.

PKC Comments:

The scheme forwarded has understandably placed much emphasis on the lifestyle credentials of the applicant and intentions to improve biodiversity, reduce flooding and carbon, through the planting of trees, cycling where possible to/from Comrie and being largely self-sufficient by growing organic vegetables.

These aspects while all commendable, are currently future aspirations and are not in themselves sufficient to confirm that a dwelling is either essential or an integral component to the management of the land or longer term, self-sufficient practices.

Applicant Comments:

It is intimated by PKC that the intentions of the applicant (although commendable), are future aspirations only.

The applicant notes that, before the submission of this application, contracts were agreed with the Scottish Government for the construction of deer fencing and for the planting of 15,000 native woodland trees for landscape and biodiversity enhancement and climate capture on the landholding. This work will commence in February 2025.

The applicant notes that horticulture (year round intensive food crop production) cannot practically proceed until permission is granted for the construction of a polytunnel for this purpose. The Scottish climate, and the very high deer numbers within Glen Artney, preclude any other realistic options for horticulture.

There is a requirement within '3.5 Houses for Sustainable Living' for year round food production for the maintenance of a self sustaining lifestyle. PKC, while supporting this policy in theory, does not, it would appear, permit the essential infrastructure, i.e. a polytunnel, to achieve this.

The general theme of 3.5 'Houses for Sustainable Living' is that of living and working on a landholding, and is primarily for the purposes of environmental sustainability. The fabrication of environmentally sustainable, site specific and architecturally contextual cabins, which are designed specifically for this purpose, would appear to be a reasonable aspiration and proposal within this context.

PKC Comments:

'The proposed accommodation pods are unique due to their isolation. While each unit is inoffensive in terms of overall design and there is merit to be had in breaking up the mass of

a building, it could be argued that to separate the key components of a dwellinghouse into 2 distinct parts is both impracticable and inefficient in terms of resources and sustainable living, especially during winter months and unfavourable climatic conditions. The cabins as a result are likely to operate as 2 distinct residential units.'

Applicant Comments

The applicant's intention in breaking up the mass of the proposed accommodation is to provide structures which, as PKC recognises, appear 'inoffensive' within the landscape. This design strategy includes referencing the scale, forms, and articulation of the local agricultural vernacular, and in particular that of small agricultural buildings.

The applicant has lived and worked in a similar two cabin arrangement for a ten year period on Holy Isle in the Hebrides, and found it very beneficial for maintaining a good and productive work/life balance. There are draught lobbies included in both cabin floorplans, ensuring effective energy conservation. The applicant also prefers their sleeping accommodation to be cold, making separate accommodation for the sleeping area a logical choice.

However, if there are concerns from the council regarding subletting of accommodation, the applicant is open to review the design and to consider the integration of the cabins into a single unit.

PKC Comments:

While the cabins are intended to be made locally and insulated to a high standard, incorporating a ground source heat pump for hot water and solar panels for energy, this is technology which is relatively mainstream now, in terms of availability and necessity via building standards requirements. As a result, the development fails to be viewed as at the "forefront of sustainability" and is as a result, contrary to LDP2, Houses in the Countryside Policy 19 as well as NPF4 Policy 9 Brownfield, Vacant & Derelict Land and Empty Buildings.

Applicant Comments:

The applicant requests more guidance and information from the council on what technologies may be currently considered to be at the forefront of sustainability. Without such guidance, the applicant will find it difficult or impossible to meet a required standard.

PKC Comments:

Design, Layout, Landscape Setting & Visual Amenity

'Policy 39 of the LDP2 seeks to ensure that the local distinctiveness, diversity and quality of the landscape character area, associated historic and cultural interests, or visual and scenic attributes are not eroded. The adjacent public road forms the boundary of the Upper Strathearn Local Landscape Area. The holding nonetheless – as is the case with the rest of Glen Artney and lowlands around the Comrie, provide a scenic landscape backdrop.'

'The cabin buildings are of a modest scale and have been designed as a modern interpretation of traditional agricultural buildings. They will share a similar footprint and metal clad, black

finished, pitched roof form. The walls will be composed of vertically clad Larch timber and a small storage area and deck will be attached to each unit. Window frames will feature the same dark recessive colouring and sliding wooden screens will afford additional weather protection to the glazed doors.'

'The cabins in themselves are acceptable in terms of scale, design and visual appearance.'

'The location is however relatively open and exposed in nature. It will take time for any proposed tree planting to be established to a level which would create a sense of containment. The landform character is such that a degree of openness is an established attribute, adding to the setting of the Water of Ruchill and opening views beyond.'

Applicant Comments:

PKC comments that the location is relatively open and exposed in nature. Scottish Forestry, under the guidance of the Scottish government, has approved, and fully supports, the creation of the extensive native woodland development on the landholding for the purposes of biodiversity, landscape enhancement, and carbon capture.

Visually and ecologically, the proposed project connects with the adjacent Comrie Community Native Woodland creation scheme immediately above the landholding.

The applicant recognises that the present landform 'openness' is an established attribute of the Scottish landscape. It should, however, be noted that this openness is a consequence of the relatively recent clearance of the pre-existing natural and native woodland landscape and ecology. As a result of such activity, Scotland possesses a nature-depleted environment, with one of the lowest percentages of native woodland cover in Europe.

The Scottish Government recognises the urgency of this issue, and is actively attempting to mitigate this through projects such as the planned native woodland planting. The proposed native woodland scheme is also fully supported by PKC.

The applicant will be planting a mixture of rowan, alder and willow between the road and the proposed cabins. These are fast growing trees, as is evidenced from the adjacent native woodland project, and can be expected to fully screen and contain the proposed site within a few years.

PKC Comments:

As noted elsewhere, the layout and use of the cabins is questionable and unlikely to sit well within the wider site and landscape given the location, lack of containment, isolation and poor relationship to other aspects of development.

Applicant Comments:

The proposal will, within a few years, be effectively invisible within the wider landscape. Full containment will be provided by the extensive native woodland planting and by the existing topography and mature woodland.

The applicant notes that small, isolated single storey cottages, bothies, cabins and farm buildings are a characteristic element of the Scottish landscape, as well as locally. These buildings are often in exposed locations, and are rarely 'contained' within woodlands or landscape.

The 'poor relationship to other aspects of development' comment is not understood by the applicant and they would appreciate some clarity on this.

As noted elsewhere, if the proposed general layout of the cabins is a cause for concern, the applicant is happy to address this through dialogue, if provided with an opportunity. The cabins are solely for the applicant's living and working activities, and for no other purpose. However, the applicant is open to address any concerns in relation to this, for instance through the physical connection of the two structures.

PKC Comments:

The polytunnel plan indicates that a typical c- shaped unit will extend to around 20 x 9 x 3.7 metres in size. It will be located within the lower section of pastureland closer to Comrie and The Water of Ruchill. This area is visible from the adjacent public road and there are no other such structures evident in the immediate area.

The proposals as a result are likely to be out of keeping with the established landscape character and visually intrusive within the surrounding area, contrary to the aims of the placemaking criteria set out in LDP2 Policies 1A & 1B, Landscape 39 and NPF4 Policy 14: Design, Quality and Place.

Applicant Comments:

The applicant notes that the surrounding area includes the adjacent Cultybraggan Farm at a distance of approx. 400m, and that the farm contains substantial and highly visually intrusive collection of industrial/agricultural outbuildings, which are prominent in the landscape.

The applicant's proposal for a polytunnel for horticultural purposes offers a negligible visual impact in comparison. Equally, the applicant can provide screening for this structure in the form of tree planting if required.

The applicant notes that the neighbouring Cultybraggan Camp contains roughly 60 buildings of a similar shape, form and profile to that of the proposed polytunnel, though generally these structures cover a substantially larger footprint. These c-shaped units utilise corrugated zinc as cladding, rather than transparent polythene. The camp also includes a nuclear bunker and various large industrial sheds.

PKC Comments:

Roads and Access

Transportation planning officers have requested additional information be provided in respect of the new access which is proposed to be taken onto the U195 public road.

The information is required to detail the visibility splays in accordance with the speed limit of the road. They have noted that the existing and proposed site plans suggest that trees may obstruct visibility, and the applicant would therefore need to demonstrate that adequate visibility standards can be achieved.

Applicant Comments:

Additional information can be provided on request.

PKC Comments:

Additional comment has been provided in respect of the internal access roads and need to comply with current Building Standards in respect of road width, specification and turning facilities for large vehicles such as fire engines and desludging lorries.

Applicant Comments:

As noted elsewhere, the applicant has consulted with the fire department, which indicates that a sprinkler system may be acceptable (hence the provision of water storage above the cabins). Further information can be provided on request.

PKC Comments:

Given the other concerns noted with the development and negative recommendation, additional information has not been pursued at this time. As Transport Planning Officers cannot support the proposals as submitted, the proposals fail to accord with the intent of NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals on the grounds of insufficient information.

Applicant Comments:

As above, additional information can be provided on request.

PKC Comments:

Drainage and Flooding

There are areas alongside the Water of Ruchill and to the outer edges of the site boundary, including part of the access which are identified as at risk of flooding. The flood risk potential and suitability of the land for drainage has been questioned by consultees.

As the proposals are not being supported, the applicant has not been asked to provide any further information at this stage given the resource implications. The comments can however be viewed online. A precautionary approach is being taken in line with policy requirements due to the lack of suitable information. The development is as a result contrary to NPF4, Policy 22: Flood Risk & Water Management as well as LDP2, Policies 52: New Development & Flooding and 53: Water Environment & Drainage.

Applicant comments:

As above, additional information can be provided on request.

Report of Handling

Delegated Report

Ref No	24/00872/FLL	
Ward No	P6- Strathearn	
Due Determination Date	26th August 2024 Extended to 26th October 2024	
Draft Report Date	9th October 2024	
Report Issued by	Alma Bendall	Date 16/10/24

Proposal: Erection of dwellinghouse and associated accommodation unit, erection of poly tunnel, installation of waste water treatment system, installation of water storage tanks and associated works

Location: Land 300 Metres South East of Dalrannoch Farm
The Ross Comrie Crieff PH6 2LE

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

Planning application site relates to an elongated, linear section of undulating grazing land, centrally located within the applicant's holding which is situated to the Southwest of Cultybraggan Camp on the outskirts of Comrie.

The minor public road leading to Glen Artney forms the southeastern border of the landholding, the Water of Ruchill forms the northwestern edge of the land title, while pockets of woodland and riverside pastureland abut either side of the unit.

Consent is being sought to form a new vehicular access and private track that will serve centrally located accommodation units as well as a polytunnel and market garden area envisioned for the northeastern corner of the site. Associated work includes the installation of a wastewater treatment plant, reed bed filtration areas, together with private water connection points from the Ruchill and a water storage area.

Separate works, not forming part of this proposal include the formation of a new pond area and the planting of woodland and wildflower meadows.

The supporting statement intimates that the ethos behind the project is to create an ecologically sustainable living and working environment which will restore native woodland, enhance biodiversity, reduce flooding, help capture carbon and provide the applicant with a sustainable supply of organic vegetable crops.

The proposed accommodation units are split into 2 separate parts, comprising "East" and "West" cabins. Plans indicated that the west cabin would be used as the main bedroom/living area, while the east one, approximately 19 metres away would

contain the kitchen/dining and WC/showering facilities. The residential units are deemed as an essential and integral component of the development, allowing the applicant and her partner to live on site and directly manage and develop their aspirational objectives for the wider land holding.

Site history

Nothing on record.

Pre-application consultation

Pre application Reference: none undertaken

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 Council's assessment of this application has considered the following policies of NPF4:

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 3: Biodiversity

Policy 5: Soils

Policy 12: Zero Waste

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 17: Rural Homes

Policy 18: Infrastructure First

Policy 22: Flood Risk and Water Management

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 5: Infrastructure Contributions

Policy 8: Rural Business and Diversification

Policy 19: Housing in the Countryside

Policy 39: Landscape

Policy 41: Biodiversity

Policy 51: Soils

Policy 52: New Development and Flooding

Policy 53A: Water Environment and Drainage: Water Environment
Policy 53B: Water Environment and Drainage: Foul Drainage
Policy 53C: Water Environment and Drainage: Surface Water Drainage
Policy 55: Nuisance from Artificial Light and Light Pollution
Policy 56: Noise Pollution
Policy 57: Air Quality
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Air Quality](#) (adopted in 2020)
- [Supplementary Guidance - Delivering Zero Waste](#) (adopted in 2020)
- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

Other policies

Non Statutory Guidance

- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)
- [Planning Guidance - Ancillary & Annex Accommodation](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)

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
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements

- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Consultation responses

External Consultee

Scottish Water – have advised that there is currently sufficient capacity in the Turret water treatment works to service the development, however there is no wastewater infrastructure in the vicinity of this site. Scottish Water would require to be contacted to assess the proposals and consider any potential conflicts with their assets

Internal Consultees

Transportation and Development - are unable to support the application. They have noted that the visibility requirements of the new access onto the U195 may not be achievable, due to objects obstructing visibility. Additional comments have also been provided in respect of minimum, Building Standard (Scotland) Regulations in relation to emergency vehicle and desludging lorry access requirements at the site. The details of which may necessitate revisions to the layout and access specifications.

Development Contributions – have noted that Comrie Primary School has no capacity concerns at this time. Contributions are therefore not applicable.

Environmental Health (Noise) – have advised noise conditions are appropriate, relative to the ground source heat pump intended to be installed.

Environmental Health (Private Water) – have raised no objections.

Structures and Flooding – representatives have made comment in respect of proposals, seeking clarification/further information in respect of the potential need for a Drainage Impact Assessment, ground suitability for percolation (no evidence to confirm BRE Digest 365 has been undertaken or that the soil is suitable). The extent of fluvial flooding at the site and the impact of the burn relative to catchment size, topographic and property levels. Potential need for a Flood Risk Assessment and flooding at vehicle access point. Additional information is therefore required in respect of flood risk and drainage.

Representations

None received.

Additional statements received

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Further Information needed. Maybe 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

The site lies in a rural location outwith the settlement boundary of Comrie; background policy considerations are therefore applicable. The most relevant policies are those which seek to protect and enhance local environments, landscape settings and established amenity levels, by guiding development to appropriate locations thereby avoiding any, on or off-site, adverse impacts.

Principle of Development

Policy 19: Housing in the Countryside of LDP2 acknowledges that opportunities do exist for housing in rural areas to support the viability of communities, meet development needs in appropriate locations, while safeguarding the character of the countryside, as well as ensuring that a high standard of siting and design is achieved.

Accordingly, the development of single houses or groups of houses which fall within the six identified categories will be supported. Given the absence of any existing buildings and greenfield nature of the site, the proposals would require to be considered under part 3: New houses in the countryside, as set out in section 3 of the Supplementary Guidance.

Within National Planning Framework 4, Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings, states that greenfield sites *will not be* supported unless allocated for development or the proposal is explicitly supported by LDP policies.

Policy 17: Rural Homes, of NPF4 is also relevant as it seeks to encourage and promote and facilitate affordable and sustainable homes in the right locations. It provides a criterion whereby proposals for appropriately scaled and designed new rural homes may be accepted.

The most relevant part to the proposals under consideration is section v. whereby housing “is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work.”

Category 3 of LDP2 Housing in the Countryside Supplementary Guidance relates to New Houses in the Open Countryside and allows – where there is a genuine need for favourable consideration of proposals that fall into at least one of the following categories:

- 3.1 Existing Gardens
- 3.2 Houses in Areas of Flood Risk
- 3.3 Economic Activity
- 3.4 Houses for Local People
- 3.5 Houses for Sustainable Living

Parts 1, 2 and 4 are not relevant in this instance. In respect of part 3, while a market garden is proposed, this is yet to be established and, it would, in any event, be for the landowner's own personal use.

The agent has indicated that the applicant will require to live on site to be directly involved with the extensive tree planting proposals on the landholding. The purpose of the woodland is however for wildlife/biodiversity measures rather than a commercial undertaking. Notwithstanding, whilst it may be easier to live on site to manage the woodland, it is not essential on a daily basis and could be done remotely, as occurs in other areas. There is also the option with silviculture plantations to pursue a building for the storage of machinery and tools under Prior Notification Regulations. No such storage building is included in the current

proposals and the site can readily be reached from Comrie where the applicant currently resides.

Given the modest scale and nature of the proposals which excludes livestock, it is unlikely that there could be a viable argument which would justify approving a new house under economic need. The proposals cannot therefore be supported under the terms of NPF4 Policy 17 Rural Homes or LDP2 Policy 19, Houses in the Countryside, part 3.3.

The remaining HitC category to assess the proposals by is the one which the applicant believes is applicable – 3.5, Houses for Sustainable Living. To be acceptable under this category however, the supplementary guidance requires not only a “lifestyle approach” to be clearly evident; but also for it to be demonstrated that any new house is essential as an integral part of an overall scheme for the management or use of land, which will allow its occupants to be largely self-sufficient. Further, that the development is at the “forefront of sustainability” and goes beyond renewable technologies which are now commonplace, such as heat pumps and solar panels.

The scheme forwarded has understandably placed much emphasis on the lifestyle credentials of the applicant and intentions to improve biodiversity, reduce flooding and carbon, through the planting of trees, cycling where possible to/from Comrie and being largely self-sufficient by growing organic vegetables. These aspects while all commendable, are currently future aspirations and are not in themselves sufficient to confirm that a dwelling is either essential or an integral component to the management of the land or longer term, self-sufficient practices.

The Design and Access statement also notes that the applicant’s partner is in the process of developing a renewable energy start-up business, the office of which will be within one of the cabins. There is however no apparent link with this to any cutting-edge renewable technology or commercial activities at the site which would require a permanent residential base in this rural location.

The proposed accommodation pods are unique due to their isolation. While each unit is inoffensive in terms of overall design and there is merit to be had in breaking up the mass of a building, it could be argued that to separate the key components of a dwellinghouse into 2 distinct parts is both impracticable and inefficient in terms of resources and sustainable living, especially during winter months and unfavourable climatic conditions. The cabins as a result are likely to operate as 2 distinct residential units.

While the cabins are intended to be made locally and insulated to a high standard, incorporating a ground source heat pump for hot water and solar panels for energy, this is technology which is relatively mainstream now, in terms of availability and necessity via building standards requirements. As a result, the development fails to be viewed as at the “forefront of sustainability” and is as a result, contrary to LDP2, Houses in the Countryside Policy 19 as well as NPF4 Policy 9 Brownfield, Vacant & Derelict Land and Empty Buildings.

The principle of the development accordingly cannot be supported.

Design, Layout, Landscape Setting & Visual Amenity

Policy 39 of the LDP2 seeks to ensure that the local distinctiveness, diversity and quality of the landscape character area, associated historic and cultural interests, or visual and scenic attributes are not eroded. The adjacent public road forms the boundary of the Upper Strathearn Local Landscape Area. The holding nonetheless – as is the case with the rest of Glen Artney and lowlands around the Comrie, provide a scenic landscape backdrop.

The cabin buildings are of a modest scale and have been designed as a modern interpretation of traditional agricultural buildings. They will share a similar footprint and metal clad, black finished, pitched roof form. The walls will be composed of vertically clad Larch timber and a small storage area and deck will be attached to each unit. Window frames will feature the same dark recessive colouring and sliding wooden screens will afford additional weather protection to the glazed doors.

The cabins in themselves are acceptable in terms of scale, design and visual appearance. The location is however relatively open and exposed in nature. It will take time for any proposed tree planting to be established to a level which would create a sense of containment. The landform character is such that a degree of openness is an established attribute, adding to the setting of the Water of Ruchill and opening views beyond.

As noted elsewhere, the layout and use of the cabins is questionable and unlikely to sit well within the wider site and landscape given the location, lack of containment, isolation and poor relationship to other aspects of development.

The polytunnel plan indicates that a typical c- shaped unit will extend to around 20 x 9 x 3.7 metres in size. It will be located within the lower section of pastureland closer to Comrie and The Water of Ruchill. This area is visible from the adjacent public road and there are no other such structures evident in the immediate area.

The proposals as a result are likely to be out of keeping with the established landscape character and visual intrusive within the surrounding area, contrary to the aims of the placemaking criteria set out in LDP2 Policies 1A & 1B, Landscape 39 and NPF4 Policy 14: Design, Quality and Place.

Residential Amenity

The absence of any nearby neighbours is such that the proposals raise no residential amenity concerns. Environmental Health would however require a standard condition to be added in respect of noise emissions from equipment proposed to be installed.

Roads and Access

Transportation planning officers have requested additional information be provided in respect of the new access which is proposed to be taken onto the U195 public road.

The information is required to detail the visibility splays in accordance with the speed limit of the road. They have noted that the existing and proposed site plans suggest

that trees may obstruct visibility, and the applicant would therefore need to demonstrate that adequate visibility standards can be achieved. Additional comment has been provided in respect of the internal access roads and need to comply with current Building Standards in respect of road width, specification and turning facilities for large vehicles such as fire engines and desludging lorries.

Given the other concerns noted with the development and negative recommendation, additional information has not been pursued at this time. As Transport Planning Officers cannot support the proposals as submitted, the proposals fail to accord with the intent of NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals on the grounds of insufficient information.

Drainage and Flooding

There are areas alongside the Water of Ruchill and to the outer edges of the site boundary, including part of the access which are identified as at risk of flooding. The flood risk potential and suitability of the land for drainage has been questioned by consultees. As the proposals are not being supported, the applicant has not been asked to provide any further information at this stage given the resource implications. The comments can however be viewed online. A precautionary approach is being taken in line with policy requirements due to the lack of suitable information. The development is as a result contrary to NPF4, Policy 22: Flood Risk & Water Management as well as LDP2, Policies 52: New Development & Flooding and 53: Water Environment & Drainage.

Natural Heritage and Biodiversity

The wider proposals for the landholding will ultimately make a positive contribution to the natural environment and biodiversity. There are records of red squirrels in the area. The tree planting proposals could however be implemented separately without the need for planning permission.

Developer Contributions

The Developer Contributions Guidance is applicable to this application; however 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.

Variation of Application Under Section 32A

This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to remove work outwith the site boundary which are to be the subject of a separate planning application.

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

- 1 The proposals are contrary to National Planning Framework 4 (2023), Policies, 9: Brownfield, Vacant & Derelict Land and Empty Buildings, 17: Rural Homes and Perth & Kinross Council Local Development Plan 2 (2019), Policy 19: Housing in the Countryside and associated Supplementary Guidance (2020), as the development does not meet any of the relevant criteria which would enable support of new residential units within the countryside.
- 2 The proposals are contrary to National Planning Framework 4 (2023) Policy 14: Design, Quality & Place and Perth & Kinross Council Local Development Plan 2 (2019) Placemaking Policies: 1A & 1B (parts a, b, c and f), Policy 39: Landscape; and associated supplementary guidance (2020), as the proposals by reason of their prominent locations, juxtaposition, lack of cohesion and screening would not contribute positively to the quality of the surrounding area, resulting in adverse visual amenity and landscape impacts
- 3 The proposals are contrary to National Planning Framework 4 (2023), Policy 13: Sustainable Transport and Perth & Kinross Council Local Development Plan 2 (2019), Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals, as insufficient information has been provided in respect of the required visibility splays which would verify that the development could be provided with a safe means of vehicular access.
- 4 The proposals are contrary to National Planning Framework 4 (2023) Policy 22: Flood Risk and Water Management and Perth & Kinross Council Local Development Plan 2 (2019), Policies 52: New Development and Flooding and 53: Water Environment and Drainage in that there is a presumption against built development in areas at risk of flooding. Insufficient information has been provided to determine what the on or off-site flood or drainage related impacts of the development may be or how they could be mitigated.

Justification

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

Informatives

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

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Design & Access Statement

May 2024

Proposed Cabins at Tir ri Taobh Landholding, Glen Artney, Comrie, Scotland



TWO NEW CABINS at the TIR RI TAOBH LANDHOLDING near MILTUIM BURN,
GLEN ARTNEY, COMRIE, SCOTLAND

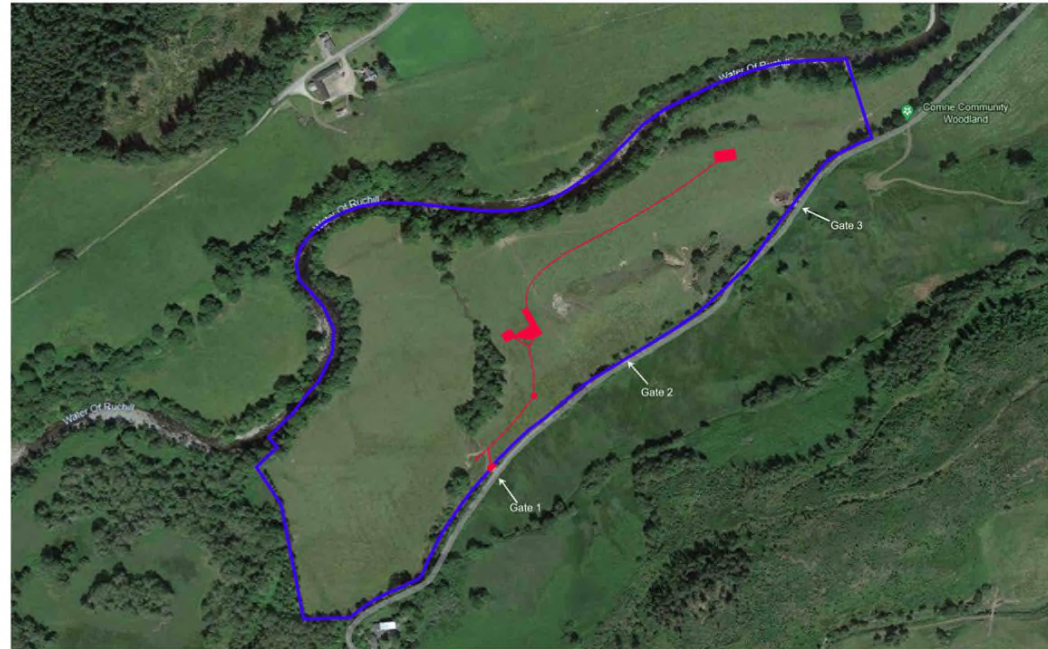
Construction of two cabins as living accomodation within new native woodland
landscaping

Contents

- 1.0 Introduction
- 2.0 Site Location and Surroundings
- 3.0 Historical Context
- 4.0 Landscape Restoration and Recovery
- 5.0 Existing Site
- 6.0 Proposal and Design Philosophy
- 7.0 Accomodation
- 8.0 Scale & Massing
- 9.0 Visual Impact within the Landscape
- 10.0 Refuse and Access
- 11.0 Water & Sanitation and Site Investigation
- 12.0 Appendix A: Landscape Character Assessment
- 13.0 Appendix B: Housing in the Countryside
- 14.0 Conclusion

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by HCSargent Design on behalf of the owner of the site near Cultybraggan, Glen Artney, Comrie, Scotland.
- 1.2 This report introduces and outlines the key strategies in support of the planning application for the erection of two new cabins as living accommodation, and ancillary agricultural structures.
- 1.3 This document should be read in conjunction with the associated submitted set of planning drawings and forms the basis of the request for Full Planning Permission for the development.
- 1.4 The design should be considered within the context of the entire design proposal for the landholding within the blue line boundary.
- 1.5 The proposal within the blue line boundary includes extensive new native woodland planting, the creation of areas of a wild flower meadow, and the development of substantial organic fruit and vegetable gardens to the east of the site, including a polytunnel shown within the red line boundary and which forms a part of this current application.



Aerial view of development proposal in red with three existing gated entrances to blue line landholding boundary



Location plan with blue line boundary of landholding

2.0 Site Location and Surroundings

- 2.1 The application site is situated in the upper part of Strathearn and the lower reaches of the Glen Artney catchment. It is located below the Milntuim Hermitage to the south west. It is approximately 0.35km to the west of the Cultybraggan Camp and 3km south west of the small town of Comrie.
- 2.2 A quiet single track public road bounds the higher southern part of the site, which runs for approx 7km west from the main Comrie to Braco road through Glen Artney to Auchinner in the upper part of the Glen, where it terminates.
- 2.3 The site is currently accessed from the road by three farm gates, as indicated on the aerial view on page 3.
- 2.4 The eastern lower section of the Glen Artney road is characterised by expansive views north eastwards across the Strathearn landscape towards the Southern Highlands and the Ben Chonzie munro, and by the rugged and partly wooded hills to the northern side of the glen.
- 2.5 There are a number of detached rural dwellings and farmhouses/ steadings interspersed along the length of the glen. These buildings are typically one or two storey properties, with traditional pitched roof forms, and which utilise traditional rural materials & construction techniques synonymous with the countryside. This includes natural stonework, timber and metal cladding. Farms and steadings are generally close to, or partly set back from the public highway.
- 2.6 The application site is not within a Conservation Area and there are no known trees with Tree Protection Orders on or near the site.
- 2.7 The application site is outwith the Local Landscape Area designation boundary.
- 2.8 The application site is outwith the National Scenic Area boundary.



Lower Meiggar outbuilding, Glen Artney



Wester Meiggar outbuildings, Glen Artney



Sheepfold building, Langside, near Comrie



Outbuilding, Coilcambus, near Comrie



Outbuilding, Escullion, near Comrie

3.0 Historical Context

3.1 Within Glen Artney

3.2 Until relatively recently Glen Artney was well populated. In the 18th Century, it would have supported in probability over 2,000 inhabitants [1]

3.3 Describing the settlements of the glen, Gordon Booth writes: "The land (of Glen Artney) was divided into townships of farms, each township consisting of a certain proportion of arable land, meadow, green pasture and muirland." [2]

3.4 Fewer than 20 residents now live in the glen and the majority of the land within higher Glen Artney is owned by the Drummond Estate.

3.5 Local Context

3.6 Approximately 200m from the eastern side of the application site are the remains of the post-reformation church of the parish of Tullichettill. This was once a religious centre with a priest, and later a minister, before a similar church was established in nearby Comrie.

3.7 The application site has supported at least two buildings in relatively recent history, as can be seen underscored in red on the James Stobie map of 1783 (opposite bottom)

3.8 The map indicates an L shaped structure on the upper terraced area of the landholding named 'Croitechlaosh'. This would likely have comprised a farmhouse and other ancillary accommodation. The site also shows the symbol for either a 'farmhouse, cottage or mill' next to the mill stream.

3.9 To the east of the application site is a single storey private residence at a distance approx. 185m, with Cultybraggan farm a further 75m distant.

3.10 The Cultybraggan Camp, a former Second World War prison camp, is located roughly 320m from the application site and now comprises a mix of industrial and commercial units, allotments, orchards and community facilities.

3.11 Across the river to the north west lies Dalrannoch farm, which is owned by the Aberuchill Estate.

[1] <https://perthshirecreeffstrathearnlocalhistor.blogspot.com/2015/06/glen-artney-and-auchnashelloch-royal.html>

[2] Gordon Booth, Comrie Collection, 1843-c2000 <https://www.culturepk.org.uk/media/2023/10/people-family-and-community-collections.pdf>



Roy map of 1755 showing woodland in Glen Artney and throughout the Tir ri Taobh landholding



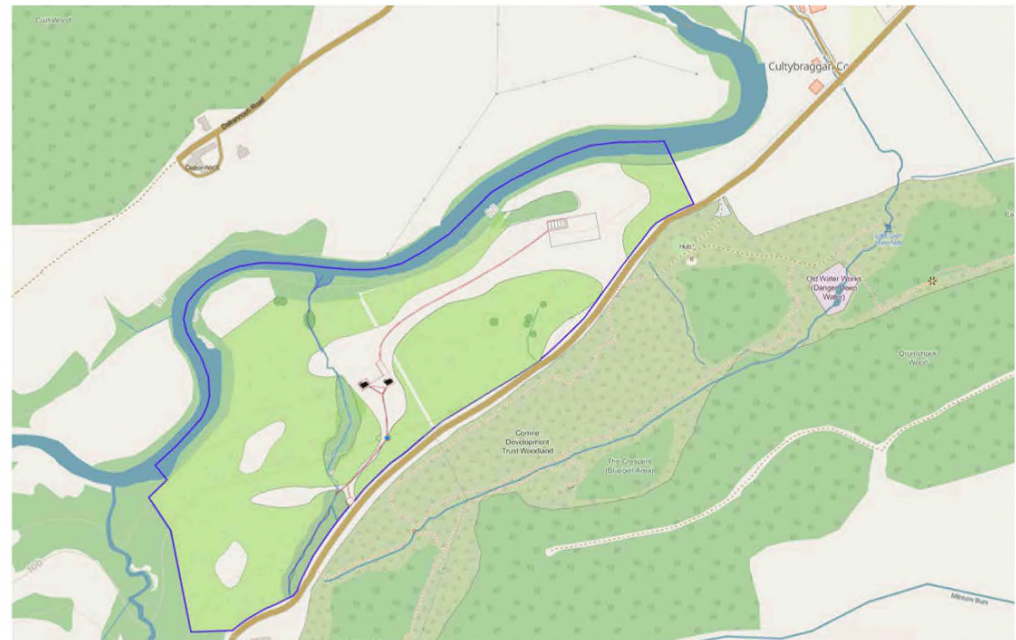
Part of the James Stobie 1783 map of Upper Strathearn, showing the site and previous buildings

4.0 Landscape Restoration and Recovery

- 4.1 The historic Roy map of 1755 suggests that native trees entirely covered the application site until at least the time of the creation of the map (p.5 top).
- 4.2 It is the owner's intention to restore and regenerate an element this ancient and biodiverse landscape within the site boundaries.
- 4.3 The owner has received approval from the Scottish Forestry Forest Grant Scheme to restore the majority of the landholding to native woodland interweaved with areas of wildflower meadow. It is intended that the restored woodland will provide a rich and complex mosaic of habitats for native plant and animal species to thrive.
- 4.4 This restoration will compliment the native woodland planting recently carried out by the Comrie Development Trust on the adjacent landholding.
- 4.5 The new native woodland planting will also protect and enhance the remnant corridor of ancient semi-natural woodland which borders the banks of the Water of Ruchill and the mill stream.
- 4.6 The woodland planting scheme will help reduce flooding, and will capture up to 5000 tonnes of carbon in future years, helping to mitigate climate change.
- 4.7 The proposed woodland creation scheme closely aligns with the Perth and Kinross Council's strategy on woodland creation and development, the creation of Nature Networks, the 2045 Biodiversity Strategy, and the Scottish Government's 30x30 environmental targets.
- 4.8 Perth and Kinross Council has commented on the woodland planting proposal (shown within the blue line boundary opposite) as follows:
- 4.9 *"We welcome the biodiversity enhancement this woodland will bring, linkages between several woodlands nearby to create a diverse woodland area. This proposal will mitigate climate change through woodland expansion and the associated sequestration of atmospheric carbon. This aligns with many of the themes and opportunities in the PKC Forest and Woodland Strategy....We are pleased to see a diverse mix of native species proposed."*
- 4.10 A proposed woodland ride will form wild flower meadow through the middle of the landholding. This is a rare and fragile UKBAP Priority Habitat, which over recent years has experienced a 96% decline throughout the UK.
- 4.11 While supporting valuable habitats for bees, butterflies, moths and other insect species, the ride will also provide extensive woodland margins. These transitional edge zones offer a high levels biodiversity and foraging for a number of rare and threatened bird and animal species.



Site plan as existing



Proposed plan, with new woodland planting within the blue line boundary and construction within the red line

5.0 Existing Site

- 5.1 The site property boundary encloses approximately 15ha of agricultural land and around 0.8km of the Water of Ruchill and its banks on the northern site boundary.
- 5.2 The southern edge of the site is bounded by the Glen Artney single track road, and on the western edge by the recently planted woodland of the Milntuim Hermitage. The shorter eastern side of the site is bounded by grazing pasture belonging to the Cultybraggan Farm.
- 5.3 The landholding is generally composed of rough and semi-improved pasture with areas of invasive rushes on the higher slopes, and with remnant ancient semi-natural native woodland bounding the steep banks of the Water of Ruchill.
- 5.4 The Miltium mill stream flows from a take-off at the Miltium Burn and through a narrow and deep gorge which bisects the landholding from south to north, bounded by a narrow strip of woodland, and then into the Water of Ruchill.
- 5.5 The land generally slopes from the south to the north towards the Water of Ruchill, with the more elevated slopes at the south western end of the site below the Miltuim Hermitage, and with broad and relatively flat post-glacial terracing closer to the river.



View from proposed site



The mill stream and ancient woodland adjacent to site



View south towards site



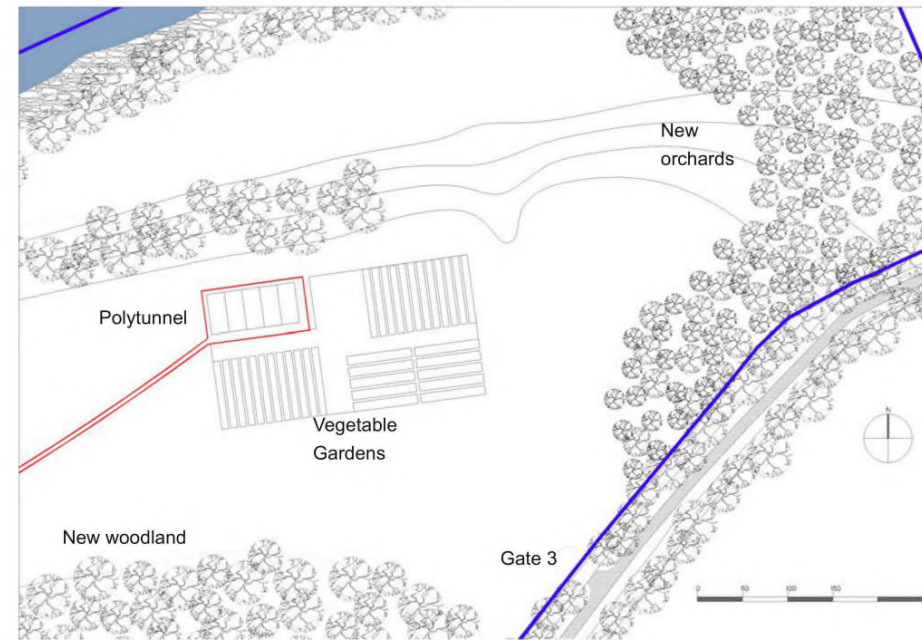
View from Glen Artney road towards Miltuim mill stream



Water of Ruchill, Northern boundary of site

6.0 Proposal and Design Philosophy

- 6.1 The proposal is for the creation of an ecologically sustainable living and working environment, with associated accommodation, designed so that physical, environmental and visual impacts within the landscape will be minimised.
- 6.2 It is expected that the overall scheme design and proposal, including the extensive native woodland planting, will significantly enhance, both visually and ecologically, the local landscape and environment, and support the restoration of increasingly rare and vulnerable native plant and animal species, while providing a sustainable living and working space for the landowner.
- 6.3 It is intended that the living, working and sustainability proposal will be fully integrated within the biodiverse native habitats and ecosystems which will be created on the site.
- 6.4 Environmental Sustainability - Background
- 6.5 The owner is a highly experienced market gardener, and a vegan. They recently worked for over ten years as the manager of an organic market garden on a small island in the Inner Hebrides, supplying fresh garden produce to a retreat centre throughout the calendar year, for upwards of eighty people at a time.
- 6.6 The vegetable farming was based upon traditional Scottish techniques including a crop rotation system and the use of locally sourced biomass and materials such as bracken scythed and collected from the hillsides, manure collected from fields and seaweed from the beach to form highly productive soils and compost.
- 6.7 The vegetable plots were also carefully managed to support a wide range of insects, birds and amphibian species.
- 6.8 The landowner has the capacity, skills and intention to employ similar farming techniques to produce the majority of their own food on their landholding.
- 6.9 The owner intends to live and work entirely on the property, utilising the natural resources immediately available on site, and will maintain the extensive new woodland areas.
- 6.10 The application includes the construction of a large polytunnel, and an associated substantial market garden area, where the majority of food will be produced.

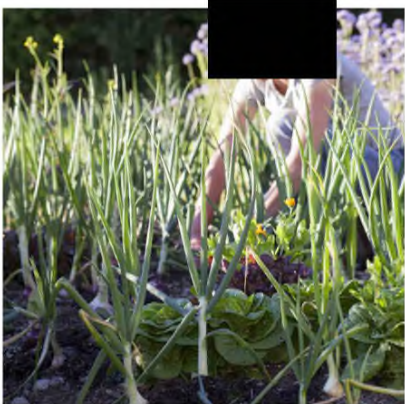


Market gardens and polytunnel to east end of landholding

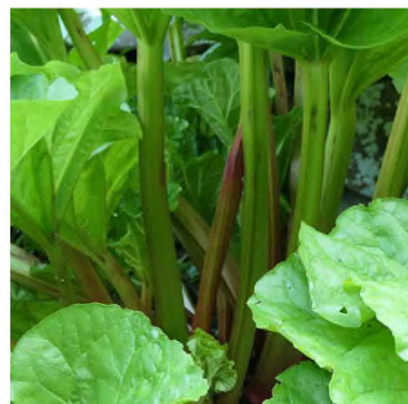


Tir ri Taobh Landholding owner, managing Holy Isle Vegetable Gardens, Holy Isle, Inner Hebrides

Images of Holy Isle Vegetable Gardens as managed by the owner of the present proposal at Tir ri Taobh an Ruchill, Glen Artney

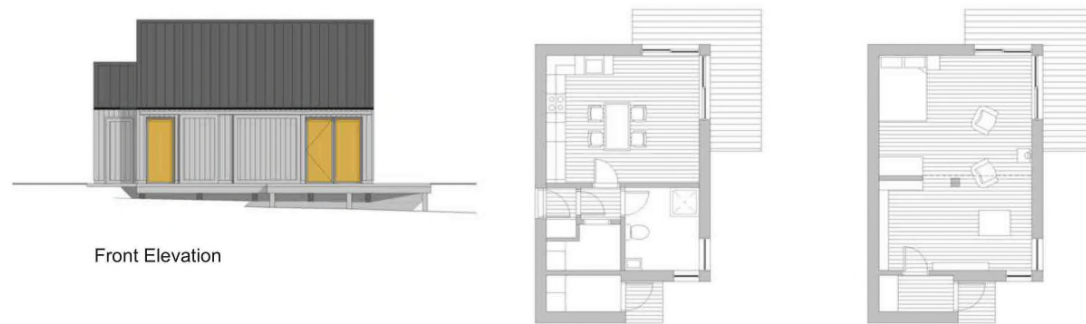


Images of Holy Isle Vegetable Gardens as managed by the owner of the present proposal at Tir ri Taobh an Ruchill, Glen Artney



7.0 Accommodation

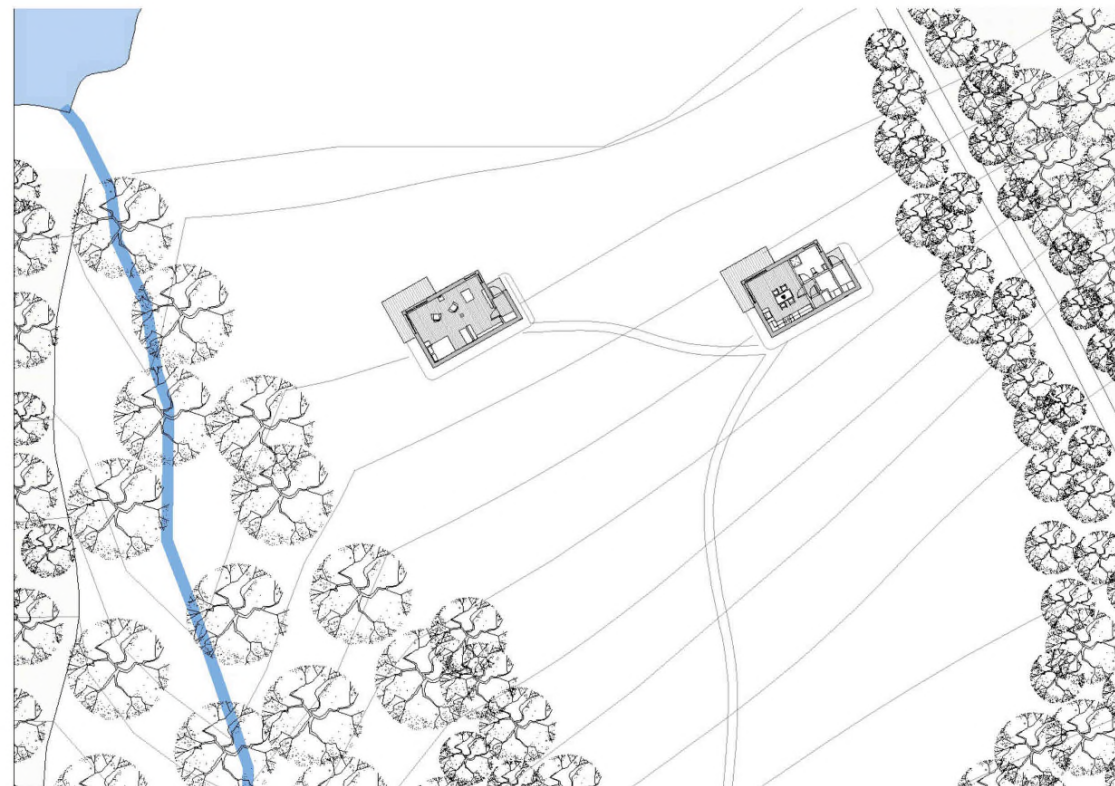
- 7.1 The construction proposal is for two small and simply articulated single storey rectangular buildings set within sloping meadow grassland. These cabins will acknowledge the local agricultural vernacular while utilising advanced modern construction techniques and architectural detailing.
- 7.2 The first building will provide an office and sleeping accommodation for the owner and her partner, who is developing a renewable energy startup.
- 7.3 The second building will provide a kitchen and sanitary facilities.
- 7.4 The cabins will provide a base for managing the extensive new tree planting and wildflower meadow areas on the landholding, and the management and development the market gardens located towards the eastern end of the site.
- 7.5 The buildings will be part supported above the ground by lightweight piles, and will be entirely surrounded on all sides by wildflower meadows and woodland planting.
- 7.6 The accommodation is divided into two units in order to reduce visual impact and massing, and offer an informal agricultural context.
- 7.7 Where visible from a distance, they will visually interpret as modest rural vernacular structures within a landscape setting of native wildflower meadows and woodland.
- 7.8 There will be no hard surfacing or tracks on the land, other than that formed by footfall arising from desire lines. The wildflower meadow will flow up to and under each building.
- 7.9 Access is via a foot/cycle path from the existing upper farm gate, at a distance of approx. 150m.



Front Elevation

Kitchen & Bathroom Plan

Bedroom Plan



Site Plan

8.0 Scale and Massing

- 8.1 An analysis of the local area and of dwellings through Glen Artney and the Langside indicate a predominance of single and two storey dwellings with pitched roofs and simple vernacular forms and massing, often with associated single storey outbuildings and farm sheds (ref: images on page 3).
- 8.2 In scale, form, massing and materials, it is intended that the proposal will reference these local agricultural archetypes.
- 8.3 Each proposed building is restrained in scale and volume, with a single storey rectangular floor plan and pitched roofs. Internal floor areas are slightly larger than that permitted for hutting purposes within Scotland.

8.4 Appearance and Materials

- 8.5 The proposal aims to achieve the following through the use of high quality materials and construction:
- 8.6 The creation of low key and sympathetic rural building archetypes within the landscape through the use of simple compact forms, light weight construction and crafted timber cladding.
- 8.7 Acknowledging local vernacular forms with timber cladding and detailing, which will weather over time to blend into the landscape, whilst also ensuring quality in both its detailing and finish to provide a contemporary and robust composition.
- 8.8 External Materials and Structure:
- 8.9 Each cabin will be of timber framed construction, sourcing locally and regionally grown and processed materials.
- 8.10 Timber construction materials will be typical of other smaller scale agricultural holdings of the Strathearn area, while using modern detailing.
- 8.11 Roofs are black painted profiled metal sheet.
- 8.12 External Walls finishes are rough sawn vertical larch planks.
- 8.13 External window frames are of black painted metal or timber throughout.
- 8.14 Windows will offer expansive views to the north east over the



Design reference - massing



Design reference - ground treatment



Design reference - volume



Design reference -ground & context



New rural accommodation, Glendale, Muirmill, Stirling



Design reference - massing

landscape of Strathearn and the Southern Highlands beyond, and to the west through Glen Artney.

- 8.15 The external elevations will be articulated by sliding timber screens which will cover the glazed openings, and which are a local archetype. These screens will allow the building to be secured from severe weather.
- 8.16 Despite the traditional vernacular form, the buildings will be fabricated to high thermal standards and embody contemporary detailing, presenting a modern interpretation of traditional forms.
- 8.17 All timber will be locally sourced, retaining the carbon captured during the growth of the timber within the structure of the buildings.

9.0 Visual Impact within the Landscape

- 9.1 Visibility from public viewpoints will be limited due to the particular topography of the landholding, the siting within the landscape, and by the proposed extensive woodland planting on the site.
- 9.2 The cabins will be located on a lower north facing slope, roughly 100m beyond and below the Glen Artney road. Initially the roofs may be visible from the road at a distance.
- 9.3 However, as a consequence of the approved FGS planting scheme, within two to three years each building will be screened from the road by an extensive growth of mixed native broadleaves, including hazel, willow, rowan, alder and other native species.
- 9.4 During winter months, the core path CMRI/13 to the north side of Glen Artney and the Dalrannoch farm buildings may afford limited views of the cabins through leafless trees at a distance of approximately 370m.
- 9.5 Outwith these viewpoints, the building proposal will not be visible to the public.
- 9.6 The extensive native woodland planting, the proposed polytunnel and the associated market gardens at the eastern end of the site will be visible within the local landscape.



View from Dalrannoch towards Tir ri Taobh landholding and cabin proposal (behind line of trees)



View of main access gate to landholding (gate 1)



Glen Artney road and landholding to right



View towards Lower Meiggar & Strathearn

10.0 Refuse and Access

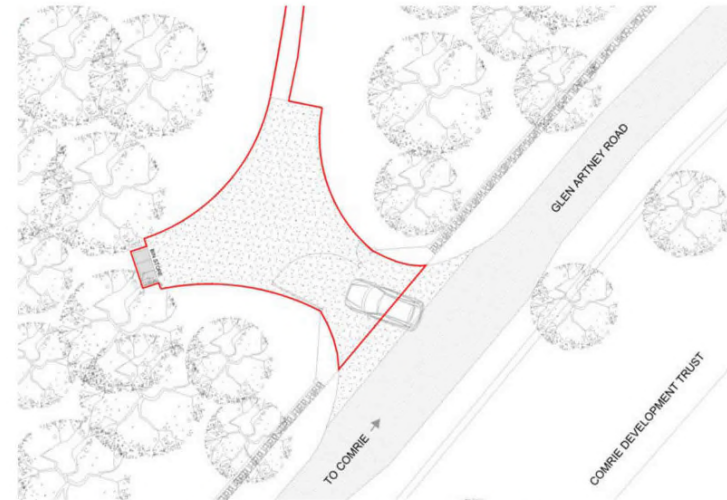
- 10.1 Provisions will be made within the new kitchen/utility area for waste & recycling storage within cupboards.
- 10.2 The owner will take waste & recycling to bin stores near the main entrance of the landholding as necessary.
- 10.3 The local authority carries out waste/recycling on a fortnightly basis along the Glen Artney road. Bins will be taken to the public highway for collection, which follows the same provisions for other dwellings along the road.

10.4 Site Access

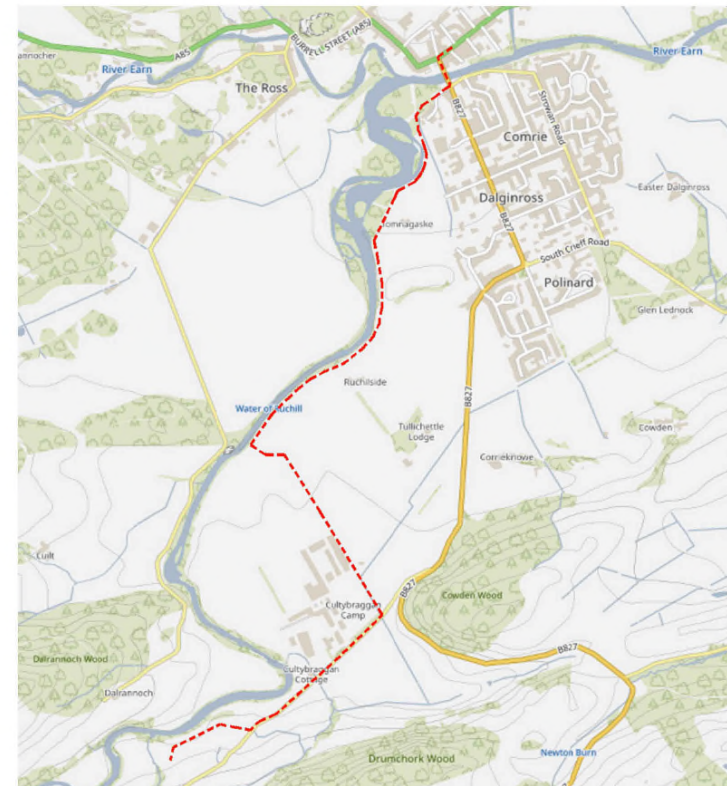
- 10.5 Hardsurfacing will be provided for vehicle parking and turning at the site entrance as shown opposite.
- 10.6 The accomodation will be accessed from the main gate on Glen Artney road via a footpath through woodland.
- 10.7 Initial discussions with the regional fire service indicate that a sprinkler system may be an acceptable alternative to a hard surfaced vehicular access by the fire service. This will be addressed/agreed at the Building Standards applications phase.

10.8 Access to Local Facilities

- 10.9 The owner will cycle to access all general local facilities, as recommended within the Local Living and 20 Minute Neighbourhoods section of the National Planning Framework 4.
- 10.10 The distance to local shops and services by bicycle is approximately 2.3 miles or 10 minutes using the quiet Glen Artney single track road and the B827. The majority of the route is on level ground.
- 10.11 Alternatively the majority of the cycling journey may be mainly off-road, utilising the public trackway beyond Cultybraggan camp, as indicated opposite.



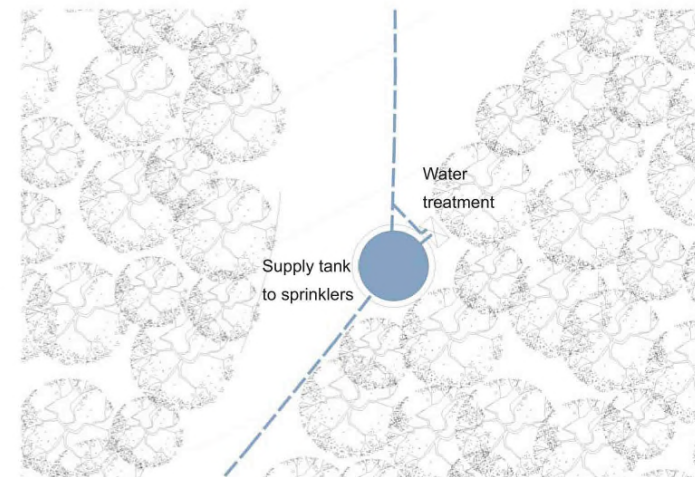
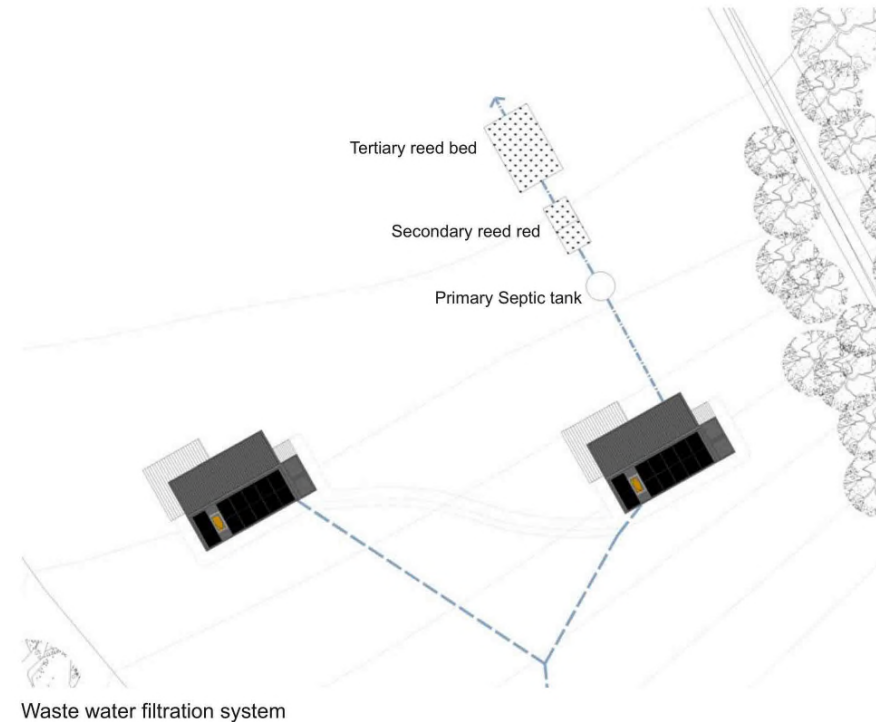
Main access gate (gate 1) with vehicle access and turning



Cycle route from landholding to Comrie

11.0 Water & Sanitation and Site Investigation

- 11.1 It is proposed to process all waste and soil water by means of a combined system composed of a primary septic tank, a secondary vertical flow reed bed and a tertiary horizontal flow reed bed.
- 11.2 To confirm the suitability of the system and design, a ground assessment and soil percolation test will be carried out to determine the suitability of the ground, in compliance with the Building Standards technical handbook 2017: Domestic buildings: 3.9 Private wastewater treatment systems – infiltration systems), and using the following three step procedure, with comments added:
- 11.3 Part 1: Preliminary ground assessment.
- 11.4 Current SEPA groundwater protection policy indicates the acceptability in principle of the proposed waste water processing scheme in the proposed location.
- 11.5 Consultation: SEPA and the P&K Environmental Health Officer will be consulted as necessary.
- 11.6 Identification of underlying aquifers: Geoindex mapping indicates a low productivity aquifer underlies the site.
- 11.7 Underlying geology. Geoindex Parent Material 1:50,000 scale mapping indicates the following:
ESB Description: Andesite
CaCO₃ Content: None
Soil Group: light(sandy) to medium(sandy)
Soil Depth: shallow
Grain Size: fine
Soil Texture: loam to sandy loam
- 11.8 Geoindex Bedrock geology 1:50,000 scale mapping indicates: Arbuthnott-Garvock Group - Andesite And Basaltic Andesite.
- 11.9 Risk of Flooding: SEPA mapping indicates that the relevant site area is not at risk of flooding
- 11.10 Nature of the sub-soil and groundwater vulnerability: To be confirmed
- 11.11 Implication of plot size: The proposed plot size relative to potential day to day usage (generally 2 persons) indicates that the proposed processing system can be safely accommodated within the site boundary
- 11.12 Proximity of underground services: An underground utilities search report confirms no underground services within the proximity of the development.



- 11.13 Ground topography and local drainage patterns: Drainage patterns to be confirmed on site in consultation with SEPA/system designer.
- 11.14 Water abstraction for drinking, used in food processing or farm dairies: There is no confirmed abstraction in the immediate area.
- 11.15 Implication for, and of, trees and other vegetation: The filtration system will be designed to minimise the infiltration of nitrates into the environment.
- 11.16 location of surface waters and terrestrial ecosystems: Existing ecosystems within the vicinity of the proposal primarily consist of rough grazing pasture mainly composed of rye grass, with areas of invasive soft rush (*juncus effusus*)

11.17 Part 2: Trial Holes

A trial hole will be dug to determine the position of the water table and soil conditions, and to determine the sub-soil type.

- 11.18 Trial Hole Specifications:
The trial hole will be dug during the seasonally highest level of the water table to determine the infiltration area (winter months). The hole to be minimum of 2m deep, or a minimum of 1.5m below the invert of the proposed distribution pipes.
- 11.19 The trial hole to be left covered for a period of 48 hours before measuring any water table level.
Confirm that the groundwater and bedrock will be at least 1m below the bottom of the distribution pipes.

11.20 Part 3: Infiltration System Design

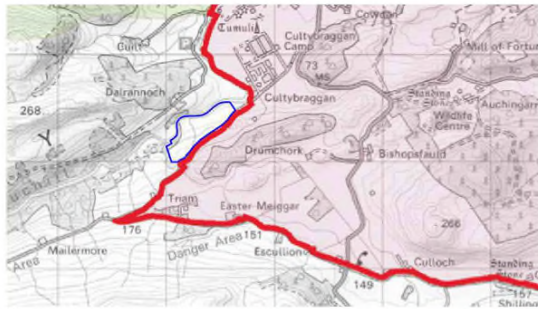
To determine the type of infiltration system and the area of ground required, percolation tests to be carried out using either of the following methods:

- 11.21 1) Expert examination of the soil distribution analysis, using the method described in BS 1377: Part 2: 1990, or
- 11.22 2) Expert in-situ testing using either the Constant Head or Tube Permeameter as described in CEN/TR 12566-2-2005, or
- 11.23 3) Excavate a minimum of two percolation holes, not less than 5m apart along the line of and below the proposed invert level of the effluent distribution pipe. Each hole to be 300mmsquare to a depth of 300mm. Fill the 300mm square section of the holes to a depth of at least 300mm with water and allow them to seep away overnight. Next day, refill the test sections of the percolation holes with water to a depth of at least 300mm and observe the time (t) in seconds, for the water to seep away from 75% to 25% full level. Divide this time by 150mm to give the average time in seconds (Vp) required for the water to drop 1mm. Carry out the test at least 3 times for each percolation hole and take the average figure.

12.0 Appendix A: Landscape Character Assessment

- 12.1 As part of any design proposal for construction in the countryside, Perth and Kinross council requires applicants consider the Landscape Supplementary Guidance associated with the Local Development Plan.

- 12.2 Note: The proposal is outwith the Upper Strathearn Local Landscape Area (LLA) designation as included within the Perth and Kinross Landscape Supplementary Guidance 2020. (Ref: location map below)



Boundary of Upper Strathearn LLA and blue line boundary to the Tir ri Taobh landholding

The Landscape Supplementary Guidance asks applicants to consider and address the following planning document:

- 12.3 The Tayside Landscape Character Assessment 1999.
- 12.4 Relevant paragraphs extracted from this document are highlighted in italics below. The proposed design responses and considerations are set out below each relevant paragraph.
- 12.5 The proposal lies within the area described as '(IC) Lower Highland Glens' of the Tayside LCA 1999: (p119) which surrounds Comrie.
- 12.6 *'At Comrie, which historically comprised two settlements, one each side of the bridge over the River Earn, recent growth has been concentrated on the Dalginross side. More recent development, however, has sometimes comprised low density, speculative estates of similar or identical dwellings which are crudely grafted onto the edge of these towns. The stark designs (often lacking any reference to vernacular designs or material) are usually unmitigated by planting, screening or landscaping, while the infrastructure of internal roads, footways, drives etc. appears over-engineered and overly suburban in this rural area. The growth of smaller settlements has been more limited, retaining the impression of a settled, rural landscape with a scattering of farmsteads and hamlets.'*

- 12.7 Design Comment:
The proposal avoids the stark designs of more recent years as noted above, in favour of the utilitarian forms and typologies of the small agricultural buildings and steadings found within the lower reaches of Glen Artney and beyond.
- 12.8 It acknowledges the local vernacular with respect to structure, form, materials and scale, while employing contemporary materials and detailing to provide modern, sustainable and low-carbon living and working spaces.
- 12.9 The overall proposal for the landholding has been designed to compliment the agricultural character and the 'genius loci' the region of Strathearn and to compliment and enhance the local landscape and amenity.
- 12.10 The proposed cabin accommodation will be enclosed by extensive areas of new native woodland planting, generally screening it from public view.
- 12.11 Any hard surfacing within the landholding will be limited to footpaths. Hard surfacing to the perimeter will be limited to the gated access area at the roadside.
- 12.12 *5.1 .47 Forestry and woodland.*
'Woodland is an essential component of this landscape type, comprising a combination of semi-natural woodland, commercial forestry, farm woodland and field boundary trees, policy and estate woodland. The characteristic interplay of woodland, farmland and areas of designed landscape is particularly important.'
- 12.13 Design Comment:
The proposal embodies agricultural forms and characteristics within a newly created native woodland landscape.
- 12.14 *Agriculture*
'Encourage farmers and landowners to replant trees along field boundaries, initially along roads, but also between fields. Species to include oak, maple, beech and ash. Use incentives to compensate for lower yields where mature trees are retained.'
- 12.15 Design Comment:
All existing native tree species on the site will be retained and protected.
- 12.16 The site includes the irregular linear forms of the remnant ancient semi-natural woodland on the banks of the Ruchill and alongside the Miltium Burn mill stream.
- 12.17 There will be extensive planting of a wide variety of native woodland tree species on the site to complement and enhance these remnant ancient woodland features.
- 12.18 *'Explore the opportunities to increase woodland cover by creating new woodland belts, particularly where there is a need to screen development.'*

Appendix A: Landscape Character Assessment

- 12.19 Design Comment:
The proposed development will be screened from the Glen Artney road within a relatively short period of time by faster growing native species such as willow, rowan and aspen.
- 12.20 *'Use the agricultural development notification scheme to influence the design, colour, materials, screening and location of new farm buildings. Explore the use of planning conditions attached to new buildings to provide screening where appropriate.'*
- 12.21 Design Comment:
As above, effective screening will be provided utilising extensive native woodland planting.
- 12.22 The design, colour and materials of the cabin proposal will reference local vernacular archetypes.
- 12.23 *Development*
'Discourage the simplistic grafting of housing estates onto the edge of settlements. Encourage more imaginative schemes which respond to the existing patterns of layout, structure, massing and scale.'
- 12.24 Design Comment:
The design carefully considers and references the existing settlement patterns and layouts of Glen Artney, with its isolated and dispersed farms and steadings set into the lower hillsides of the southern slopes of the glen and facing north, and of the small agricultural and estate buildings and lodges which are scattered throughout the landscape.
- 12.25 The structure, massing and scale of the proposal responds to that of existing rural buildings found throughout Strathearn and Glen Artney
- 12.26 *'Encourage the wider use of vernacular designs, materials and colours, while allowing for modern interpretations of traditional styles.'*
- 12.27 Design Comment:
The design provides a contemporary and environmentally sustainable interpretation of existing vernacular styles, materials and colours.
- 12.28 External cladding is of sawn larch planks and battens, which will slowly weather from a golden brown to a silvery grey colour.
- 12.29 The roofs are of profiled black painted sheet metal, characteristic of the agricultural barns and outbuildings of the area.
- 12.30 The design will include contemporary detailing of traditional forms, such as sliding timber screens to openings, which will provide a clean and robust utilitarian profile with a modern aesthetic. External window frames will be either grey/black painted metal or timber.
- 12.31 *'Consider positive ways of addressing the interface between settlements and the surrounding countryside. These could include:*
 - *screening;*
 - *new buildings which address surrounding areas;*
 - *key vistas and views;*
 - *landmark features;*
 - *gateways and approaches.'*
- 12.32 As noted elsewhere, the new building proposal will be effectively screened from public view, with only the woodland planting and market garden/polytunnel at the eastern part of the site generally visible to the public.
- 12.33 The primary approach to the cabins will be by means of a pathway through a woodland ride from the higher gate. Hard surfacing for vehicles will be restricted to gated areas near the roadside.
- 12.34 *Forestry and woodland*
'Consider opportunities for new woodland planting in terms of:
 - *the overall balance of woodland and open space*
 - *the relative importance of different areas of existing woodland (e.g. commercial plantation versus policy woodland) and how this would be influenced by an increase in woodland cover*
 - *the importance of key views and features within the landscape*
 - *opportunities for provide screening within the Lower Glens*
 - *opportunities to link isolated areas of woodland'*
- 12.45 Design Comment:
As noted elsewhere, the landholding proposal includes extensive native woodland planting within lower Glen Artney which accords with the general LCA strategy and themes, and which will provide an effective and contextually appropriate natural screening for the proposal for two timber framed cabins. The overall proposal will additionally enhance the landscape character and amenity within Strathearn and Glen Artney.
- 12.46 The proposal will provide significant carbon capture, and will expand the narrow woodland corridor through the glen, helping to support the increasingly rare native plant and animal species found within the glen and in Scotland as a whole.

13.0 Appendix B. Supplementary Guidance: Housing in the Countryside

- 13.1 This section addresses the requirements outlined within the Perth & Kinross Council planning document 'Supplementary Guidance: Housing in the Countryside.'
- 13.2 The relevant text within the document is shown in italics. Design responses are provided in regular text format.
- 13.3 *Category 3 - New Houses in the Open Countryside (p12)*
- 13.4 *In some cases there will be a genuine need for a new house or houses in the open countryside and proposals for these will be considered favourably where they fall into at least one of the following categories:*
- 13.5 *3.5 Houses for Sustainable Living*
- 13.6 *Siting Criteria:*
Proposals for a new house falling within Category 3 will, with the exception of 3.1 Existing Gardens, require to demonstrate that it meets all of the following criteria when viewed from surrounding vantage points:
- *It blends sympathetically with land form.*
 - *It uses existing trees, buildings, slopes or other natural features to provide a backdrop.*
 - *It uses an identifiable site with long established boundaries which separates the site naturally from the surrounding ground. For example, a dry-stone dyke, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site.*
- The above requirements are considered and addressed below:
- 13.7 • *'It blends sympathetically with land form.'*
- 13.8 Design Comment:
 The proposal is composed of two simple single storey timber frame cabins of agricultural vernacular form, scale and character, set within extensive newly created woodland planting
- 13.9 Each cabin is located on the lower part of a north facing slope with views toward towards the river catchment and the hills of the Southern Highlands beyond. One building is set slightly higher on the hillside, at a distance of approximately 20m from the other, presenting an irregular and informal massing and layout within the rural landscape which is typical for the area.
- 13.10 Each building is set partly into the hillside. The down-slope part of the floorplan is supported by short piles, raising the floor plan partly above the surrounding meadow pasture.
- 13.11 This will permit the surrounding meadow to flow up to, and underneath each building, limiting impacts on local soils and ecology.
- 13.12 The buildings, where visible through trees in winter months, will be seen only from a significant distance.
- 13.13 • *'It uses existing trees, buildings, slopes or other natural features to provide a backdrop.'*
- 13.14 Design Comment:
 As above, both buildings are set into the lower part of a north facing hill slope, with an aspect over wildflower meadow and native woodland.
- 13.15 As outlined above, each building will be immediately surrounded by meadow pasture, with a backdrop of newly planted native woodland which forms part of the Scottish Forestry Forest Grant Scheme.
- 13.16 This woodland planting contribute to and enhance the natural boundaries provided by the remnant ancient semi-natural woodland which encloses the Milntium Burn mill stream to the west of the proposed site, and the ancient woodland bounding the Water of Ruchill to the north, on the lower part of the site.
- 13.17 • *'It uses an identifiable site with long established boundaries which separates the site naturally from the surrounding ground. For example, a dry-stone dyke, a woodland or group of mature trees, or a slope forming an immediate backdrop to the site.'*
- 13.18 Design Comment:
 The overall landholding covers an area of approximately 15 ha and is bounded by a stone dyke and the single track Glen Artney road on the upper slopes to the south, and by the Water of Ruchill and the riparian corridor with ancient semi-natural woodland to the north.
- 13.19 The buildings are set into the lower part of a north facing hillside and surrounded by meadow pasture, forming a natural and sympathetic backdrop to the proposed site. The upper upper slopes above the proposal are formed of an irregular and natural backdrop of newly planted woodland below the Glen Artney road.
- 13.20 A small mill stream and gorge enclosed by an ancient native woodland corridor forms the western boundary to the proposed site.
- 13.21 The lower northern site boundary is formed of newly planted native trees, and by the ancient woodland bordering the Water of Ruchill beyond an open meadow pasture. To the east of the site are the remains of an ancient stone dyke running north to south.

Appendix B. Supplementary Guidance: Housing in the Countryside

- 13.22 *'The sub-division of a field or other land, for example by post and wire fence or newly planted hedge or tree belt specifically in order to create the site, will not be acceptable.'*
- 13.23 Design Comment:
There are no post and wire fences, or any other form of subdivision by fencing, new hedging or linear tree belts, within the proposal, other than the temporary deer fencing to the perimeter of the landholding, which will be required for the establishment of the new native woodland.
- 13.24 All new native woodland tree planting is designed to provide natural forms, structure and outlines within the landscape.
- 13.25 The overall woodland planting design, with approval from the Forest Grant Scheme and the Perth and Kinross Forest and Woodland Strategy, has been planned and designed to enhance the local environment and the visual and aesthetic qualities of the local landscape by providing extensive new native woodland with wildflower meadows within a natural and visually sympathetic context.
- 13.26 This proposal conforms with the Council's recommendation that any new development should improve biodiversity and habitat connectivity within the landscape.
- 13.27 • *'It will make a positive contribution to the surrounding landscape.'*
- 13.28 Design Comment:
The overall design proposal for the landholding will significantly enhance the surrounding landscape and its visual amenity. There will be extensive tree planting of native woodland throughout the site, together with the creation of native wildflower meadows.
- 13.29 The existing landholding is mainly composed of low grade sheep pasture with extensive invasive sedge to the upper slopes, and a remnant ancient semi-natural woodland adjacent to the Water of Ruchill and the Milntium Burn mill stream. Without effective protection from herbivores, this valuable, rare and fragile ecosystem will fail to regenerate and will eventually disappear from the landscape.
- 13.30 Ancient maps indicate that the landholding was once a part of a more extensive and contiguous native woodland which previously existed throughout the length of Glen Artney.
- 13.31 It is the intention of the design to restore a part of this remnant ancient woodland and habitat connectivity within the Glen, and create a more natural and attractive native landscape and setting with a high ecological value.
- 13.32 The new native woodland planting will help to protect and support the remnant ancient woodland along the banks of the Water of Ruchill, and provide biodiverse and robust sustainable habitats for native species.
- 13.33 *3.5 Houses for Sustainable Living: p18*
'Proposals for a new house under this category are about more than the building itself. Sustainable living is a lifestyle approach where a person or household seek to reduce their carbon footprint by changing the ways in which they use energy and natural resources.
To be acceptable under this category it must firstly be demonstrated that a new house in a rural setting is essential as an integral part of an overall scheme for the management or use of land which will allow its occupants to be largely self-sufficient.'
- 13.34 Design Comment:
As described elsewhere, the building design proposal is offered within a fully integrated and sustainable design for the entire landholding.
- 13.35 The proposal is set within approximately 15 ha of semi-improved pasture, the western part of which is currently listed within the Soils of Scotland mapping survey as '4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops'.
- 13.36 This western part of the landholding, with its lower quality soils with relatively steep topography, has been assigned for native woodland planting interweaved with wildflower meadows. This will be grazed for conservation purposes and for the supply of livestock products as necessary. At a later date pigs will be allowed to forage within the new birch and oak woodland areas.
- 13.37 The eastern end of the site is relatively flat and has higher quality brown earth soils as indicated on the Soils of Scotland map, with '3.2 land capable of average production'. This area has therefore been designated for the production of vegetables and fruits within the context of a market garden.
- 13.38 *'Whilst there are some everyday goods which cannot be produced locally, proposals must include the cultivation of land to produce crops and rear livestock at a scale so as to ensure that the household will not be dependent on car travel elsewhere in order to meet the majority of their basic food shopping needs.'*
- 13.39 The occupants are vegetarian. As above, it is their intention to grow the majority of their basic food needs in the form of fruit and vegetables within the eastern part of the landholding designated for a market garden method food production.
- 13.40 The landowner has worked for over a decade as the manager of an organic market garden at a retreat centre in the Inner Hebrides. This catered for the needs of up to 80 people daily, throughout the year. The supply of produce from the vegetable beds was

Appendix B. Supplementary Guidance: Housing in the Countryside

supported by the year round propagation of crops within polytunnels, which contributed a wide range of salad and vegetable produce during the colder months of the year. The applicant currently works part time at the Tomnah'a market gardens at Comrie Croft.

- 13.41 The present proposal includes the construction of a large polytunnel to the eastern end of the site, shown within the red line border, in a location which offers a flat site, high quality soils, and a sunny aspect. This will be surrounded by extensive vegetable beds, and by a substantial area of orchard and fruit bushes providing apples, plums and soft fruits. The soils within the beds will be further improved through extensive composting, utilising the green and brown vegetation material from within the landholding and locally.
- 13.42 The applicant has the capacity, capability and intention to comfortably provide at least sufficient fruit, vegetable and salad crops to support the majority of basic food needs herself and her partner throughout the year, and to offer any excess to the local community.
- 13.43 Any additional food requirements will be addressed by a 10 minute cycle ride to the local town of Comrie. This will negate the need for car travel to meet basic food requirements, as set out within the P&K LDP guidance on sustainable living, and conforms to the national Planning Framework policy for '20 minute neighbourhoods', with easy access to local shops and facilities by walking, cycling, or public transport.
- 13.44 *'Proposals under this category will be for one-off, bespoke single houses which are at the forefront of sustainability. They will be low impact in terms of their scale, construction materials and methods, and sources of energy and heating. The use of renewable technologies such as solar panels, ground and air source heat pumps, and passive heating are now common place. To be acceptable under this category therefore, it must be demonstrated that the proposals go beyond those technologies which are widely available, and instead include new or innovative elements which are over and above what is already expected in modern building projects.'*
- 13.45 Design Comment: Scale
Each cabin is modest in scale and form, with a simple single storey floor plan which is slightly larger than that permitted for hutting accommodation in Scotland.
- 13.46 They are designed to reference the scale form, character, materials and detailing of the local agricultural vernacular, while employing modern and sustainable building techniques and technologies. Their physical, visual and environmental footprint will therefore be minimal and will respect the local rural context.
- 13.47 Construction Materials

The buildings are of lightweight timber framed construction, with the up-slope side set slightly into the hillside, and the down-slope side raised on steel piles, which will support a part of each building above the surrounding wild flower meadow. Each building is designed for minimal physical impact, and is constructed so that it is removable with little or no physical trace at the end of its lifecycle.

- 13.48 Timber construction materials will be locally and regionally sourced, utilising PEFC and FSC certified products. The external skin will be of larch cladding, referencing the local vernacular in terms of materials, detailing and form. Larch cladding is highly resistant to weathering and needs no chemical or preservative treatment. The external walls will slowly age over time from a golden brown to silvery grey. The lightweight timber framed construction will capture significant carbon within the building fabric.
- 13.49 Roofs will be of black corrugated metal, which is again typical of the local agricultural vernacular. They will include contemporary ridge, eaves and soffit detailing, to present a utilitarian profile of simple, clean lines which acknowledge and reference local agricultural forms and materials.
- 13.50 Construction Methods
It is intended that the buildings will be fabricated mainly off-site at Cultybraggan Camp, located around 1km from the property, and will employ lightweight prefabricated timber panels (SIPS) which can be rapidly erected on site.
- 13.51 The external skin of the buildings will be highly insulated, and will exceed current building regulations.
- 13.52 Water Supply and Waste Water.
Each building will be entirely off-grid for the purposes of water supply, and for waste and soil water processing.
- 13.53 Water will be taken from the Miltuim burn mill stream which flows through the site from above the cabins. Because it is a take-off from a much larger burn, a regular and consistent supply of water is ensured throughout the year. The take-off from the stream will provide piped water to a UV filtration system, which will then supply the kitchen and sanitary areas.
- 13.54 Grey and black water will be processed through a three stage gravity fed reed bed filtration system below the cabins, which will again remove the need for electrical pumping and which will additionally provide valuable habitats for native wetland species.
- 13.55 The investigation of ground conditions and permeability, of water table levels and the design of an appropriate reed bed system will be undertaken by a suitably qualified

Appendix B. Supplementary Guidance: Housing in the Countryside

designer and approved by the Building Standards Agency/SEPA before any works are undertaken.

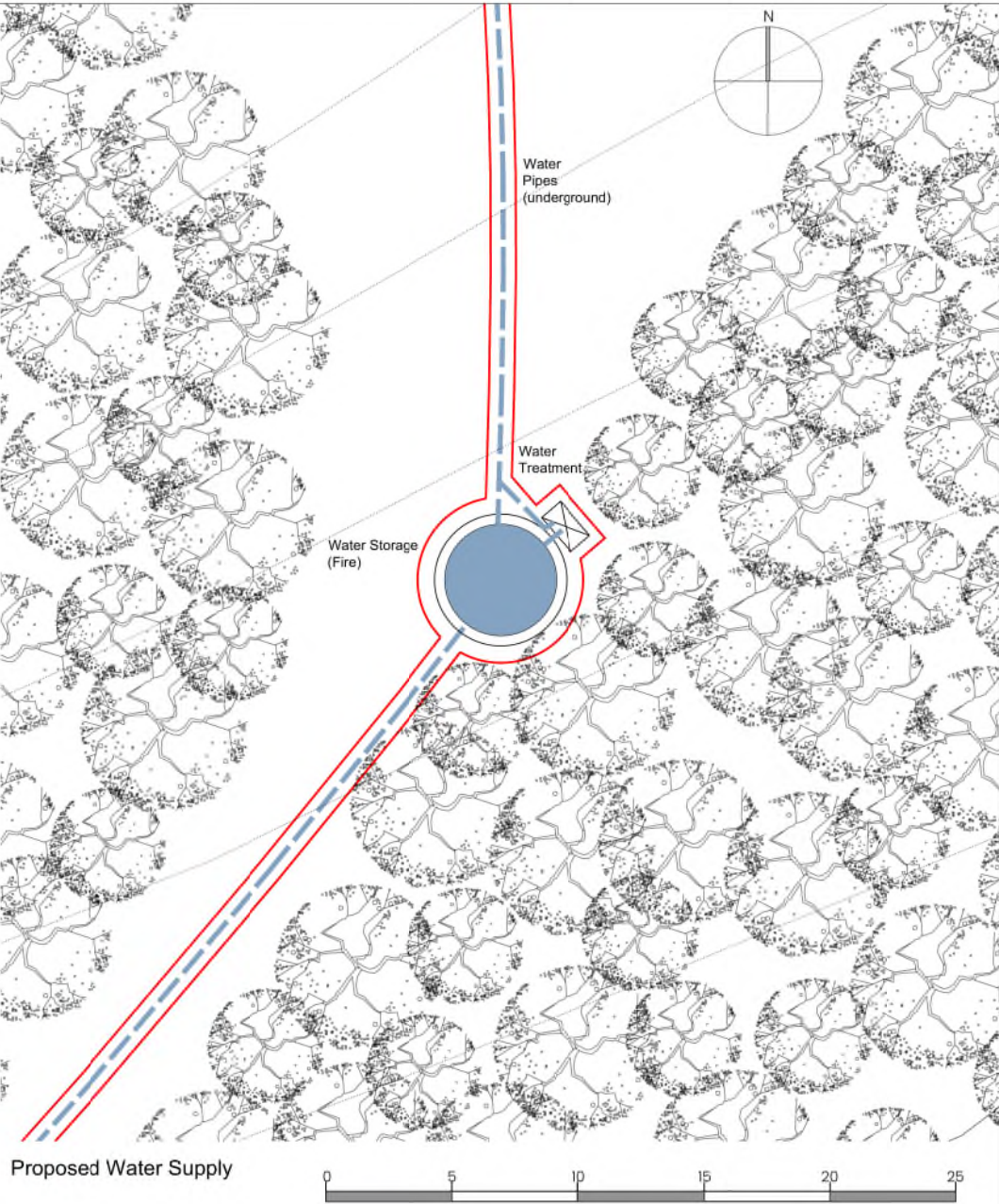
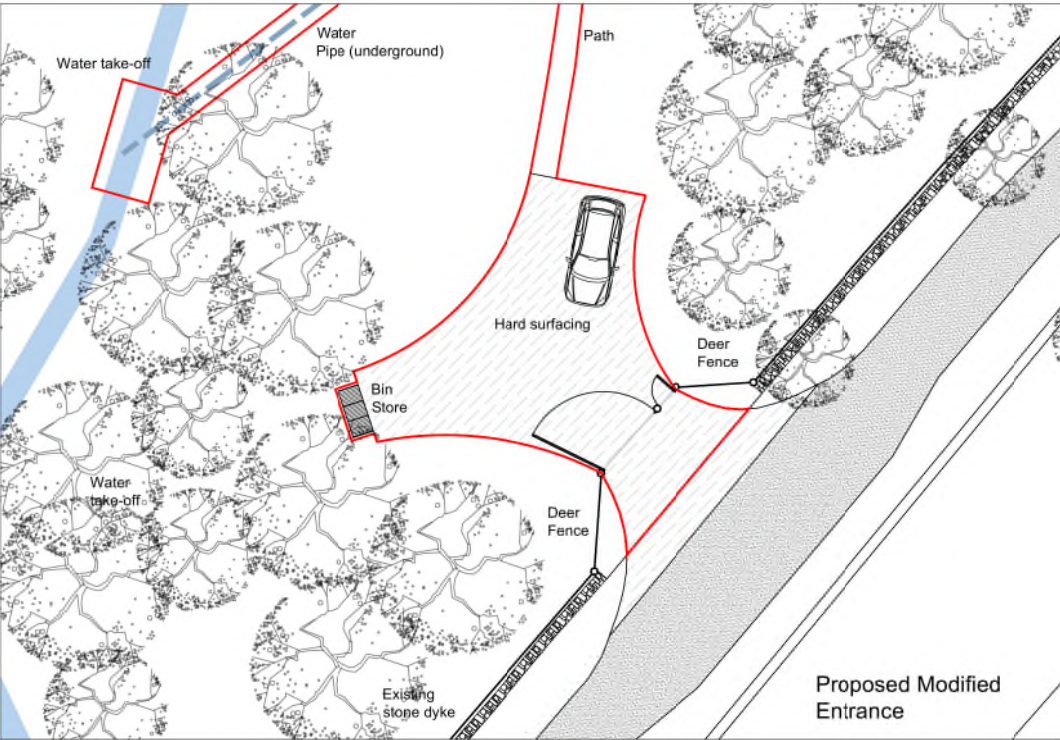
- 13.56 The cabins and the water treatment system are outwith any risk areas identified within the SEPA river and surface water flood risk maps.
- 13.57 Heating and Hot Water.
Each building will be fitted with underfloor heating supplied by ground source heat pumps. The GSHP heating system will provide all necessary heating and hot water requirements.
- 13.58 Energy
The proposal has been designed to minimise the use of electrical power. During winter months electrical energy will be supplied primarily from the grid. During the summer photovoltaic panels deployed on each roof will supply electrical energy via lithium storage batteries.

14.0

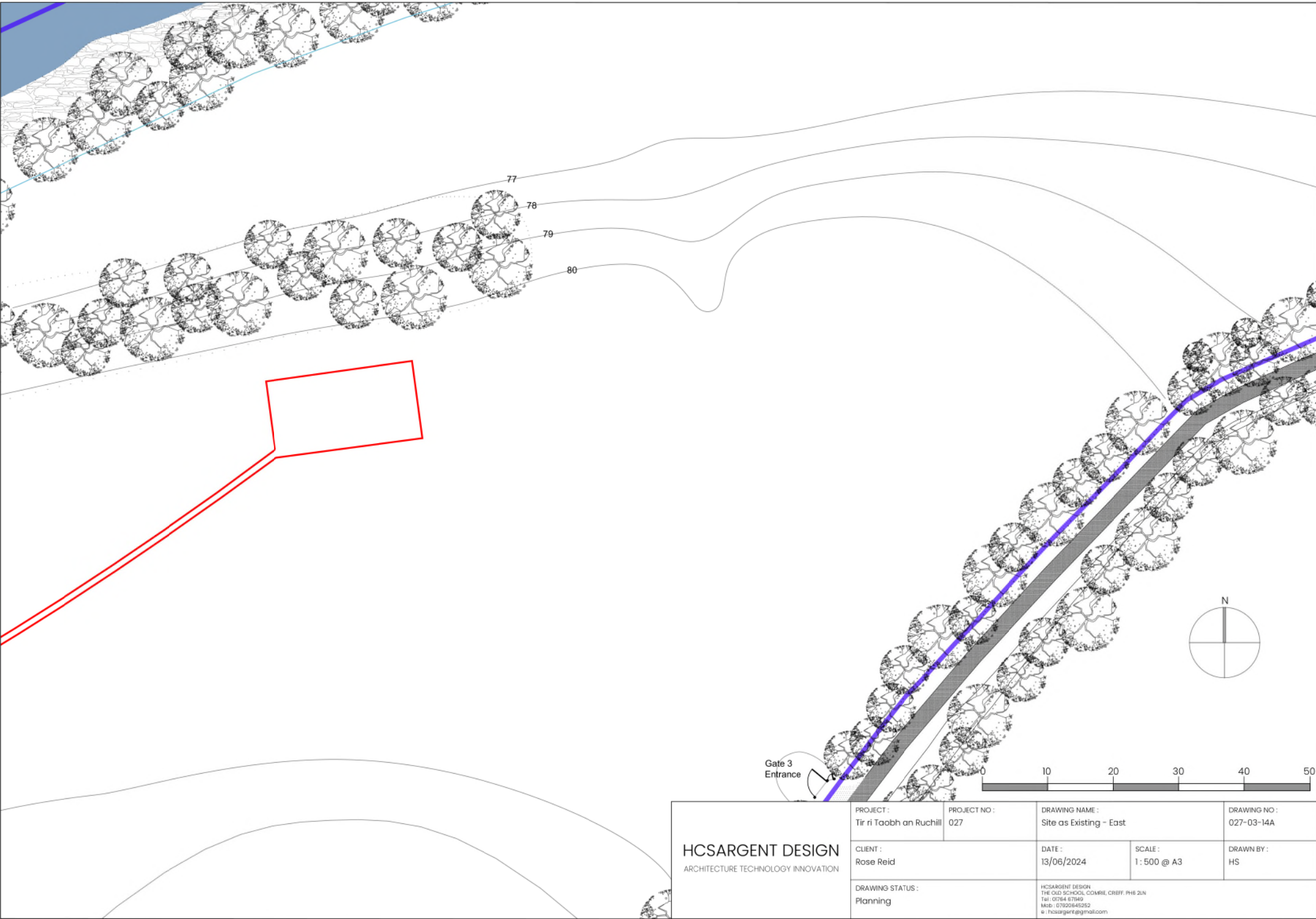
Conclusion

- 14.1 The proposal provides a fully integrated design for a sustainable living and working environment within the boundaries of the landholding, which fully embraces and enhances the local landscape and ecology.
- 14.2 The two cabins sit lightly and sympathetically within the landscape. They acknowledge and respect the local vernacular and massing, and will be fabricated to the highest environmental standards.
- 14.3 The local topography and extensive woodland planting of the overall proposal, the modest scale and the careful and sympathetic siting of the accommodation within the landscape, will ensure that the buildings are sensitive and contextual. They will generally not be visible to casual public view.
- 14.4 The proposal accords with the Perth and Kinross Forest and Woodland Strategy. It respects the Local Landscape Guidance 2020, and the Landscape Character Assessment of 1999.
- 14.5 It is outwith any Local Landscape Area Designation.
- 14.6 The proposal generally accords with the National Planning Framework policies on:
- sustainable travel and 20 minute neighbourhoods
 - rural homes and development
 - forestry
 - woodland and trees
 - soils
- 14.7 The proposal in particular accords with the overarching national spatial strategy to support the planning and delivery of:
- sustainable places, where we reduce emissions, restore and better connect biodiversity;
- 14.8
- liveable places, where we can all live better, healthier lives; and
 - productive places, where we have a greener, fairer and more inclusive wellbeing economy.
- 14.9 We regard the proposed development as an appropriate and sympathetic addition to the area, which will be well designed, sustainable and of low visual and environmental impact, and will be built to last through its quality of materials.
- 14.10 We therefore believe that Perth & Kinross would look favorably on this application and recommend a full planning application is granted.





<div>HCSARGENT DESIGN</div> <div>ARCHITECTURE TECHNOLOGY INNOVATION</div>	PROJECT : Tir ri Taobh an Ruchill	PROJECT NO : 027	DRAWING NAME : Site Entrance & Water Supply		DRAWING NO : 027-03-05B
	CLIENT : Rose Reid		DATE : 20/05/2024	SCALE : 1: 200 @ A3	DRAWN BY : HS
	DRAWING STATUS : Planning		HCSARGENT DESIGN THE OLD SCHOOL COMBIE, CREEFF, PH8 2LN Tel: 01784 871840 Mob: 07920945252 e: hcsargent@gmail.com		



<div>HCSARGENT DESIGN</div> <div>ARCHITECTURE TECHNOLOGY INNOVATION</div>	PROJECT : Tir ri Taobh an Ruchill		PROJECT NO : 027	DRAWING NAME : Site as Existing - East		DRAWING NO : 027-03-14A
	CLIENT : Rose Reid			DATE : 13/06/2024	SCALE : 1: 500 @ A3	DRAWN BY : HS
	DRAWING STATUS : Planning			HCSARGENT DESIGN THE OLD SCHOOL, COMRIE, CRIFF, PH8 2LN Tel: 07964 87940 Mob: 07920645252 e: hcsargent@gmail.com		



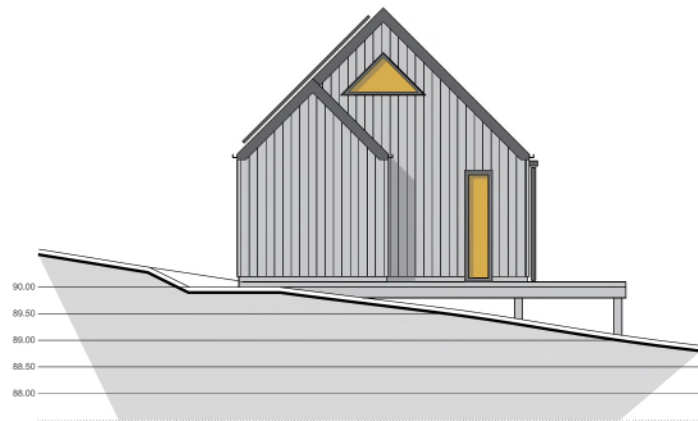
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- ① Black painted profiled metal sheet
- ② Solar panels
- ③ Vertical larch cladding
- ④ Black painted metal framed windows
- ⑤ Larch faced sliding screens



HCSARGENT DESIGN
ARCHITECTURE TECHNOLOGY INNOVATION

PROJECT :
Tir ri Taobh an Ruchill

PROJECT NO :
027

DRAWING NAME :
Elevations

DRAWING NO :
027-03-08A

CLIENT :
Rose Reid

DATE :
20/05/2024

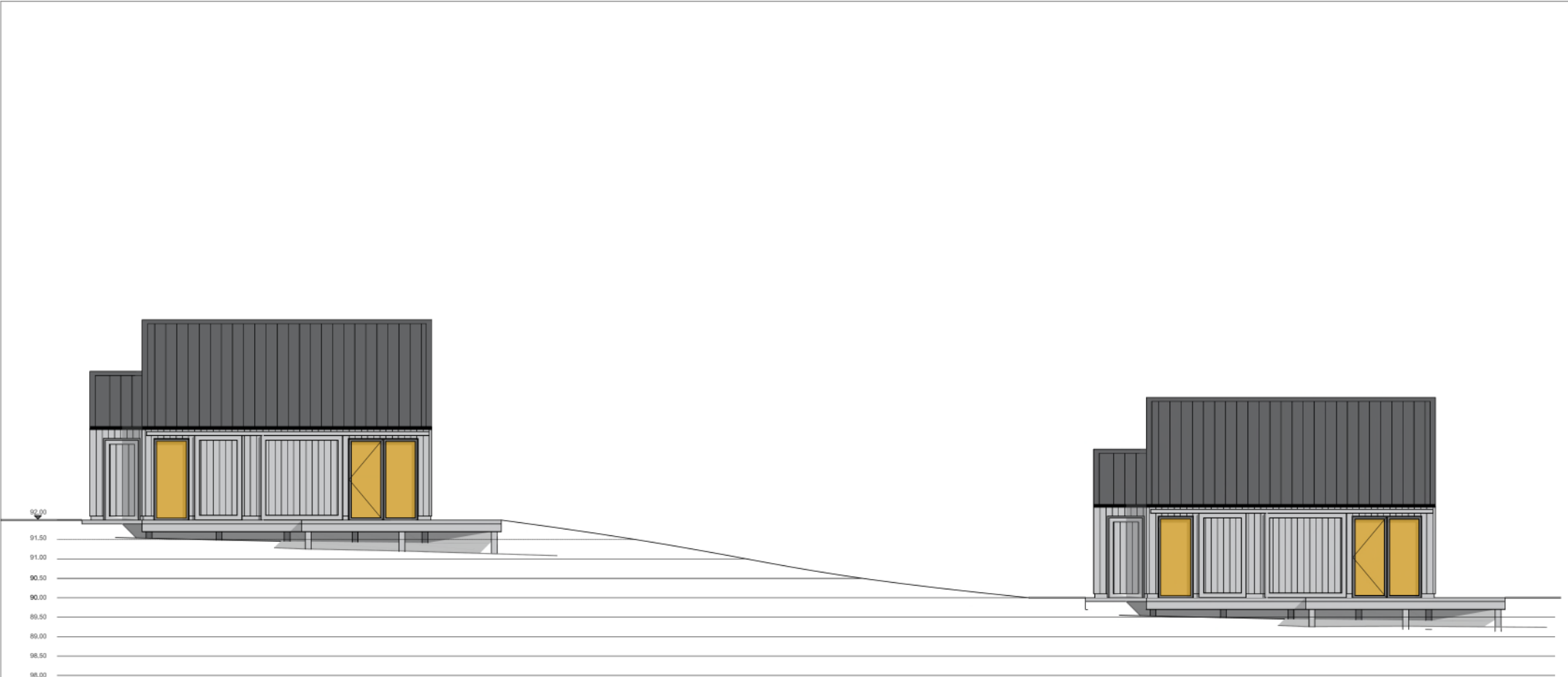
SCALE :
1 : 100

DRAWN BY :
HS

DRAWING STATUS :
Planning

HCSARGENT DESIGN
THE OLD SCHOOL, COMRLE CREEF, PH8 2UN
Tel : 01764 67849
Mob : 07920545252
e : hcsargent@gmail.com

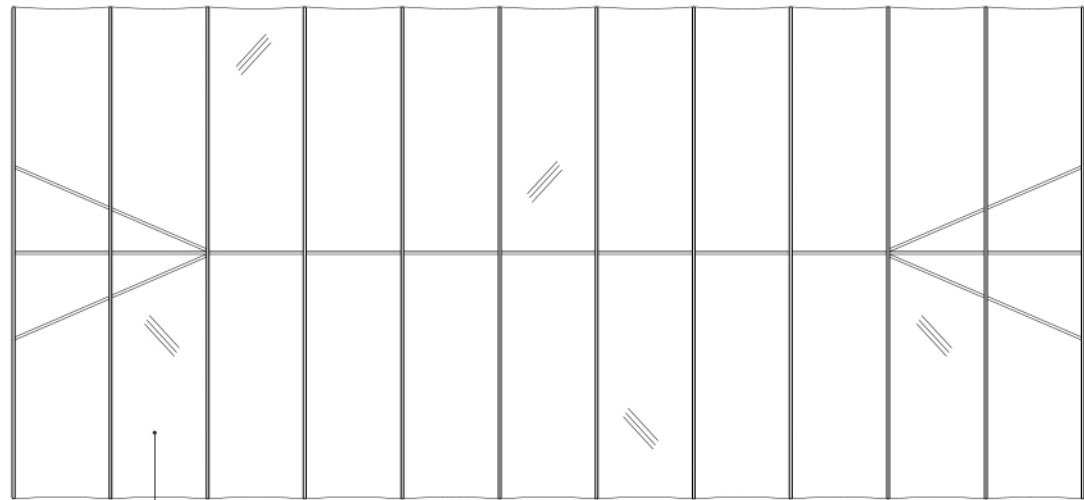
NO .	DATE	REVISION NOTES



NORTH ELEVATION

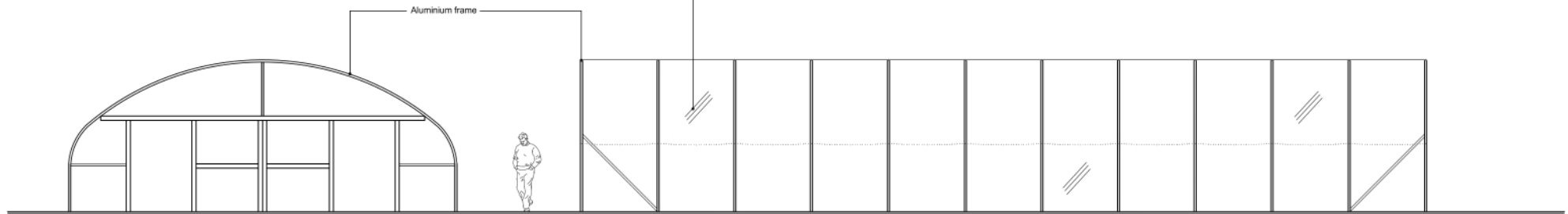


	<div>HCSARGENT DESIGN</div> <div>ARCHITECTURE TECHNOLOGY INNOVATION</div>	<div>PROJECT :</div> <div>Tir ri Taobh an Ruchill</div>	<div>PROJECT NO :</div> <div>027</div>	<div>DRAWING NAME :</div> <div>North Elevations</div>		<div>DRAWING NO :</div> <div>027-03-07A</div>			
		<div>CLIENT :</div> <div>Rose Reid</div>	<div>DATE :</div> <div>20/05/2024</div>		<div>SCALE :</div> <div>1 : 100</div>	<div>DRAWN BY :</div> <div>HS</div>			
		<div>DRAWING STATUS :</div> <div>Planning</div>		<div>HCSARGENT DESIGN</div> <div>THE OLD SCHOOL, COMRE, CREEFF, PH6 2JN</div> <div>Tel : 01764 67849</div> <div>Mob : 07950645252</div> <div>e : hcsargent@gmail.com</div>			<div>NO .</div>	<div>DATE</div>	<div>REVISION NOTES</div>



ROOF PLAN

Transparent plastic sheet



WEST/EAST ELEVATION

SOUTH ELEVATION



HCSARGENT DESIGN ARCHITECTURE TECHNOLOGY INNOVATION	PROJECT : Tir ri Taobh an Ruchill	PROJECT NO : 027	DRAWING NAME : Polytunnel Roof Plan & Elevations		DRAWING NO : 027-03-15A			
	CLIENT : Rose Reid		DATE : 13/06/2024	SCALE : 1 : 100	DRAWN BY : HS			
	DRAWING STATUS : Planning		HCSARGENT DESIGN THE OLD SCHOOL, COMRIE, CREEF, PH8 2JN Tel : 01764 67849 Mob : 07920545252 e : hcsargent@gmail.com			NO .	DATE	REVISION NOTES