

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)		Agent
Name	John Grieve	Name
Address	1 Orchard Way INCHTURE	Address
Postcode	PH14 9QB	Postcode
Contact Telephone 1		Contact Telephone 1
Contact Telephone 2		Contact Telephone 2
E-mail*		E-mail*
		Mark this box to confirm all contact should be through this representative: <input type="checkbox"/>

*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 25/00100/FLL	
Site address	1 Orchard Way, Inchture, PH14 9QB
Description of proposed development: Installation of an amateur radio mast and aerial(s)	
Date of application	11 th March 2025
Date of decision (if any)	1 st May 2025

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) | X |
| 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 | X |
| 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 type="checkbox"/> |
| 2. | One or more hearing sessions | X |
| 3. | Site inspection | X |
| 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:

I believe a site visit and a review of documentations and drawings would clear up concerns about the visual impact of my proposed mast, and a reading of the supporting statements made by members of the community would clarify that the community do not recognize the concerns expressed by the planning officer and are supportive of my application.

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:

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 my Statement in support of a review dated 7th July 2025

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes ☐ No **X**

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.

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.

All documentation and drawings submitted to PKC through the e-planning portal including the photographs of the site which PKC did not upload to the planning system:-
Application form for Planning Permission

01 Location Plan

02 Existing Site Plan

03 Proposed Site Plan

04 Proposed North Elevation

05 Proposed South Elevation

06 Proposed East Elevation

07 Proposed West Elevation

08 Proposed Mast Foundation

09 ICNIRP Exclusion Zone Calculation

10 Supporting Statement

Site Photographs

All public comments submitted to PKC:-

Mr Ewen Lamont (supports)

Mr David Hume (supports)

Radio Society of Great Britain (supports)

Mr Richard Fulke (supports)

Dr Glenn Bryan (supports)

Mr Frank Slokan (supports)

Report of Handling 25/00100/FLL

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 applicant hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed: John S Grieve

Date: 7th July 2025

Statement in support of a review

Summary

I am seeking a review of my planning application by elected representatives as I am unhappy that my application has been refused by the planning officer based on his subjective appraisal of the visual impact of my proposal and his assessment that it would have a detrimental impact on the character and environment of the surrounding area.

The proposed mast when extended to an operational height, 15m, is tall but

- due to the location on the periphery of the housing development it will hardly be noticed by the majority of the community,*
- It would not appear incongruous as the surrounding landscape, particular 'The Redwoods' have a degree of verticality and provide a substantial backdrop,*
- It will be retracted for the majority of the time only at its operating height for limited time periods amounting to only 8% (eight percent) of a week,*
- The planning officer's assessment is contrary to the views of the neighbours consulted by the Council and the statements of support submitted by the wider community.*

Specifically

Referring to the planning officer's "Report on Handling" dated 30th April

Pre Application Enquiry

This section implies I did not take on board comments made by PKC planning in response to my Pre Application Enquiry. In fact I did modify my proposed design, namely the removal of 'guy ropes' to reduce the visual impact. The consequence of this is that the installation would only be operation at a lower range of wind speeds. Additionally I addressed the concerns about the raising of the mast being a distraction to drivers and I provided estimates as to the occurrences and time the mast would be fully extended; 9hrs a week maximum, 8% of a week (assuming no through the night operating)

National Planning Framework 4

The planning officer identifies as a benchmark

Policy 16: Quality Homes

- 16g) Householder development proposals will be supported where they
 - i, do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii i. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

I consider that Policy 23: Health & Safety should also be used in the evaluation.

23a) Development Proposals that will have positive effects on health will be supported.

Having a more capable home radio installation will contribute positively to my mental wellbeing and provide an element of future proofing when age prevents me operating 'portable' away from home.

Appraisal

The planning officer appraisal is selective in what it includes from my supporting statement, specifically it does not reference the technical reasons I included to explain why the proposed mast and directive antenna are necessary for my effective amateur radio operations and pursuit of my hobby. The appraisal also states that normally such installations have a public benefit. Other radio amateurs in the UK have installations similar to my proposal including some in the PKC council area and I don't think they needed to demonstrate public benefit. Radio Amateurs provide voluntary communication service, particularly in emergencies or natural disasters and I have over 30 years service as a member of RAYNET, the Radio Amateur Emergency Network.

The Appraisal suggests without any supporting evidence that I might permanently extend the mast to its maximum height and the council would have no redress. If this were true I would not have needed to submit and pay for a planning application.

The planning officer has provided an analysis from three different perspectives. The approaches from Moncur Road (southwest) and (northeast) are only visible to pedestrians

and drivers no houses have these sight lines. The mast would be visible when extended, 8% of a week, from Orchard Way and Hawthorndean Place the residential streets yet the neighbours who were sent planning notices and the wider community have not raised any objections and a number have made positive supportive comments.

The planning officer suggests that if the mast were to remain permanently extended at an operating height this could be acceptable (?). This was not explained to me in response to my pre-application enquiry. My design and application is based on

- 1) the assumption that having a mast at a retracted height for the majority of the time would be more likely to gain planning approval,
- 2) Feedback from PKC planning regarding visual impact of guy wires

The statement 'the mast cannot be raised to its operating height when there are high winds' is misleading; the design as submitted cannot but a modified design of a fixed mast could.

The planning officer is very concerned about the visibility of the mast. I would not have considered or submitted a planning application if my property was within the centre of a residential development or it was on an exposed site with a clear horizon and skyline. My property is on the junction of Orchard Way and Moncur Road and is very screened to the west by the avenue of large Redwood Trees. I do not consider this a prominent location.

In addition to the Council formally notifying my immediate neighbours and publishing my Planning Application in the normal manner I posted on the Inchtute community and Inchtute Hall Facebook pages information about my application, including a link to the PKC Planning website and I encouraged the community to make comments. I was I believe taking a risk highlighting my application as the community Facebook pages are very active about local issues such as the Swallow Roundabout redevelopment and housing proposals for the Gypsy Field. There were no negative comments made.

There were six submissions made on the PKC Planning Website. All six submissions were supportive and I understand the discussion of my application at the Inchtute Community Council was also supportive. My neighbours and the wider community do not consider my proposal would have a detrimental impact on their neighbourhood; this community voice is being ignored.

Conclusion & Reason For Refusal

The planning officer in his report concludes that my proposal would not impact the Residential Amenity and so is in accordance with Policy 16(g)(ii)

The planning officer view that the mast height is excessive and is in a highly visible location and so is contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, and contrary to Policies 1A and 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.

Reason For Review

The specific policies against which my application is being assessed are not ones with objective measures or quantifiable standards.

I consider that the planning officer's assessment has overestimated the visual impact of the proposed mast and has not considered that for the majority of the time the proposed mast will be retracted below the roof level of my house. The planning officer's assessment is contrary to the views of the community whose views were specifically sought through the Planning Application procedure.

Following feedback from my Pre-application Enquiry I have taken all possible measures to reduce any detrimental impact from my proposal and the RSGB consider my proposal to represent an appropriate balance between what is necessary and reasonable to facilitate the pursuit of a rewarding hobby and the need to protect the quality of the local residential environment.

I am asking that the Local Review Body review my planning application, the planning officers Report of Review, the views of the local community and undertake a site visit to make their own assessment before reconsidering my application.

John Grieve



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100699135-001

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

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

The proposed installation is a tilt over, telescopic 3 section lattice type mast. This would consist of a Foundation block, Base plate and associated 1.8m mounting post, the three 6.3m sections of the mast and a 1.5m head unit. It would sit lowered at ~8m and only be raise to a maximum of 15m 2 or 3 times a week. The aerial I propose to mount on the mast is a Cushcraft A3 beam for 14, 21 & 28 MHz although this may vary depending on my operating experiments and commercial availability.

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

☒ No ☐ Yes - Started ☐ Yes – Completed

Applicant or Agent Details

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

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Grieve"/>	Address 1 (Street): *	<input type="text" value="Orchard Way"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="01738 475300"/>	Town/City: *	<input type="text" value="Inchture"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH14 9QB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="j.grieve@perth.gov.uk"/>		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

1 ORCHARD WAY

Address 2:

INCHTURE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH14 9QB

Please identify/describe the location of the site or sites

Northing

728960

Easting

328278

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐

Meeting

☐

Telephone

☐

Letter

☒

Email

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

The mast would be detrimental to the character of 1 Orchard Way, detrimental to the character of the housing development, and detrimental to the visual amenity of the wider area. When the mast is being raised and lowered, it may be a distraction to drivers and therefore detrimental to road safety.

Title:

Mr

Other title:

First Name:

David

Last Name:

Rennie

Correspondence Reference
Number:

24/00054/PREAPH

Date (dd/mm/yyyy):

19/11/2024

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

Trees

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

☒ Yes ☐ No

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

Access and Parking

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

☐ Yes ☒ No

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

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

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

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Mr John Grieve

On behalf of:

Date: 23/01/2025

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

- a) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☐ Existing and proposed floor plans.
- ☐ Cross sections.
- ☐ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr John Grieve

Declaration Date: 23/01/2025

Payment Details

One Orchard Way
INCHTURE
Perthshire
PH14 9QB

5th February 2025

Development Manager
Perth & Kinross Council
Pullar House
PERTH

Dear Sir/Madam

Proposed erection of Short Wave Amateur Radio Mast and Aerial/s at 1 Orchard Way, Inchture,
PH14 9QB

I have a full Amateur Radio licence issued by Ofcom and now have over 40 years operating experience.

I moved to Inchture 4 ½ years ago and since then I have been operating with 'long wire' aerials in my garden. These aerials due to their height have not been as efficient as I would like and as they are in a fixed East \diamond West orientation it is not easy to operate amateurs in some of the more active areas of the world e.g. Canada, western USA, Indonesia and eastern Australia.

My reason for planning this installation is that it would allow me to

1. Raise my transmission/ reception aerial to a more efficient height,

the maximum transmission power levels used by Radio Amateurs are restricted by our licence conditions and are comparatively low. This requires extremely efficient aerials, and height above the ground and surrounding buildings and structures is one of the most important factors contributing to the efficiency of the aerial system. For shortwave frequencies used by radio amateurs, below ~30 MHz, ground is a good reflector. The dominant factor is specular reflection and for antennas raised above the ground (relative to the wavelength) radio waves reflected specularly by the ground will travel a longer distance than direct waves.

2. Use a rotating / directional aerial,

being able to rotate and point an aerial is very beneficial, when receiving it enables the aerial to pick up radio signals from a specific direction when transmitting to direct the transmitted signal on a specific bearing towards different countries. Rotating an aerial has a further benefit as it can enable a strong or interfering signal to be 'nulled' out by turning the aerial away from it.

It is an OFCOM requirement of my licence conditions that any transmissions fully comply with International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines. The attached calculations demonstrate that this proposed installation is fully compliant with ITU-T K.52 (ICNIRP 1998 & 2020 Limits).

The proposed installation is a tilt over, telescopic 3 section lattice type mast. The installation would consist of a Foundation block, Base plate and associated 1.8m mounting post, the three 6.3m sections of the mast and a 1.5m head unit results in a potential height of 17.7m. **I would not raise the antenna beyond 15m.** The aerial I propose to mount on the mast is a Cushcraft A3 beam for 14, 21 & 28 MHz although this may vary depending on my operating experiments and commercial availability.

- For majority of the time the mast and aerial would be at the lowered height of around 8m.
- When I am operating, two to three times a week for 2-3 hours the mast would be raised to a *maximum* of 15m.

In assessing the location of this mast on my particular property I have sought to cause no annoyance and minimise the visual impact on my neighbours and the Inchtute community. The location of my property is on a corner site with only one immediate neighbour. The site is screened by a dense standing of tall trees to the west "The Redwoods" and to a lesser extent the south and as a result the proposed installation would have minimal visual implications for my neighbours and the community. See photographs A & B.

I have spoken to my neighbours at numbers 2, 3 and 4 Orchard Way and they are supportive of my application. Others in the wider Inchtute community I have spoken to are similarly supportive.

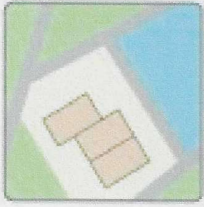
In response to my pre application enquiry the Case Officer identified the visual prominence as the major concern in particular it would be visible from the Northeast and Southwest along Moncur Road and further that when being raised or lowered, it might be a distraction to drivers and therefore detrimental to road safety. To address these concerns I would contend;

1. there are no houses or gardens that have an outlook either Northeast and Southwest along Moncur Road, only pedestrians or drivers on Moncur Road would have this viewpoint. The approach from the Southwest has a number of prominent street lighting poles and some trees that make the mast location less visible. See photographs C and D,
2. the mast is an zinc grey open lattice structure and is less prominent than a solid structure would be. I have removed the guy ropes, which were included in my pre application enquiry, from this application as I will not extend the mast in winds greater than 22mph (35 km/h) which is when stabilising guys would begin to be a requirement,
3. the time taken to raise or lower the mast which is by means of a manual winch is in the order of 5 minutes and so no distracting movement would be visible during the time a driver was passing the site.

In submitting this application I have sought to explain how the installation of a mast and associated aerial would make my amateur radio station more effective and to address the points raised by the Case Officer to my pre application enquiry. I trust this letter, drawings and photographs provide sufficient information in connection with my application, but, if there is anything further you or the members of the planning committee require, or would find useful when considering my application, do please let me know.

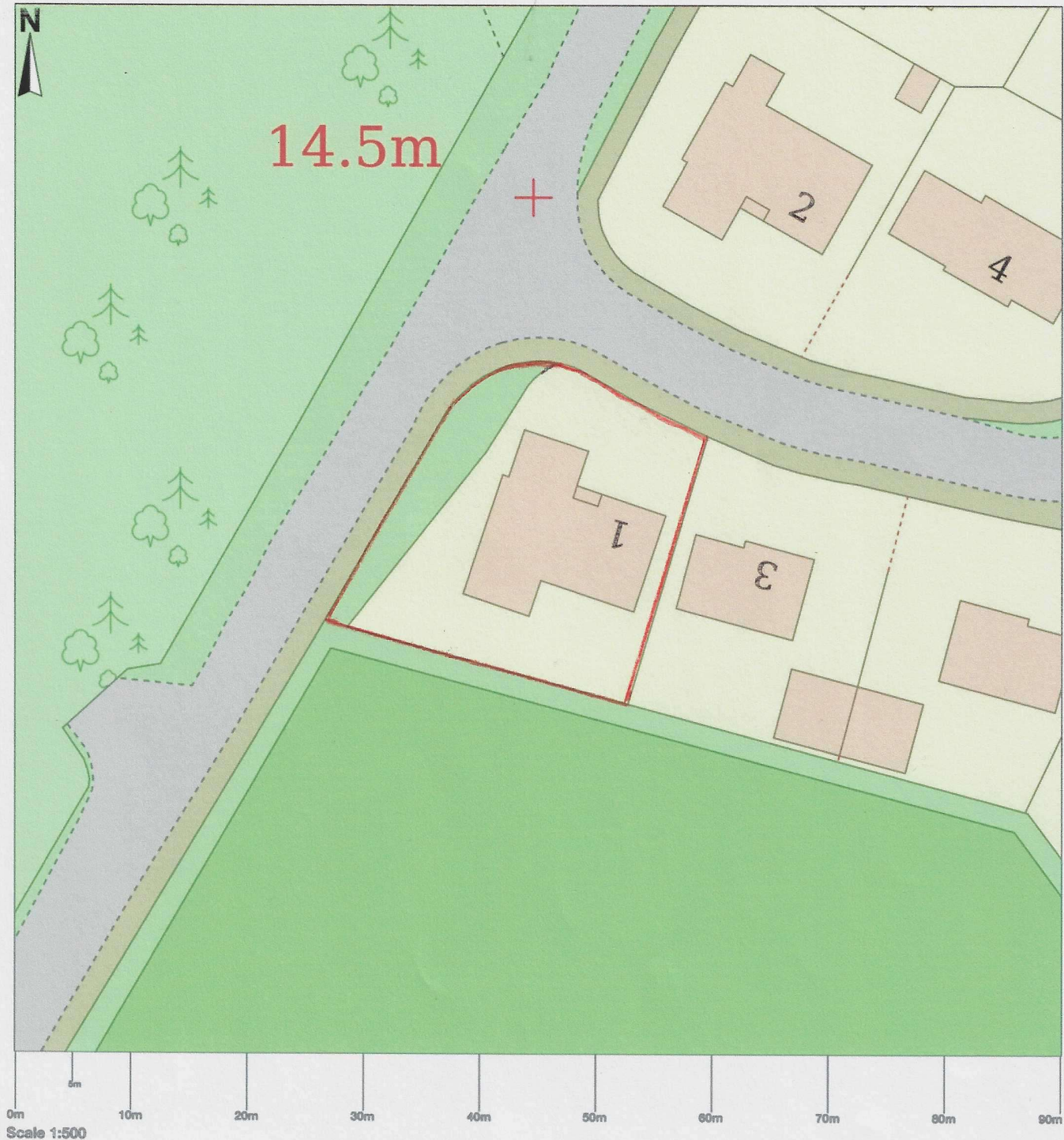
Kind regards

John S Grieve



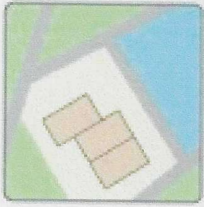
**UK
Planning
Maps**

1 Orchard Way, Inchtute, Perth, PH14 9QB



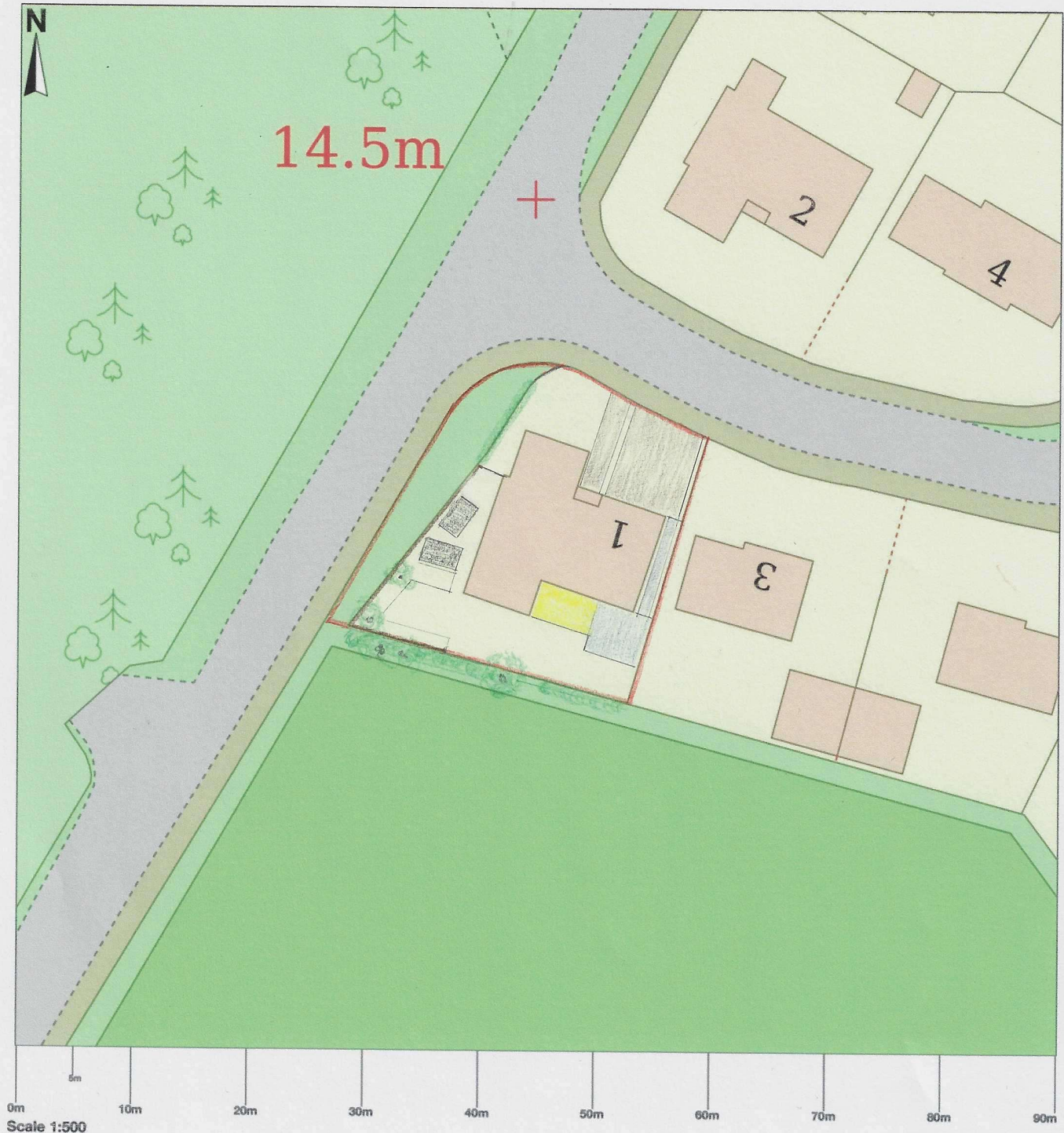
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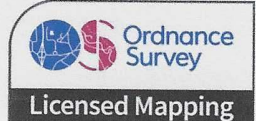


**UK
Planning
Maps**

1 Orchard Way, Inchtute, Perth, PH14 9QB



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EMF Calculator Results



John Grieve GM00TI, 1 Orchard Way, INCHTURE, PH14 9QB

Cushcraft A3 beam on tower @ 12m

Radio

Band	20m
Frequency	14.2MHz
Transmit mode	SSB Processed
Mode factor	50% (-3dB)
Transmitter power	95W (19.8dBW)
Transmit % in 6 minutes	100% (0dB)
Average power from transmitter	47.5W (16.8dBW)
Peak power from transmitter	95W (19.8dBW)

Feeder

Cable type	M&P Hyperflex 10
Loss per 100m	-1.5dB
Cable length	30m
Feeder loss	-0.4dB
Second feeder losses	0dB
Other losses	0dB
Average power into antenna	42.8W (16.3dBW)
Peak power into antenna	85.6W (19.3dBW)

Antenna

Antenna type	3 element Yagi
Antenna gain	5.8 (7.6dBi)
Mainlobe EIRP	246.4W (23.9dBW)
Antenna polarization	Horizontal
Height of antenna	12m
Directivity factor	0dB
Average EIRP	246.4W (23.9dBW)
Peak EIRP	492.9W (26.9dBW)



Further assessment required (average power >10W or peak power >100W EIRP)

Please use one of the methods below

ITU-T K.52

ICNIRP 1998 limits	
Compliance distance	5m
Vertical separation	10.2m
Required horizontal separation	0m

ITU-T K.52

ICNIRP 2020 limits	
Compliance distance	2.9m
Vertical separation	10.2m
Required horizontal separation	0m

Notes

Re calculate at 12m height.

Photograph A



Photograph B



Photograph C



Photograph D



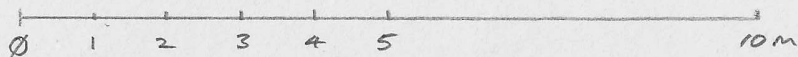
OPERATING HEIGHT 15m

RIDGE HEIGHT 9.0m

LOWERED HEIGHT 7.9m

FIELD

SCALE 1:100



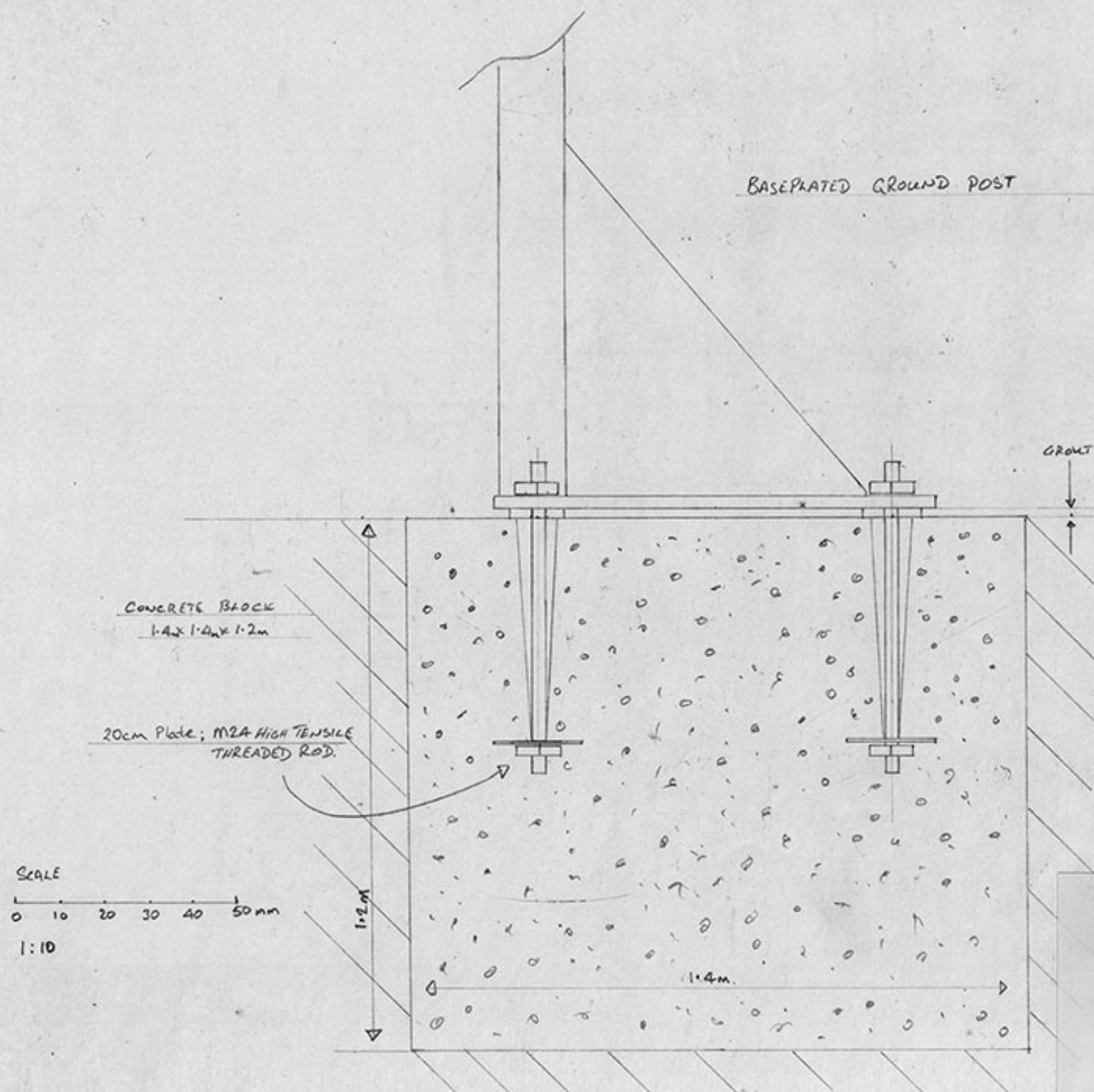
EAST ELEVATION

PROPOSED AMATEUR RADIO MAST AND AERIAL
1 Orchard Way, INCHTURE, PH14 9QB

EAST ELEVATION
Scale as Indicated

Date
4/2/25

Revision
A



PROPOSED AMATEUR RADIO MAST AND AERIAL
1 Orchard Way, INCHTURE, PH14 9QB

MAST
FOUNDATION

Date
27/10/24

Revision
A

Scale as Indicated

3, ORCHARD WAY

NORTH ELEVATION

0 1 2 3 4 5 10m
SCALE 1:100

OPERATING HEIGHT 15m

ROOF HEIGHT 9m

LOWERED HEIGHT 7.9m

STREET LIGHTING

BT POLE

FEATURE WALL

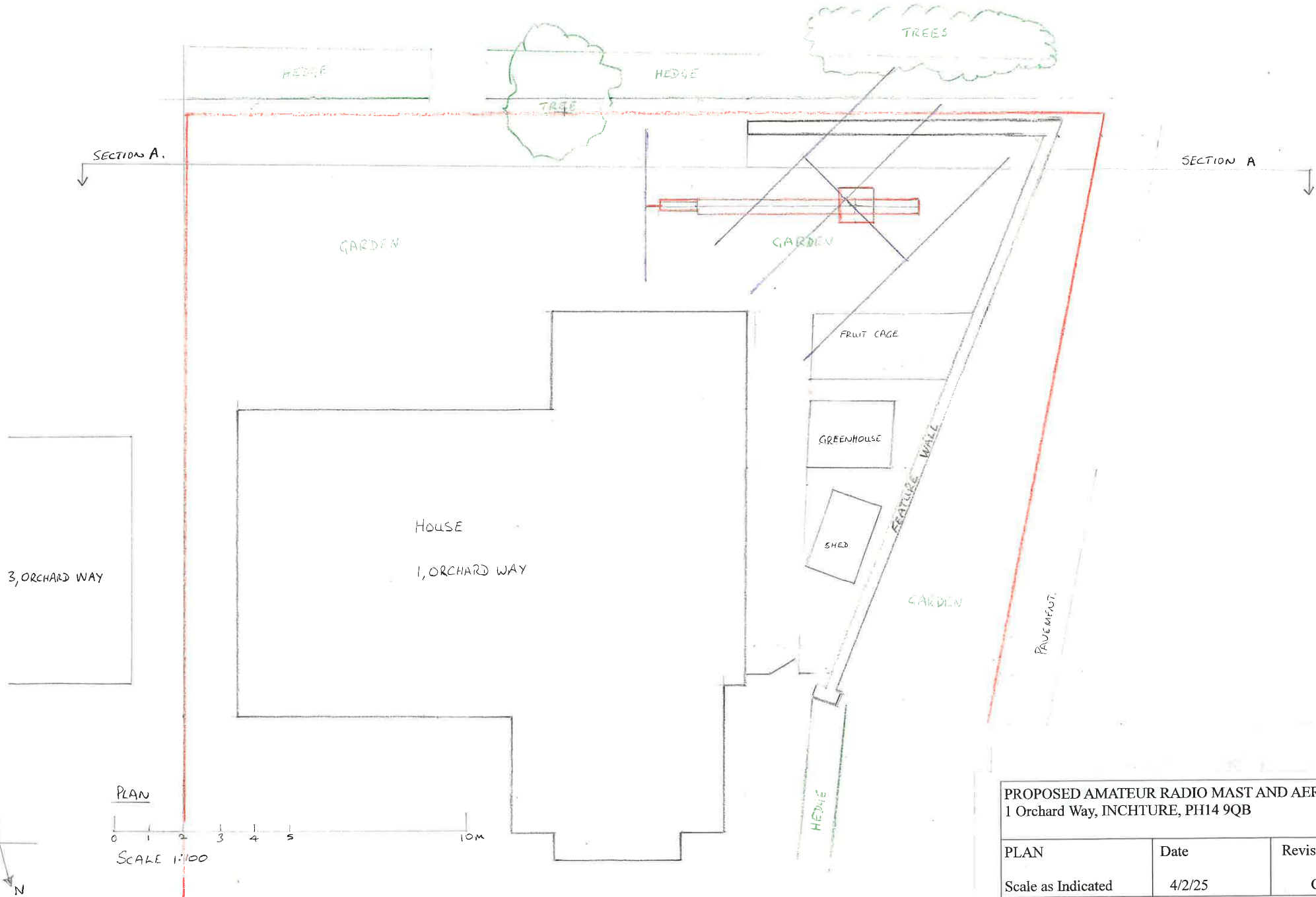
GARDEN

PAVEMENT

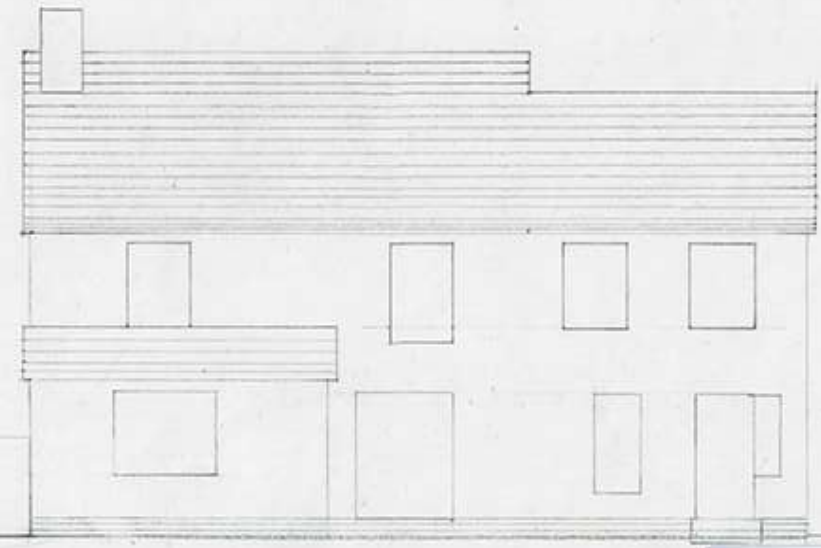
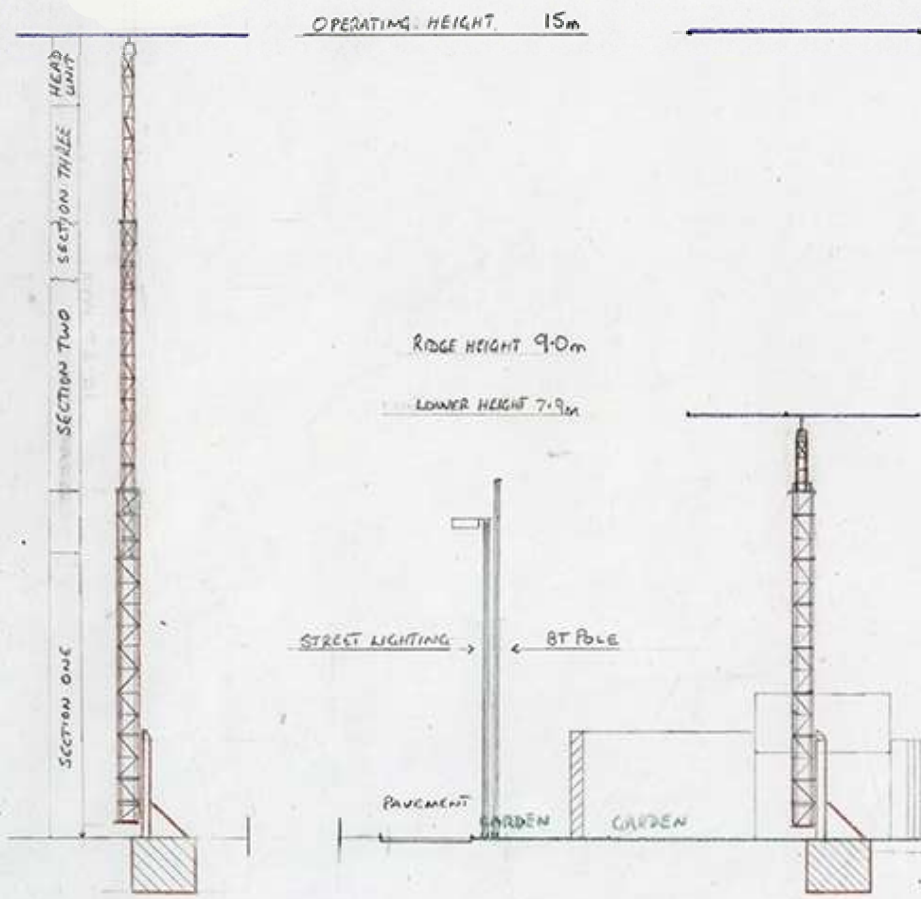
MONCHIE ROAD

PROPOSED AMATEUR RADIO MAST AND AERIAL
1 Orchard Way, INCHTURE, PH14 9QB

NORTH ELEVATION	Date	Revision
Scale as Indicated	5/12/24	B



PROPOSED AMATEUR RADIO MAST AND AERIAL		
1 Orchard Way, INCHTURE, PH14 9QB		
PLAN	Date	Revision
Scale as Indicated	4/2/25	C



SOUTH ELEVATION
SECTION AA

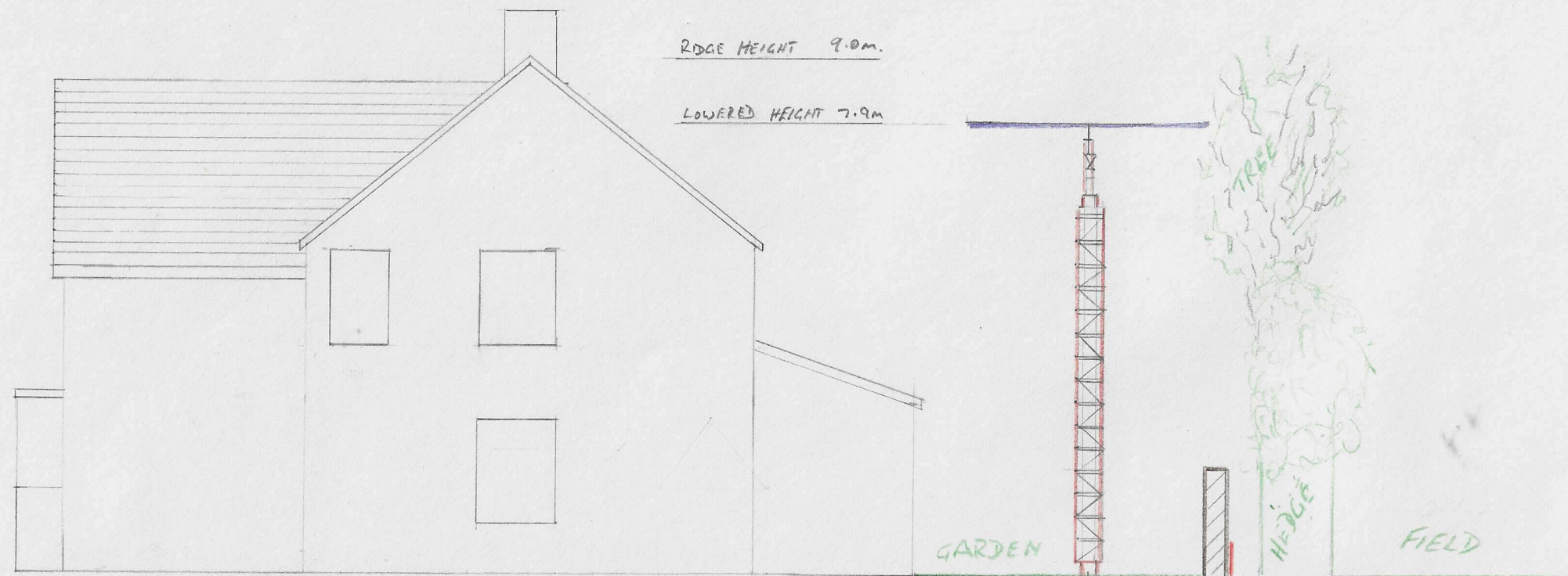


PROPOSED AMATEUR RADIO MAST AND AERIAL 1 Orchard Way, INCHTURE, PH14 9QB		
SOUTH ELEVATION	Date	Revision
Scale as Indicated	5/12/24	B

OPERATING HEIGHT 15m

RIDGE HEIGHT 9.0m.

LOWERED HEIGHT 7.9m



SCALE 1:100

WEST ELEVATION



PROPOSED AMATEUR RADIO MAST AND AERIAL
1 Orchard Way, INCHTURE, PH14 9QB

WEST ELEVATION
Scale as Indicated

Date
4/2/25

Revision
A

Development Management

From: Len Paget, GM0ONX >
Sent: 04 April 2025 05:08
To: Development Management
Cc:
Subject: Planning Application - 1 Orchard Way Inchtire, Ref No 25/00100/FLL - For the attention of David Rennie
Attachments: Ref John Grieve 1 Orchard Way, Inchtire re 25 00100 FLL.pdf



I refer to the above planning application and enclose a Letter of Support for his application.

Regards

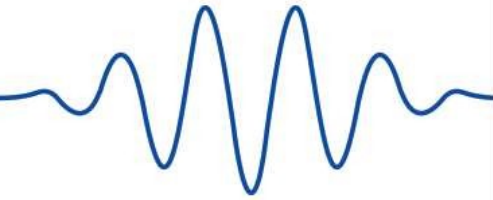
Len Paget

Len Paget, GM0ONX
Director
Radio Society of Great Britain
07919 308 222
GM0ONX@rsgb.org.uk
rsgb.org



Radio Society of Great Britain

Advancing amateur radio since 1913



Mr David Rennie
Planning Case Officer
Pert and Kinross Council
Planning and Development, Pullar House,
35 Kinnoull Street,
Perth, PH1 5GD.

Your Ref: **25/00100/FLL**

Our Ref: LJP/PAC/25/01

04 April 2025

Dear Mr Rennie

Application by John Grieve, 1 Orchard Way Inchtute, Ref No 25/00100/FLL for the erection of a shortwave amateur radio mast and antenna at

The Radio Society of Great Britain, of which the applicant in this case, (name), is a member, welcomes the opportunity to support this application for planning permission. We trust it is not too late for this letter to be taken into account.

The International Telecommunications Union has defined amateur radio as “a service of self-training, intercommunication and technical investigation carried out by amateurs”. The term “amateur” is stated to be properly licensed persons interested in radio techniques from a personal point of view only and without any monetary interests. In practice, all such amateurs have to undergo a technical training programme and can only obtain the necessary licence to operate after success in an examination set by the Government Agency “Ofcom”. I can confirm that the applicant in this case is properly licensed by Ofcom holding the Call Sign GM0OTI.

From the earliest days of radio, amateurs have been in the forefront of developing the use of the radio spectrum. This includes not only the art of broadcasting world-wide either by satellite or short wave transmission or space communications, but also for making advances in the development of radio techniques which itself includes valuable work on radio propagation research.

If an amateur is to participate fully in the activities envisaged in his licence, it is essential for him or her to be granted permission to erect an efficient and properly sited aerial system. It is for this reason that there are many similar aerial systems currently used by other amateurs throughout Scotland. As amateur radio is a hobby activity the aerials have to be either attached to the operator's house or within the residential curtilage. Unlike cellular and other commercial radio networks there is no option to locate elsewhere or to mast share. The aerials are also generally larger because of the frequency ranges allocated for amateur radio use. NPPG19 and PAN62 relate almost entirely to cellular and commercial networks and are not applicable to amateur radio. However, in England, *Planning Policy Guidance 8 – Telecommunications* did include some helpful advice on the subject. It stated ‘*Applications for planning permission to install masts often used by amateur radio operators ... usually present few potential planning problems in terms of size and visual impact over a wide area. (my emphasis) ... they will not normally be of such a scale as to*

have serious impact on local amenity. The same, common sense principles, must surely be just as applicable in Scotland.

I emphasise the point about any visual impact needing to be judged over a wide area because it is not uncommon for neighbours to object to amateur radio antennas simply because they don't like to look at them from their gardens or windows. This often referenced as an effect on 'outlook' but relates to an effect on private views which, it has long been recognised, is not a factor to be given any significant weight in planning decisions. An appropriate balance needs to be struck between the effect on the character and appearance of the area as a whole and the applicant's reasonable enjoyment of his or her hobby.

I have examined Mr Grieve's proposal and I consider it to represent an appropriate balance between what is necessary and reasonable to facilitate the pursuit of a rewarding hobby and the need to protect the quality of the local residential environment.

Some of the objectors have mentioned interference to television and other equipment. Amateur radio operations are controlled by their licence conditions and interference should only be the basis for a refusal of planning permission 'in extreme cases'. For interference to be a material consideration in a planning decision it would need to be established beyond reasonable doubt that the problem was not caused by a fault or lack of adequate protection from radio frequency emissions in the receiving equipment. [I am not aware that any investigation has been undertaken in this case of the cause of the interference reported by neighbours.]

Moreover, it should be noted that when interference problems do occur it is generally better to mount the radiating elements of any antenna as high as possible and as far away from TV aerials as can physically be achieved. In this case, should planning permission not be granted, Mr would be able to exercise permitted development rights to install a less efficient aerial system which would be unlikely to help in solving any interference problems. He does not wish to be in such a position. The Society offers an advice service to help deal with any remaining interference issues and it would be happy to offer this to Mr

I hope you find the above comments helpful and I trust that you will be able to support the application and to make a favourable decision.

Yours sincerely,

Leonard Paget
Director
Radio Society of Great Britain

Mr Frank Slokan (Supports)

Comment submitted date: Sun 23 Mar 2025

I wish to express my support for the application of a radio mast at 1 Orchard Way.

On reviewing the application details, I disagree that this would have a negative effect on the area. I believe the property is well situated and the mast is located in an area in which it will cause no issues for the surrounding homes. As the applicant points out in their application, the mast being raised will be at a minimum.

I further do not agree that this will cause a distraction for drivers coming along Moncur Road. I am a frequent user of the road and roundabout at Moncur/Orchard Way and I do not feel a mast of the description would add any more distraction to the area.

To conclude, I would recommend that this planning application is approved, as I see no negative consequences for neighbours or the areas arising from this.

Dr GLENN BRYAN (Supports)

Comment submitted date: Tue 01 Apr 2025

I wish to express my support for the application by Mr Grieve for a radio mast at 1 Orchard Way.

On reviewing the details of application details, I do not think that this radio mast will have any negative effects on the area. The property is on the edge of the village and the mast will be sited in a position which will not cause any issues for nearby properties. As the applicant points out in his application, the raising of the mast will be only for short periods.

I do not believe this mast will distract drivers on Moncur Farm Road. I walk or cycle daily along this road and cannot see how this mast could possibly distract motorists.

Furthermore I believe that this type of endeavour that is of significant public interest, engendering improved communication will be of great interest to many local residents and one which should be supported.

In summary I recommend that this planning application is approved, as I see no negative consequences for neighbours or other residents or visitors arising from application.

Mr Richard Fulke (Supports)

Comment submitted date: Wed 02 Apr 2025

I wish to support Mr Grieve's application for a radio mast at 1 Orchard Way. The mast erected within the boundary of this property that is located on the outskirts of the village should not impact on any environmental or visual issues affecting the village. As stated in the documents submitted the raising and lowering of the mast being of short duration and also its general position, in my opinion, should not be a distraction to any road user.

I see no reason why this application which has my full support should not be approved

Mr DAVID HUME (Supports)

Comment submitted date: Sun 06 Apr 2025

I wish to support the application by Mr Grieve for a radio mast at 1 Orchard Way Inchtute. (Redacted) and drive past the North aspect of his property virtually every time I leave from, and return to, my house. In my opinion the proposed mast installation would have no negative impact on the local area, indeed I doubt whether the neighbours would notice any visual impact at all. Regarding the belief that raising and lowering the mast would be a distraction for passing vehicles, I cannot envisage this being a problem due to the slow speed at which the proposed mast would be moving up/down. Traffic as they approach 1 Orchard Way is concentrating on the adjacent mini roundabout, not peoples gardens. Therefore I fully support this planning application.

Comments for Planning Application 25/00100/FLL

Application Summary

Application Number: 25/00100/FLL

Address: 1 Orchard Way Inchtute Perth PH14 9QB

Proposal: Installation of an amateur radio mast and aerial|cr||cr||cr||cr|

Case Officer: David Rennie

Customer Details

Name: Mr Ewen Lamont

Comment Details

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I wish to express my support for the application by Mr Grieve for a radio mast at his house at 1 Orchard Way.

Before submitting his application Mr Grieve discussed his proposal with his neighbours. The property is on the edge of the village and the mast will be sited in a position which will cause no issues for his immediate neighbours or nearby homes. The Redwood trees provide a background that screens the site and this proposed radio mast will not have any negative effects on the area. Regarding the concern that rasing or lowering the mast might distract passing drivers, Mr Grieve has explained that there will be no discernable movement to a passing driver and in its proposed location it should not add anything to distract a driver.

I see no reason why this planning application which has my full support should not be approved.

Report Of Handling

Delegated Report

Ref No	25/00100/FLL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	10th May 2025	
Draft Report Date	30th April 2025	
Report Issued by	David Rennie	Date 30th April 2025

Proposal: Installation of an amateur radio mast and aerial

Location: 1 Orchard Way Inchtute Perth PH14 9QB

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

The application property is a modern two storey detached dwellinghouse situated in a residential area of Inchtute. The property is adjacent to the junction of Orchard Way and Moncur Road. Full planning permission is sought to install an amateur radio mast and aerial on land that is within the curtilage of the house and is adjacent to Moncur Road.

Site History

01/00849/FUL Erection of 68 houses and associated road and drainage works on 3 September 2002 Application Approved

02/01078/ADV Erection of a hoarding and 2 flags on 8 November 2002 Application Approved

06/01846/FUL Residential development 20 April 2007 Application Approved

12/00846/FLL Extension to dwellinghouse 16 May 2012 Permission Not required

Pre-Application Consultation

Pre application Reference: 24/00054/PREAPH

In the response to the pre-application enquiry, the applicant was advised that a planning application for the proposed mast was very likely to be refused given the impacts on the character and visual amenity of the area and given the possible impacts on road safety due to the possible distraction to drivers when the mast is being raised and lowered.

Development Plan

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

National Planning Framework 4

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

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

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

Policy 16: Quality Homes

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 17: Residential Areas

Policy 61: Airfield Safeguarding

Statutory Supplementary Guidance

- [Supplementary Guidance - Airfield Safeguarding](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

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

Consultation Responses

Dundee Airport Ltd

Our preliminary assessment shows that, at the given position and height, this development would not infringe the safeguarding criteria and operation of Dundee Airport. Therefore, Highlands and Islands Airports Limited has no objections to the proposal.

Transportation and Development

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

Representations

Number of representations received: 6. All representations were in support of the proposal.

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	Not Required

Appraisal

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless

material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

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

Policy Appraisal

Developments which are incidental to the enjoyment of an existing domestic dwellinghouse are generally considered to be supportable in principle. Nevertheless, consideration must be given to the specific details of the proposed development, within the context of the application site, and whether it would have an adverse impact on visual or residential amenity or the character and appearance of the place. Assessment of the proposal against the relevant policies is provided below.

Design, Layout and Visual Amenity

The applicant's supporting statement provides the following background to the proposal:

The proposed installation is a tilt over, telescopic 3 section lattice type mast. The installation would consist of a Foundation block, Base plate and associated 1.8m mounting post, the three 6.3m sections of the mast and a 1.5m head unit results in a potential height of 17.7m. I would not raise the antenna beyond 15m.

For majority of the time the mast and aerial would be at the lowered height of around 8m.

When I am operating, two to three times a week for 2-3 hours the mast would be raised to a maximum of 15m.

The supporting statement also states that the aerial at the top of the mast can be rotated; and the mast will raised and lowered using a manual winch.

The proposed mast is an amateur radio mast that is to be used by the applicant for hobby purposes; installations of this height normally have some public benefit e.g. pylons and phone masts.

It is important to highlight that, if the application was approved, it would not be possible to condition or enforce the time when the mast was raised to its operating height or raised to its maximum height. As such, the mast could be extended to its maximum height permanently, and this assessment needs to consider this.

The proposed mast is not domestic in scale, making it inappropriate for the residential setting. At its operating and maximum heights, it would be a similar height to a four-storey building and it would tower above the nearby streetlights and telegraph poles. At its lowered height, it would be almost as tall as the applicant's two-storey house.

It is proposed to install the mast would be installed near the junction of Orchard Way and Moncur Road. This is a prominent location and would mean that the mast would be visible from the public domain in three directions.

From Moncur Road to the southwest (the main approach to the housing estate from the centre of Inchtute), some immature trees adjacent to the site may partially obscure the mast at its lowered height. However, at its operating and maximum heights, the mast would be a highly prominent feature. Whilst there are mature trees on the northwestern side of Moncur Road, these would give no visual containment when viewing the mast from the southwest.

From Moncur Road to the northeast, the immature trees would give some backdrop to the mast at its lowered height. However, whether at its lowered, operating or maximum height, it would be a highly prominent feature. Again, the mature trees on the northwestern side of Moncur Road would give no visual containment from this direction.

From Orchard Way and Hawthorndean Place (residential streets within the housing estate) to the southeast and east, the applicant's house would screen the mast from view but only when it was at its lowered height. At its operating and maximum heights, the mast would become visible above the roof of the applicant's house, making it a visually prominent feature when viewed from some of the streets and houses in the housing estate.

If the mast was to remain at one height permanently, members of the public (including neighbouring residents) could become accustomed to seeing the mast, which could make the mast less noticeable. However, as the proposed mast would be at different heights at different times, this would increase the visual prominence of the mast. Given the visual impacts of the mast at any of its heights and given that the applicant states that the mast cannot be raised to its operating height when there are high winds, there are no grounds to approve the application on the basis that the mast would be at one height permanently.

Given the above assessment, the proposed mast would have a detrimental impact on the character and environmental quality of the application property and the surrounding area due to its height (whether at its lowered, operating or maximum height) and its siting in a highly visible location adjacent to Moncur Road. As such, the proposal is contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, and contrary to Policies 1A and 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.

Residential Amenity

Due to its siting and the distances involved, the proposed mast would not result in overshadowing and would not have an overbearing impact on neighbouring residential properties. As such, the proposal is in accordance with Policy 16(g)(ii) of NPF4 and Policy 17 of LDP2.

Airfield Safeguarding

Policy 61 of LDP2 states that planning permission will be refused for developments likely to have an unacceptable impact on the safe operation of aircraft including from Dundee Airport. However, in their consultation response, Highlands and Islands Airports Limited has advised that this development would not infringe the safeguarding criteria and operation of Dundee Airport. As such, there are no grounds to refuse the application under Policy 61.

Roads Safety

Concerns were raised at the pre-application stage that the mast could be a distraction to drivers, depending on the speed at which the mast would be raised and lowered. However, the applicant has provided further details, stating that “the time taken to raise or lower the mast which is by means of a manual winch is in the order of 5 minutes.” As such, the mast would be unlikely to be a distraction to drivers when it was being raised or lowered.

Developer Contributions

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

Economic Impact

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

VARIATION OF APPLICATION UNDER SECTION 32A

An additional drawing was submitted during the assessment of the application. However, there were no changes to the proposal and the application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

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.

Reason for Refusal

1. The proposed mast and aerial, by virtue of its substantial height of 8 metres when lowered, its excessive operating height of 15 metres, its excessive maximum height of 17.7 metres, and its siting in a highly visible location adjacent to Moncur Road, would have a detrimental impact on the character and environmental quality of the application property and the surrounding area.

Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, and contrary to Policies 1A and 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2.

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

There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
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