

Perth and Kinross Council  
Development Management Committee – 12 May 2015  
Report of Handling by Development Quality Manager

**Erection of a pavilion and formation of tennis courts at Land 50 Metres South East Of Blairgowrie And District Rifle Club, Coupar Angus Road, Blairgowrie**

Ref. No: 15/00037/FLL

Ward No: 3 - Blairgowrie & Glens

**Summary**

This report recommends approval of a detailed planning application for the erection of a new tennis pavilion, the formation of 5 all-weather tennis courts with associated perimeter fencing and floodlighting columns and the erection of a practice 'hitting' wall at the eastern end of the JJ Coupar Recreation Ground in Blairgowrie as the proposal is considered to comply with the relevant provisions of the Development Plan.

**BACKGROUND AND DESCRIPTION**

- 1 This planning application seeks to obtain a detailed planning permission for the erection of a single storey tennis pavilion, the formation of 5 all-weather tennis courts with new perimeter fencing surrounding the new courts, floodlighting facilities for all 5 courts and a practice 'hitting' wall on land at the eastern end of the JJ Coupar Recreation Ground in Blairgowrie.
- 2 The JJ Coupar Recreation Ground is an existing sports ground which is located outside the town centre of Blairgowrie adjacent to Coupar Angus Road and is used by a number of local sporting groups such as the cricket, hockey and rugby clubs. The area subject of this planning application covers land which is a combination of an unkempt area of the sports ground as well as a small section of the main playing surface. To the west of the application site is the main section of the sports ground, whilst to the south and east the site is adjacent to existing residential properties. To the north of the site there are two existing, single storey pavilion buildings.
- 3 Whilst the application site boundaries is adjacent to residential properties to the east and south, the actual tennis courts and pavilion are to be located away from the site's boundaries and would be separated from the outer boundaries by small buffers of land ranging in width. Along the eastern side of the courts, the buffer area ranges in width between from approx. 7m up to approx. 19m whilst along the southern side the buffer space is approx. 7m in width.
- 4 The proposed new pavilion is to be linear in its footprint measuring approx. 20m in its length (east to west) and approx. 10m in its width and is to be sited near to one of the existing pavilions. The new pavilion would have a pitched, tiled roof with a timber finish to its external walls. The 5 new tennis courts are to be located to the south of the proposed pavilion in a 2 court - 3 court layout, with the 3 courts aligned together (east to west) at the southern end of the site and the 2 courts aligned together (also east to west) located to the front (south) of

the new pavilion. A 3m high hitting wall is to be incorporated within a 17m section of the southern boundary fencing. The new perimeter fencing surrounding the courts is to be 3m high and comprises mesh panels that are to be pre-coloured green. All of the tennis courts, their associated 'run off' areas, floodlighting specification and perimeter fencing are to be to LTA competition/tournament standards. Vehicular access to the site would be via the existing surfaced access which already provides a safe access to the two existing pavilions. 8 dedicated parking spaces for tennis users are proposed as part of this development.

- 5 The proposed new facilities are to replace the tennis club's 3 existing courts and associated pavilion which are located nearby on the other side of Coupar Angus Road. The existing courts have a blaes surface which is notoriously prone to flooding which significantly limits court use during the winter months and during wet weather at other times of the year. In addition to this, the restrictive 'run off' spaces surrounding the existing courts are not to competition/tournament standards which would prevent the tennis club from hosting local, regional or national LTA endorsed events.

## **NATIONAL POLICY AND GUIDANCE**

- 6 The Scottish Government expresses its planning policies through the National Planning Frameworks, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars. Of specific relevance to this planning application are,

### **The Scottish Planning Policy 2014**

- 7 The Scottish Planning Policy (SPP) was published in June 2014 and sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
  - the preparation of development plans;
  - the design of development, from initial concept through to delivery; and
  - the determination of planning applications and appeals.
- 8 Of specific relevance to this planning application is the text contained within paragraph 226. This paragraph states that when an existing outdoor sports facility would be lost it should *'be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area'*
- 9 The following Planning Advice Note (PANs) are also applicable to the proposal:
  - PAN 1/2011 - Planning and Noise

## **DEVELOPMENT PLAN**

- 10 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012**

- 11 Whilst there are no specific strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2014**

- 12 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance. The site is located within the settlement boundary of Blairgowrie within an area identified as being an existing sports pitch. In addition to this, the surrounding areas are identified as being residential with compatible uses.
- 13 To this end, the following LDP policies are directly applicable to this proposal:

#### **Policy CF1A - Space Retention and Provision**

- 14 Development proposals resulting in the loss of Sports Pitches, Parks and Open Space which are of recreational or amenity value will not be permitted, except in circumstances where one or more of the criteria set out apply. Policy CF1A also states that the facility which would be lost must be replaced by a new facility of comparable or greater benefit to the local area and in a location which is convenient for its users, or by the upgrading of the existing provision to provide a better quality facility either within the same site, or at another location which is also convenient for its users.

#### **Policy RD1 - Residential Areas**

- 15 Residential amenity will be protected and where possible, improved.

#### **Policy PM1A - Placemaking**

- 16 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

#### **Policy EP5- Nuisance from Artificial Light and Light Pollution**

- 17 The Council's priority will be to prevent a statutory nuisance from occurring first and foremost. Consent will not be granted for proposals where the lighting

would result in obtrusive and/or intrusive effects. Proposed lighting equipment should comply with current standards, including approved design standards. The Council may secure the regulation of lighting installations and their maintenance through the use of conditions attached to the granting of planning permission.

### **Policy EP8 - Noise Pollution**

- 18 There is a presumption against the siting of proposals which would generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

### **OTHER COUNCIL POLICIES**

- 19 None specifically relevant to this proposal.

### **SITE HISTORY**

- 20 A planning in principle application for the formation of new tennis courts and the erection of a new pavilion (08/01657/IPL) was approved by the Development Management Committee in December 2009 (Report 09/590 refers), however that consent has since expired without being progressed further. This planning application relates largely to the same area which previously benefited from the 2008 planning in principle consent.

### **CONSULTATIONS**

#### **External**

- 21 **SportScotland** – Have made no specific comment.
- 22 **Blairstown & Rattray Community Council** – Offers support for the proposal, however they have raised some concerns regarding the impact that the proposal would have on existing residential amenity and wish the Council to fully consider noise and light nuisance as part of its assessment of the proposal.
- 23 **Spittalfield and District Community Council** – Offer support for the proposal on the grounds that the new facility would be used by members of local community which the Community Council represents.

#### **Internal**

- 24 **Transport Planning** - No objection to proposal in terms of off street parking provision and vehicular access details.
- 25 **Environmental Health** - Subject to appropriate conditions, they have no objection to the proposal in terms of noise nuisance and light pollution in relation to the use of the courts, the use of the pavilion, the lighting of the courts or the hitting wall.

## REPRESENTATIONS

- 26 46 letters of representation have been received of which 11 are objecting to the proposal and 35 are offering support.
- 27 The main issues raised within the objections are:
- The proposal is contrary to the Local Development Plan 2014
  - Impact on residential amenity
  - Impact on visual amenity
  - Loss of open space
  - Increased traffic on local roads leading to road safety issues
  - Inadequate parking provision leading to parking issues off site
  - Drainage arrangements
  - Lack of a Noise Impact Assessment
- 28 These issues are addressed in the appraisal section of this report.
- 29 In terms of the letters of support, the majority of the support letters raise the fact that the tennis club's existing courts are not fit for purpose and that the proposal would provide a new, fit for purpose modern facility which would benefit not only the local tennis club and its members but the whole local community.
- 30 In addition to the 46 letters of representation, two separate representations have been received from the Blairgowrie and Rattray Community Council and the Spittalfield and District Community Council both supporting the proposal.

## ADDITIONAL STATEMENTS

31

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact	Background information on noise and lighting submitted.

## APPRAISAL

- 32 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 33 The Development Plan for the area comprises the approved Tay Plan 2012 and the adopted Perth and Kinross Local Development Plan 2014 (LDP).

## Policy

- 34 In terms of land use policy issues, the key land use policies are contained within the LDP. Within that plan, the site lies within the settlement boundary of Blairgowrie within an area which has been identified as an existing sports pitch / area of open space where *Policy CF1A* is directly applicable. This policy states that existing sports pitches and areas of open space have a high value to the local community for recreational and amenity purposes and that new development proposals which would result in the loss of these areas will not be permitted, except in certain circumstances. In the case of proposals involving the loss of a recreational facility, *Policy CF1A* states that any facility which would be lost must be replaced by a new facility of comparable or greater benefit to the local area and in a location which is convenient for its users, or by the upgrading of the existing provision to provide a better quality facility either within the same site, or at another location which is also convenient for its users.
- 35 The land surrounding the site has been identified within the LDP as being residential with compatible uses where *Policies RD1* and *Policy PM1A* of the LDP are directly applicable. Both seek to ensure that all new developments do not have an adverse impact on the existing environment, which includes the impact on existing residential and visual amenity.
- 36 In addition to these land use policies, *Policies EP5 and EP8* of the LDP seek to ensure that new developments which may generate noise and light pollution do not adversely affect sensitive, adjacent land uses.
- 37 For reasons stated below, subject to appropriate details being finalised and restrictive conditions being attached to any formal consent, I consider the proposal to be consistent with all the aforementioned policies.

## Land Use

- 38 In terms of land use issues, there are two key considerations. The first is whether or not the proposal is acceptable in terms of the requirements of *Policy CF1A* of the LDP and secondly, whether or not the proposal is compatible with the adjacent residential use.
- 39 The proposal is essentially for the replacement of an off-site, existing recreational facility with a new, fit for purpose modern facility within an area which has been identified as an existing sports pitch / area of open space within the LDP. By relocating the existing tennis courts to the JJ Coupar Recreational Ground, this proposal would essentially be providing a better quality facility than presently exists on the eastern section of the ground and would bring an area of unkempt ground within the sports pitch area into a more meaningful use. To this end, I consider the principle of the proposal to align itself positively with the requirements and aspirations of *Policy CF1A* of the LDP.
- 40 Whilst I note that within the representations a number of concerns have been raised regarding the potential for the proposal to result in an increase in usage

and intensity of the eastern part of sports ground, bearing in mind what is proposed, it would be extremely disappointing if the proposal did not result in an increased usage of the area. The main purpose of this proposal is to create a quality, performance tennis facility which would allow for outdoor tennis activities to occur for 12 months of the year, which is simply not possible with the tennis club existing blaes courts - which are prone to waterlogging that makes them unplayable for a number of weeks, if not months during the year.

- 41 However, it is important to note that the usage of this part of the JJ Coupar Recreation Park is not restricted by the terms of any historic planning permission and whilst the combination of part of the site not being in active use and the lack of existing lighting at the eastern end of the ground does influence the current level of usage/activity, there is not any formal (planning) restrictions on the level of activity or type of sporting use that can occur at the eastern side of the ground.
- 42 In terms of the loss of open space/sports pitch for the pavilion and car parking structures, the area of ground which the proposed pavilion and car parking are to be located on is only a small section of land and would not be on land which is currently used for formal sporting activities. However, whilst this area would be permanently lost as an area of the sports pitch / open space, the area which would be lost is nevertheless a very small section of the overall space associated with the JJ Coupar Ground and its loss would not in my opinion affect the integrity of the area. It also needs to be taken into account that the proposed pavilion and parking are directly linked to an improved recreational facility being introduced and is not simply a new, stand-alone pavilion and parking area. To this end, I consider the proposal to be consistent with the aims and objectives of *Policy CF1A* of the LDP.
- 43 In terms of the compatibility with existing uses, again it should be noted that it is the view of the Council that the proposed use of the land is not changing from its current use. Whilst the usage of the area may increase due to the creation of formal tennis courts and also the introduction of floodlighting, at the present time there is no restriction on the level of recreational activity which can occur on the area. If the Trust which runs the ground wished to bring the unkempt area of land into a more formal use they could do so without the need for planning permission providing that the works involved did not include engineering operations. It has been raised within the representations that increased noise levels, longer hours of operation and the introduction of light pollution would collectively have an adverse impact on the residential amenity of adjacent residential properties and I note that particular concerns have been raised regarding the proposed hitting wall.
- 44 As part of the previous planning application a noise impact assessment was carried out by a recognised consultant and that assessment is still considered to be valid and relevant. My colleagues in Environmental Health have fully considered this assessment (as well as the submitted light spillage report) and are of the view that in terms of noise nuisance and light pollution, subject to appropriately worded restrictive conditions being attached to any permission there should be no adverse impact on the residential amenity which is presently

enjoyed by neighbouring properties. I note the concerns within the representations which consider the proposal to be too close to existing dwellings, however the distances involved meet with the Council's standards and also Environmental Health standards.

- 45 To this end, I consider the proposal and any additional level of activity which it may bring to be compatible with the existing (surrounding) land uses.

### **Noise Impact**

- 46 Within the representations, the majority of the concerns raised by local residents are focused on noise issues and the impact that noise nuisance may have on their existing residential amenity. As stated previously, part of the application site is an area already in use as an active sports field whilst the remainder of the site, whilst not being in active use is essentially part of the wider sports ground. However, whilst the planning system cannot tackle any existing noise issues associated with this site and its existing use, it can control future noise via the terms of this permission by limiting operation hours and asking for an acoustic fence to be erected along the southern and eastern boundaries. Subject to these matters, my colleagues in Environmental Health have no objection to the proposal in terms of noise issues and I have no reason to offer a different view.
- 47 I note that within the representations some concerns have been raised that a new, updated noise impact assessment has not been carried out. As part of the previous planning permission, the applicant commissioned a noise impact assessment to be carried out by a suitability qualified consultant and this assessment (and its recommendations) has been relied upon for this detailed proposal. Whilst the report is from 2008, its content is still relevant in terms of current noise standards and to this end, I consider the assessment to be acceptable as background information and this view is shared by my Environmental Health colleagues.

### **Light Pollution**

- 48 In terms of light pollution any floodlighting would have to conform to the Council's standards in terms of light spillages, brightness and operation times. Whilst the introduction of light would inevitably change the appearance of the site during some evenings when the facility is in use, my colleagues in Environmental Health are content that floodlights have been positioned, designed and can be time restricted in such a way that the residential amenity of adjacent, existing residential properties would not be compromised to an unacceptable degree.

### **Hours of Operation**

- 49 As stated previously, the site is presently located within an existing sports field and there is an existing interaction between the use of the area (for sports) and the adjacent residential properties which is largely limited to the hours of daylight – the extent of which would obviously vary throughout the year. This interaction is also linked to some degree to the ability to use the area of ground



which is currently in an unkempt condition. The proposed floodlighting and the introduction of the new courts would result in an increase in usage which the Council has a duty to control. Whilst the Council is supportive of proposals which promote health and physical activities, it still has a responsibility to ensure that any new or additional provision is not to the detriment to existing, neighbouring residents.

- 50 In order to address some of the concerns a restriction on the use of the floodlights is recommended to restrict the daily hours of operation to between 9am-10pm, with the use of floodlighting outwith these times not permitted. Environmental Health have confirmed that they consider these times suitable for this area and they would be comparable to other restrictions imposed on other outdoor uses which are located adjacent to noise sensitive receptors.

### **Roads and Access Issues**

- 51 Within the letters of representation concerns have been raised that the level of off street parking is insufficient and that the parking need associated with the new facility would overspill onto neighbouring streets, which in turn could result in parking issues and road safety issues. The proposal is to utilise the existing private access from Coupar Angus Road which my Transport Planning colleagues have confirmed is adequate for the anticipated usage generated by this development. Only 8 dedicated parking spaces are shown to be included as part of the new proposals, but there is availability of significant areas of informal parking in and around the site which users can use and then access the courts by foot. To this end, I have no concerns regarding access or parking provision matters and this view is supported by the Transport Planner.
- 52 In terms of sustainability issues, the lack of cycle stands shown in the submitted plans is noted. It is therefore recommended that at least 6 cycle stands are provided within the site and this should be confirmed (and locations agreed) prior to any works commencing on site.

### **Visual Impact**

- 53 Within the letters of representation concerns have been raised that the proposal, in particular the perimeter fencing and floodlighting columns would have a negative impact on the visual amenity of the area. The site at present is open and the introduction of new fencing and lighting columns would change the appearance of the area to some degree. However, in this location (and bearing in mind what the fencing and lighting columns are for) I do not consider the introduction of these structures to have a negative impact on the visual amenity of the area. Part of the southern perimeter boundary is to be incorporated into a practice 'hitting' wall. A 3m high wall over a length of 17m does have the potential to be visually obtrusive particularly and could have an adverse impact on the visual amenity enjoyed by the residents which neighbour the site to the south. To this end, further detail regarding the 'hitting' wall and also details regarding potential landscaping within the buffer area between the courts and the site's boundary will be submitted to the Council for further approval.

### **Impact on Existing Hedges**

- 54 The existing hedges along the eastern and southern boundaries of the site are proposed to be retained as part of the proposal and will be protected during the course of construction.

### **Drainage/ Water Supplies**

- 55 The foul drainage will eventually be connected to the public drainage system and a water connection will be made to the public supply. However, there is a possibility that for a short period of time temporary portable measures would be required until such time as permanent arrangements can be secured and delivered. This arrangement is not uncommon, however to ensure that the temporary foul water and water supplies are acceptable to the Council, precise details of these shall be submitted for approval by the Council prior to any works commencing on site. In terms of surface water drainage, the ground drainage system associated with the new courts would drain the courts of surface water via a private system.

### **Archaeology Issues**

- 56 An archaeology condition was attached to the 2008 planning in principle consent, which required an investigative survey to be carried out. An archaeology survey of the site was carried out in 2010 which found no items of any interest on the site. There is therefore not any requirement for any further surveys required in relation to underground archaeology.

### **Impact on Existing users**

- 57 Whilst the part of the development would be on the main playing surface of the JJ Coupar Recreational Ground, it is my understanding that the loss of the small area of playing surface (as grass) would not impact on the functionality of the area for rugby, hockey or cricket. I am also conscious of the fact that the Trust which owns the ground would inevitably have taken on board issues over compatibility with other sports prior to working with the tennis club on this project.

### **Economic Impact**

- 58 Whilst the tennis club may benefit from a small financial return by public use, this income is unlikely to be significant and would not have a significant impact on the local economy – either positively or negatively. The principal impact that this facility would bring is improved recreational facilities for both the local tennis community and the wider community, which is not necessarily linked to the local economy.

### **LEGAL AGREEMENTS**

- 59 None required.

## **DIRECTION BY SCOTTISH MINISTERS**

- 60 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 61 The proposal is in accordance with the relevant land use policies contained in the Local Development Plan 2014. Whilst I note the proposal has attracted some representations from local residents objecting to the proposal, this proposal is ultimately for improvement of an existing recreational facility to a standard which would offer a modern, fit for purpose outdoor facility not only for the use by the local Tennis Club but also for the wider local community of Blairgowrie. The level of support received clearly shows that there is a strong local support for this proposal. The key issues which have been raised within the representations relate to amenity issues that are centred on noise, hours of operation and light pollution which are all matters which I am confident can be fully controlled and enforced by suitable conditions.

## **RECOMMENDATION**

### **A Approve the application 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.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 A close boarded timber fence constructed of double skinned 25mm thick boards, (as specified in the Environmental Assessment Report, Report No.09/1628, dated 9 October 2009 prepared by IW Kellie), shall be erected to the south and east side of the courts. The fence should be not less than 2m in height and in any case built to obscure direct line of sight from the ground floor windows of the adjacent properties as specified in the report. Prior to the commencement of any works on site, precise details of the location and specification of the fence shall be submitted for the approval in writing by the Council as Planning Authority, and shall thereafter be implemented in full prior to the use of the courts commencing, all to the satisfaction of the Council as Planning Authority.

Reason – In order to protect existing residential amenity.

- 3 No amplified music shall be permitted outside the pavilion at any times.

Reason – In order to protect existing residential amenity.

- 4 All external lighting must be installed and shall be sufficiently screened and aligned to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised, all to the satisfaction of the Council as Planning Authority.

Reason – In order to protect existing residential amenity.

- 5 The hours of operation of any external floodlighting shall be restricted to between 09:00 and 22:00 hours only.

Reason – In order to protect existing residential amenity.

- 6 All plant or equipment (including any ventilation system) shall be acoustically enclosed to attenuate sound therefrom, such that it does not exceed Noise Rating 30 between 07.00 and 23.00 hours, or Noise Rating 20 between 23.00 and 07.00 hours, within any neighbouring noise-sensitive property with windows slightly open, when measured and/or calculated and plotted on a noise rating curve chart, all to the satisfaction of the Council as Planning Authority.

Reason – In order to protect existing residential amenity.

- 7 The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that any impact or airborne noise from the normal operations and/ or amplified music within the application premises does not constitute a statutory nuisance in any neighbouring/nearby residential property, as determined by the Council as Planning Authority.

Reason – In order to protect existing residential amenity.

- 8 Prior to the use of the tennis courts, secure parking for a minimum of six bicycles must be provided. Prior to the commencement of the development precise details of the parking facilities shall be submitted for the approval in writing by the Council as Planning Authority. The approved details must be implemented in full (prior to the tennis courts being brought into use), all to the satisfaction of the Council as Planning Authority.

Reason – In order to protect existing residential amenity.

- 9 Prior to the commencement of any works on site, precise details of all the proposed (temporary and permanent) foul drainage arrangements and sources of water supplies shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full prior to the use of the pavilion commencing, to the satisfaction of the Council as Planning Authority.

Reason – In order to ensure the site is adequately drained and serviced with an acceptable water supply.

- 10 The existing hedging along the eastern and southern boundaries shall be retained and adequately protected during the course of construction by stout fencing, all to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting the existing visual amenity of the area.

- 11 Prior to the commencement of any works on site, precise details of the proposed landscaping around the perimeter fencing shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full within the agreed timescales and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting the existing visual amenity of the area.

- 12 Prior to the commencement of any works on site, precise details of the external finishes of the 'hitting' wall shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in full prior to the use of the courts commencing, all to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting the existing visual amenity of the area.

- 13 Prior to the commencement of any works on site, precise details of the external finishes of the lighting columns shall be submitted for the approval in writing by the Council as Planning Authority. The approved details shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason – In the interest of protecting the existing visual amenity of the area.

## **B JUSTIFICATION**

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

## **C PROCEDURAL NOTES**

None applicable.

## **D 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 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 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.
- 5 No works shall commence until such time as a building warrant has been granted.

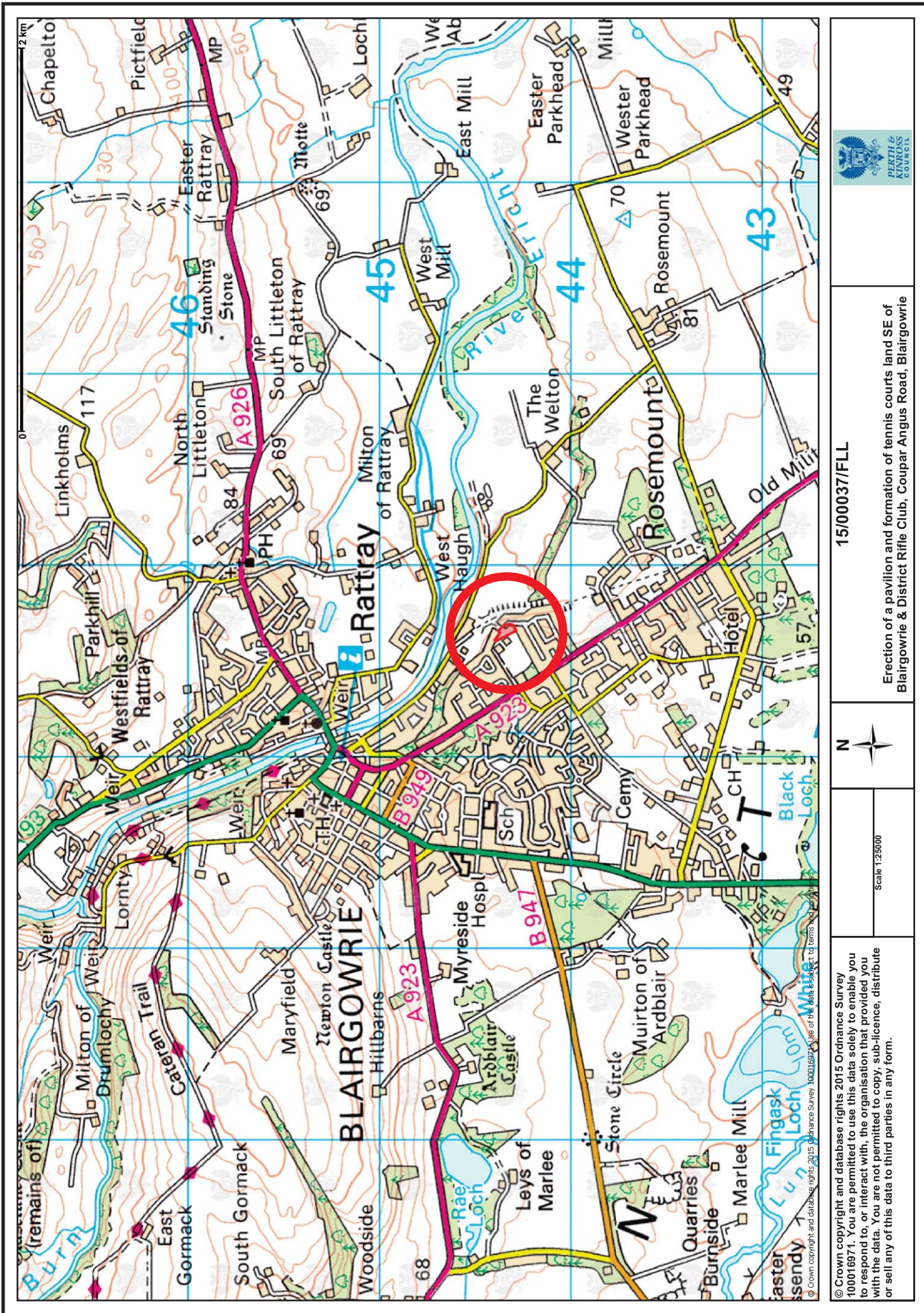
Background Papers: 46 letters of representations.  
Contact Officer: Andy Baxter – Ext 75339  
Date: 28 April 2015

**Nick Brian**  
**Development Quality Manager**

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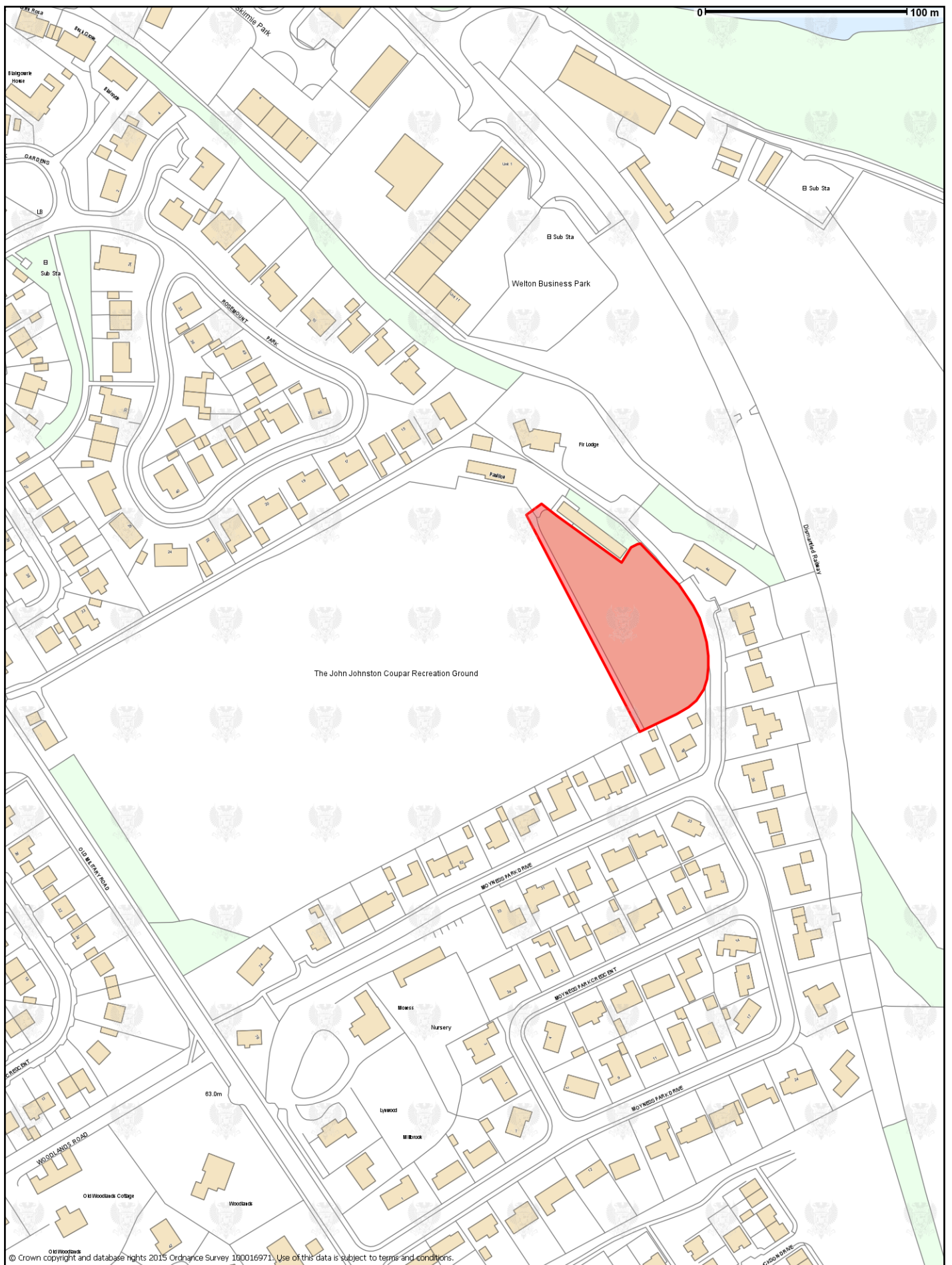
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Erection of a pavilion and formation of tennis courts land SE of Blairgowrie & District Rifle Club, Coupur Angus Road, Blairgowrie



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15/00037/FLL

Erection of a pavilion and formation of tennis courts land SE of Blairgowrie & District Rifle Club, Coupar Angus Road, Blairgowrie

