

## DEVELOPMENT MANAGEMENT COMMITTEE

Minute of Meeting of the Development Management Committee held in the Council Chambers, Fourth Floor, 2 High Street, Perth on Wednesday 27 March 2013 at 9.30am.

Present: Councillors T Gray, B Band, H Anderson, M Barnacle (except for Arts. 184(2)(i) and 184(2)(ii)); I Campbell, A Gaunt (except for Art. 184(3)(ii)), J Giacomazzi, J Kellas, A Livingstone, M Lyle, A Munro and G Walker.

In Attendance: N Brian, A Condliffe, J Thomson, M Barr, K Steven (up to and including Art. 184(2)(ii)), and G Dimeck (up to and including Art. 184(2)(ii) (all The Environment Service); G Fogg and Y Oliver (both Chief Executive's Service).

Apology: Councillor A Jack.

Councillor T Gray, Convener, Presiding.

### 181. DECLARATIONS OF INTEREST

In terms of the Councillors' Code of Conduct Councillor M Barnacle declared a non-financial interest in Arts. 183(2)(i) and 183(2)(ii) and Councillor A Gaunt declared a non-financial interest in Art. 183(3)(ii).

### 182. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Development Control Committee of 20 February 2013 was submitted, approved as a correct record and authorised for signature, subject to Conditions 1 and 4 of Planning Application 12/02143/FLL being amended to read as follows:

1. The building hereby approved shall be used solely for the purposes of the storage and maintenance of the applicant's forestry equipment. The doors within the western elevation shall be kept closed when maintenance is undertaken within the building to the satisfaction of the Council as Planning Authority. (The words "No repairs or operation of such equipment and machinery is permitted" are delete).
  
4. Any works in the maintenance of plant and equipment shall be such that any noise therefrom shall not exceed Noise Rating 35 within any neighbouring noise-sensitive premises, with all windows slightly open, when measured and/or calculated and plotted on a Noise Rating curve chart. (The words "between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily" are deleted).

### 183. DEPUTATIONS

In terms of Standing Order 59, the Committee agreed to hear deputations in relation to the following planning applications:

Planning Application No.  
11/01930/FLL  
11/01952/FLL  
13/00097/FLL

Article No.  
184(2)(i)  
184(2)(ii)  
184(2)(iv)

In terms of Standing Order 19, the Committee unanimously agreed to hear the deputations in the order of business.

## **184. APPLICATIONS FOR DETERMINATION**

### **(1) Major Applications**

- (i) **12/00736/AMM – GREENLOANING – Formation of earth bund, landscaping and acoustic fence for residential development (approval of matters specified by conditions (10/01363/IPM) on land to the South of Millhill Drive, Greenloaning – Report 13/132 – R Petrie and Sons**

Mrs A Condliffe, Applications Team Leader, requested that, should the Committee be minded to approve Report 13/132, they agree to the withdrawal of Condition 4 as it had been included as Informative No. 7

#### **Resolved:**

**Grant**, subject to the following conditions:

1. The proposed development must be carried out in accordance with the accompanying approved plans unless provided for by conditions imposed on the planning consent.
2. Within 28 days of the date of this consent, details of the planting specification shall be submitted and agreed in writing by the Council as Planning Authority. Within the first planting season following the erection of the acoustic fence all planting works shall be undertaken to the satisfaction of the Council as Planning Authority.
3. The acoustic barrier must have a minimum mass per unit area of 15 Kg/m<sup>2</sup>; there must be no holes or gaps in the fabric of the barriers, and there must be no gaps between the lower edge of the barriers and the ground. The barrier shall be permanently maintained in this condition to the satisfaction of the Council as Planning Authority.

#### **Justification**

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

#### **Informatives**

1. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person

undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.

2. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for guidance. According to Regulation 38 the notice must be:
  - Displayed in a prominent place at or in the vicinity of the site of the development
  - Readily visible to the public
  - Printed on durable material.
4. The applicant should be advised that in terms of Section 21 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
5. The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
6. The current planning application refers to conditions 3, 6 & 7 of the application in principle (10/1363/IPM). The remaining conditions 1, 2, 4, 5, 8, 9 & 10 require to be adhered to in the further submission of a formal application for the approval of matters required by condition on a planning permission in principle.
7. The applicant is advised to undertake further monitoring of surface water run off from the site and, if necessary, undertake further drainage improvements to ensure surface water from the site is adequately attenuated.

**(2) Local Applications**

**(i) 11/01930/FLL – GLENDEVON – Windfarm extension comprising two additional turbines and ancillary works (Burnfoot Hill) south of the Upper and Lower Glendevon Reservoirs, Glendevon – Report 13/133 – Wind Prospect Developments Limited**

In terms of Standing Order 53, Councillor M Barnacle, one of the local members representing Ward 8, addressed the Committee, and, following his representation, left the Chambers and took no further part in the discussion and debate thereafter.

Ms S Dooley, on behalf of the applicant, and Mr S Dean, on behalf of Friends of the Ochils, objectors to the application, addressed the Committee, and, following their respective representations and subsequent questioning by members of the Committee, withdrew to the public benches.

**Resolved:**

**Grant**, subject to the following conditions:

1. Wind turbine operation is limited to a period of twenty-five years from the Commissioning of the Development. Decommissioning shall be completed no later than whichever is the earlier of the following:
  - (i) two years from the end of the twenty-five year period mentioned in this condition; or
  - (ii) two years from the date on which the Development ceases to supply electricity on a commercial basis to the National Grid.
2. No part of the development hereby authorised shall be commenced until a restoration and aftercare scheme for the site has been submitted by the developer and approved by the Council as Planning Authority. The restoration and aftercare scheme shall set out the principles but not necessarily the details of the means of reinstating the site following the removal of components of the development as specified in the conditions of this permission relating to decommissioning. If restoration does not commence within 10 years of the agreement of this restoration strategy then the Council may request the preparation of a revised restoration strategy for approval by the Council prior to restoration commencing. Two years before the site is due to be restored, the full details of the restoration and aftercare scheme, which shall accord with the broad principles earlier approved, unless otherwise agreed, shall be submitted for the final approval of the Council in consultation with such other parties as the Council deems appropriate. Thereafter the site shall be restored in accordance with the approved

restoration and aftercare scheme. Within one month of completion of the Decommissioning and Restoration Scheme the Council as Planning Authority shall be notified in writing that decommissioning and restoration are complete.

3. At least one month prior to the commencement of site works the following shall be submitted to the Planning Authority:
  - (i) details of an index-linked bond or other financial instrument which will ensure that funds sufficient to meet the cost of implementing the Decommissioning and Restoration Scheme that is to be approved in terms of condition 2 are available to the Developer or the Planning Authority at all times prior to completion of Decommissioning and site restoration; and
  - (ii) confirmation by an independent Chartered Surveyor (whose appointment for this task has been approved by the Planning Authority) that the amount of the bond or financial instrument is sufficient to meet the cost of all Decommissioning and site restoration.

There shall be no Commencement of the Development before such time as the Council as Planning Authority has approved the bond arrangements and documentary evidence has been submitted to the Planning Authority to show that the approved bond or financial instrument is in place.

4. The approved bond or financial instrument shall be maintained throughout the duration of this permission. At five-yearly intervals from the Commencement of the Development an independent review of the approved bond or financial instrument shall be carried out and submitted to the Planning Authority. The Planning Authority may direct that the approved bond or financial instrument be amended if this is necessary to ensure that funds remain sufficient for Decommissioning and site restoration.
5. The turbines hereby approved shall be erected in the positions indicated in Figure 2.2 – Site Layout Volume 3 of the Environmental Statement, save for the ability to vary the indicated position of any turbine by up to 25 m. Variation of greater than 25m in the position of any turbines shall only be permitted with the prior written approval of the Council as Planning Authority.
6. At least two months before the commencement of any site works, a site specific Environmental Management Plan (EMP) (including habitat management plan), must be submitted for the written approval of the Council as Planning Authority, (in consultation with SEPA and SNH),

- incorporating those environmental mitigation commitments set out in the Environmental Statement (s 7.6, 8.7 and 10.4.). All site works shall be carried out in accordance with the approved EMP.
7. No development shall commence until full details of the location, extent, depth, means of working, means of draining and method and timing of restoration of any borrow pit to be used has been submitted to and approved in writing by the Planning Authority.
  8. The blades of the new turbines shall rotate in the same direction when generating electricity and the turbines shall be of the same type and colour finish as those within the existing operational Burnfoot Hill Wind Farm array. The use of logos on turbine blades, towers or nacelles is prohibited unless such sign is required for health and safety or operational reasons.
  9. Turbines shall be fitted with 25 candella omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point, unless otherwise agreed in writing by the Council as Planning Authority, in consultation with Defence Infrastructure Organisation.
  10. Prior to the Commencement of the Development the Developer shall notify the Ministry of Defence, with a copy provided to the Council as Planning Authority, of the following:
    - (i) the date of the Commencement of the Development and the date by which the Developer expects all the turbines to have been erected;
    - (ii) the latitude and longitude of each turbine; and
    - (iii) the maximum height of construction equipment.
  11. Noise arising from this development shall not exceed an  $L_{A90}$ , 10 min of 45 dB at Backhills Farm and 35dB at all other noise sensitive properties in the vicinity at wind speeds not exceeding 10m/s, and measured at a height of 10m above ground at the wind turbine site, all to the satisfaction of the Council as Planning Authority. In the event that audible tones are generated by the wind turbine, a 5dB(A) penalty for tonal noise shall be added to the measured noise levels.
  12. On a formal written request by the Council as Planning Authority, appropriate measurements and assessment of the noise arising from the wind turbines (carried out in accordance with ETSU report for the DTI - The Assessment and Rating of Noise from Wind Farms (ETSU-R-97) shall be submitted for the approval in writing by the Council as Planning Authority.
  13. Prior to the commencement of the development a Traffic Management Plan (TMP) shall be submitted and approved in writing by the Council as Planning Authority.

The TMP shall detail construction traffic routing to and from site; provision of road warning signs; abnormal loads subject to movement orders and escorted onto the site; temporary lighting; road condition monitoring and provision of wheel wash facilities and dust suppression techniques. The approved measures shall be adhered to throughout the construction and decommissioning phases unless otherwise agreed in writing by the Council as Planning Authority.

14. The footpath mitigation measures (RoW TP193 and the reinstatement of bridge at Carsebreck) proposed at sections 5.14 - 6.7 of the submitted Environmental Statement, shall be completed within two years of the commissioning of the turbines, unless an appropriate alternative is agreed in writing by the Council as Planning Authority.
15. No development shall take place until a scheme detailing the protocol for the assessment of any complaints of shadow flicker resulting from the development, including remedial measures, has been submitted to and approved in writing by the Council as Planning Authority. Operation of the turbines shall take place in accordance with the approved protocol.
16. At least two months prior to the commencement of any works, a site specific Peat Management Plan which includes details of the quantities of surplus peat which will be generated by the proposal and how this will be stored, re-used or disposed, should be submitted for the written approval of the Council as Planning Authority (in consultation with SEPA) and all work shall be carried out in accordance with the approved plan.

#### **Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

#### **Procedural Note**

In accordance with Part 7(26) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, the Council's decision on this EIA application is required to be notified to:

- Scottish Ministers;
- All consultees; and
- The public through newspaper announcement.

#### **Informatives**

1. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the

Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.

2. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 38 the notice must be:
  - \* Displayed in a prominent place at or in the vicinity of the site of the development
  - \* Readily visible to the public
  - \* Printed on durable material.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

**(ii) 11/01952/FLL – GLENDEVON – Erection of a Wind Farm and associated works (Frandy Hill) south of the Upper and Lower Glendevon Reservoirs, Glendevon – Report 13/134 – Wind Prospects Development Limited**

In terms of Standing Order 53, Councillor M Barnacle, one of the local members representing Ward 8, addressed the Committee, and following his representation, left the Chambers and took no further part in the discussion and debate thereafter.

Ms S Dooley, on behalf of the applicant, addressed the Committee and, following her representation and subsequent questioning by members of the Committee, withdrew to the public benches.

**Resolved:**

**Refuse**, for the following reasons:

1. Through the siting, size of turbines and prominence, the proposals would have a major adverse impact on existing landscape character and the visual amenity of the existing area. The Council is not satisfied that the energy



- contribution of the proposed turbines would outweigh the significant adverse effects on local environmental quality. Accordingly, the proposal is contrary to National Scottish Planning Policy Guidance (SPP); Policies 2, 3 & 6 of the approved TAYplan 2012; and Policies 1, 2, 3, 5 & 11 of the adopted Strathearn Local Plan; and Policies PM1A; ER1A & ER6 of the proposed Local Development Plan.
2. Through the siting, size of turbines, prominence and visual association with existing and approved windfarms within the locality the proposals would have a major adverse cumulative impact on existing landscape character and visual amenity including impacting adversely on serial views from important transport routes through the area. The Council is not satisfied that the energy contribution of the proposed turbines would outweigh the significant adverse effects on local environmental quality. Accordingly, the proposal is contrary to National Scottish Planning Policy Guidance (SPP), Policies 2, 3 & 6 of the approved TAYplan 2012; and Policies 1, 2, 3, 5 & 11 of the adopted Strathearn Local Plan; and Policies PM1A; ER1A & ER6 of the proposed Local Development Plan.

**Justification:**

The submitted proposal does not accord with the Development Plan and there are no material considerations to justify a departure therefrom.

*FOLLOWING A SHORT ADJOURNMENT, THE COMMITTEE RECONVENED.*

- (iii) **13/00082/FLL – PERTH – Change of use, alterations and extension of offices (class 4) to hotel, restaurant and bar (class 7), formation of 1-3 mixed use units (classes 1,2 and 3) at 1-21 Mill Street, Perth – Report 13/135 – Deanway Muir Limited and Premier Inn Hotels Limited**

**Resolved:**

**Grant**, subject to the following conditions:

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.
2. All service deliveries to the hotel should enter the site from Blackfriars Wynd to the rear of the site. No deliveries are permitted from Mill Street.
3. No part of the development shall be occupied until a Travel Plan (TP), aimed to encourage more sustainable means of travel, has been submitted and approved in writing by the Council. The TP will have particular regard to provision for walking, cycling and public transport

access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan. This Travel Plan shall be based upon the Draft Travel Plan submitted to the Council on 25 February 2013.

4. All plant or equipment, including any ventilation system, associated with the operation of the commercial areas shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring noise-sensitive premises, with all windows slightly open, when measured and/ or calculated and plotted on a Noise Rating curve chart.
5. An effective ventilation system commensurate with the nature and scale of cooking to be undertaken shall be installed, operated and maintained such that cooking odours are not exhausted into or escape into any neighbouring dwellings.
6. No music amplified or otherwise shall be permitted outside the premises and efforts must be made to minimise the impact of such noise from inside the premises.
7. The hours for deliveries shall be restricted to 06.30 to 18.30 hours Monday to Sundays unless otherwise agreed in writing with the Planning Authority.
8. Development should not begin until a scheme to deal with the contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain proposals to deal with the contamination to include:
  - I. the nature, extent and type(s) of contamination on the site
  - II. measures to treat/remove contamination to ensure the site is fit for the use proposed
  - III. measures to deal with contamination during construction works
  - IV. condition of the site on completion of decontamination measuresBefore any unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority. Verification that the schemes proposals have been fully implemented must also be submitted to the Planning Authority.
9. Prior to the application of paint to any windows, full details of the proposed paint colour shall be submitted for the written approval of the Planning Authority. The details, as agreed, shall be implemented as part of the site development.

10. All proposed replacement timber windows shall match the existing in terms of design, astragal pattern and opening method to the satisfaction of the Council as Planning Authority.
11. Prior to the replacement of any windows in the 1930s extension full details of the proposed replacement windows shall be submitted for the written approval of the Planning Authority. The details, as approved, shall be implemented as part of the site development.
12. Prior to the removal of the existing plant area within the roof space at the western end of the north elevation a detailed plan shall be submitted for the written approval of the Planning Authority to indicate the provision of swift nest boxes to provide a nesting area for the existing swift colony in the building. The nest boxes shall be put in place prior to the removal of the existing plant area and maintained in perpetuity.

#### **Justification**

The proposal is considered to comply with the Development Plan and there are no other material considerations that would justify a departure therefrom.

#### **Informatives**

1. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

- (iv) **13/00097/FLL – BLAIRGOWRIE – Modification of existing consent (10/02127/FLL) – Removal of condition 6 which stated that all the lodges have been approved as holiday accommodation only at Altamount House Hotel, Coupar Angus Road, Blairgowrie – Report 13/136 – Strathblair Limited**

Mr R McIntosh, applicant, addressed the Committee, and, following is representation, withdrew to the public benches.

**Resolved:**

**Refuse**, for the following reason:

1. As the 'as built' layout will result in an unacceptable level of residential amenity for future occupiers (in terms of lack of private amenity space and the potential for direct overlooking and loss of privacy to occur), the proposed use of the lodges as main stream 'dwellings' would be contrary to the aims of Policy 56 of the Eastern Area Local Plan 1998 which seeks to protect residential amenity.

**Justification**

The proposal is considered to be contrary to the Development Plan and there are no material reasons which justify approving the planning application.

**(3) Applications with Council Interest**

- (i) **12/02186/FLL – KINROSS – Formation of access road, surface water drainage and associated landscaping at Clashburn Road, Kinross – Report 13/137 – Perth and Kinross Council**

**Resolved:**

**Grant**, subject to the following conditions:

1. The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.
2. Storm water drainage from all new paved surfaces including the new road, shall be disposed of by means of suitable sustainable urban drainage systems to meet the requirements of best management practices.
3. Prior to the commencement of site works, details of road lighting along the new access road shall have been submitted to and approved in writing by the Council as Planning Authority. The approved lighting scheme shall thereafter be implemented with those details.

### **Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 38 of the Development Management Procedure (Scotland) Regulations 2008. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for guidance. According to Regulation 38 the notice must be:
  - Displayed in a prominent place at or in the vicinity of the site of the development
  - Readily visible to the public
  - Printed on durable material.

*COUNCILLOR A GAUNT LEFT THE CHAMBERS AT THIS POINT.*

- (ii) **13/00074/FLL – AUCHTERARDER – Erection of a Structure for Floral Display in the Public Park, 25 Metres South West of the Junction of St Margaret's Drive and Western Road/Townhead, Auchterarder – Report 13/138 – Auchterarder Bloom Association**

### **Resolved:**

**Grant**, subject to the following condition:

1. The proposed development must be carried out in accordance with the approved plans, unless otherwise

provided for by conditions imposed on the planning consent.

### **Justification**

The proposal is considered to comply with the Development Plan and there are no other material considerations which would justify a departure therefrom.

### **Informatives**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.

*COUNCILLOR A GAUNT RETURNED TO THE CHAMBERS AT THIS POINT.*

- (iii) **13/00199/FLL – ABERFELDY – Change use of public open space to private garden ground, alterations to boundary fences/walls and extension to dwellinghouse at No. 3 Churchill Court, Aberfeldy – Report 13/139 – Mr and Mrs T MacDougall**

### **Resolved:**

**Grant**, subject to the following condition:

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

### **Justification**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. No work shall be commenced until an application for building warrant has been submitted and approved.

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