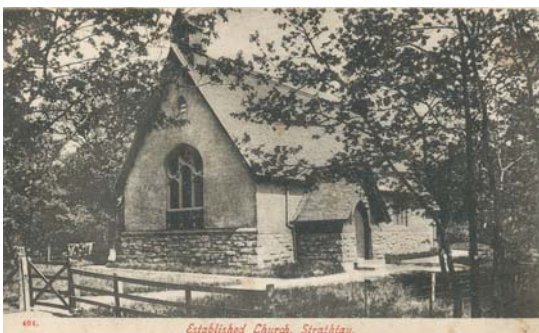


Grandtully & Strathtay Conservation Area Appraisal



Established Church, Strathtay.



Macnaughtans Stores, Grandtully



September 2008

The Environment
Service

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INTRODUCTION, PURPOSE AND JUSTIFICATION

Conservation Areas

1.1 Conservation Areas are crucial to the conservation of our built environment. There are over 600 Conservation Areas in Scotland. They contain groups of buildings extending over areas of a village or town and can also include public parks, woods and historic land. To safeguard them for the enjoyment and benefit of future generations any new development should preserve or enhance their varied character. The local planning authority is required to determine which parts of its area are of special architectural and/or historic interest. It may propose and designate these as Conservation Areas. The public will be consulted on any proposal to designate Conservation Areas or change their boundaries.

1.2 Conservation Areas must be safeguarded and enhanced. This is defined through:

- Defining the character that merits protection, including the space between buildings;
- Use of appropriate controls over development, demolition and advertising;
- Financial assistance, where appropriate, for works of repair and restoration;
- Protection of trees;
- Interpretation schemes, through leaflets or exhibitions;
- The implementation of enhancement schemes based upon a conservation area appraisal.

1.3 Designation as a Conservation Area does not place a ban upon all new development within its boundaries. However new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or visual quality of the area. New development should also positively enhance the area through good design rather than just create a neutral effect.

Reason for Conservation Area designation

2.1 The principle of a Conservation Area designation has already been established through the Local Plan consultation process. The Highland Area Local Plan indicates that the Council will designate a Conservation Area in Grandtully/Strathhtay. The Council will also investigate and progress, where appropriate, enhancement schemes for the area.

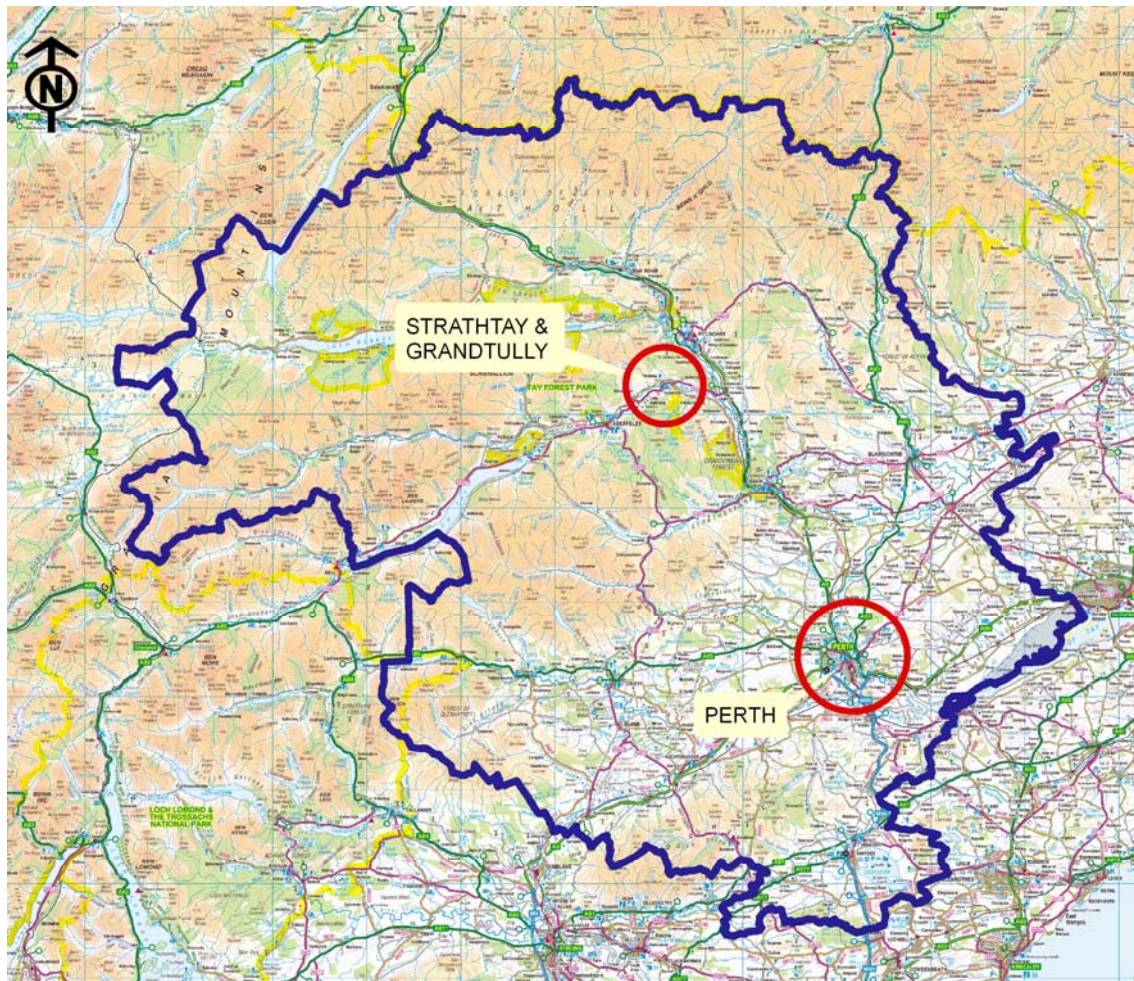
2.2 Local Plan policy indicates that, within the Conservation Area, new development will only be acceptable when it is compatible with the character and density of the surrounding area and it does not result in the loss of any significant trees.

Purpose of the Conservation Area Appraisal

2.3 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan. The appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area.

2.4 Appraisals also assist development control and management. They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a Conservation Area's special interest has been clearly defined and published in an appraisal then this definition will help those thinking to invest in the area and can be used to guide the form and content of new development.

Map 1: Location of Grandtully & Strathtay within Perth & Kinross Council boundary



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CONTEXT AND SURVEY

Location, History and Development

3.1 Strathtay and Grandtully are located in the heart of Highland Perthshire in the Tay valley, six miles to the north-east of Aberfeldy. Strathtay Village lies in the foothills on the north side of the River Tay, sitting below Pitcastle Estate. The village stretches from the Tulliepowrie burn in the east to Findynate in the west. At these points the northern backdrop of the estate hills fall to meet the river. The fast flowing Tay runs under the narrow bridge which links neighbouring Grandtully on the south bank. The settlement of Grandtully (pronounced 'Grantly') is situated adjacent to Little Ballinluig on the main road to Aberfeldy (the A827). Grandtully Castle to the west, a former stronghold of the Stewarts, dates from the 15th Century with later additions. The lands of Grandtully (Gran-Tulloch: 'Hilloch of Grain') were held in the 14th Century by Sir John Stewart, Lord of Innermeath and Lorn, a descendant of Alexander, lord high steward of Scotland.

3.2 By the 1700's people were moving into this part of the Tay valley and the original 'Strathtay' covered a wider area with a number of scattered hill settlements. The original settlement was at the east of the village at Tullypourie burn where remains of an old meal mill and witches stones can still be seen. A monastery and nunnery existed in the 18th Century on a site near the present day Church of the Holy Cross (now under private ownership). This former Episcopal church was donated to the Roman Catholic Church by the Steuarts of Ballechin and opened for worship in 1876. There are generations of Steuarts in the graveyard here dating back to the 1700's. By 1800 The Gushat, formerly a foundry, had become the village shop. The area of the village around the

Gushat was originally known as Inver. There was a ferry crossing over to Grandtully Mill, which milled oatmeal, from a small beach directly below Dundarave.



The Gushat, Strathtay



The bridge, crossing the River Tay

3.3 The coming of the railway and improvements to the roads provided travellers from urban centres in the south with the opportunity to visit this attractive and scenic area of Perthshire. A railway station was built in Grandtully and opened in 1865. The road bridge over the Tay was built in 1869, providing an important link between Grandtully village (with its, then, new station), Strathtay village and Ballinluig. Until this bridge was built the only method of crossing the River Tay between Dunkeld and Aberfeldy was by ferry. The bridge trusses are of riveted wrought-iron construction. It now has an three ton weight limit, but when first built it was considered strong enough to carry a 16 ton traction engine, which was the heaviest vehicle on the roads at that time.

3.4 The villages of Strathtay and Grandtully as seen today are relatively recent and only a few houses would have shown on Victorian maps of around 150 years ago. In the latter half of the 19th Century several merchants, businessmen and jute barons from Dundee built large villas as holiday residences or second-homes adjacent to the north banks of the Tay. A whole village was soon formed and named Strathtay, a name which actually refers to the entire river valley. Above Strathtay are the mansion houses of Findynate and Pitcastle which were both rebuilt on much older foundations. Some villas were also built in Grandtully between the main road and the railway station, including a hotel. Under the old Scots Superior feudal system land was feud from the local estate with conditions restricting what could be built. Generally, single substantial stone villas on substantial plots were required with the need to uphold and maintain the property and grounds in good repair. The villages developed rapidly in this controlled manner during the Victorian age.

3.5 As well as The Gushat further general provision shops developed at what is now the Strathtay Stores and Post Office and in Grandtully beside the Grandtully Hotel. The Grandtully shop was extended to include a drapers and hardware store. There was also a sweet shop for a time at Ardynach in Strathtay.



**Right:
Grandtully
Shop & P.O
date unknown**

**Left:
Hardware
store, date
unknown**





Left: Strathtay Stores in the 1970's
Below: Same shop today

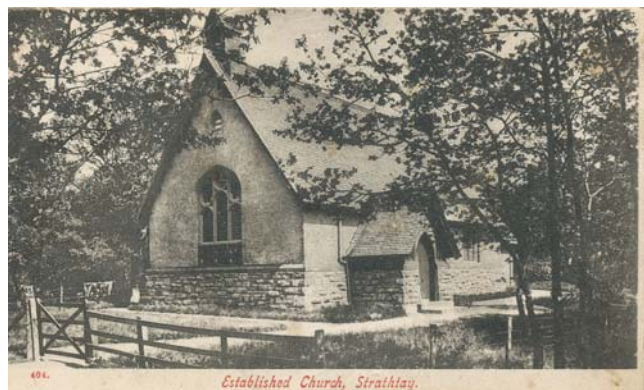


3.6 St Andrews Episcopal Church, opposite the present day Strathtay village shop and post office, was the first church in the two villages to be established. In 1876 the church was built of corrugated iron, a material much used for public buildings throughout the Highlands in the 19th Century. A stone chancel was added in 1888 and the iron structure was replaced by the present nave of Victorian Gothic design in 1919. The original rectory was at Aros which is now a private house.

3.7 Opposite the main entrance to Pitcastle is the Strathtay Parish Kirk. This was originally established in 1899 by the Church of Scotland as a Mission Church to serve the spiritual needs of the growing population. The minister is accommodated at Strathtay Manse in the centre of the village, originally the Free Church Manse. The United Free Church was situated in the east of Strathtay Village, built in 1842 at a cost of £80. It was demolished in 1954 and a private art studio building now stands on the site.



Episcopal Church, present day



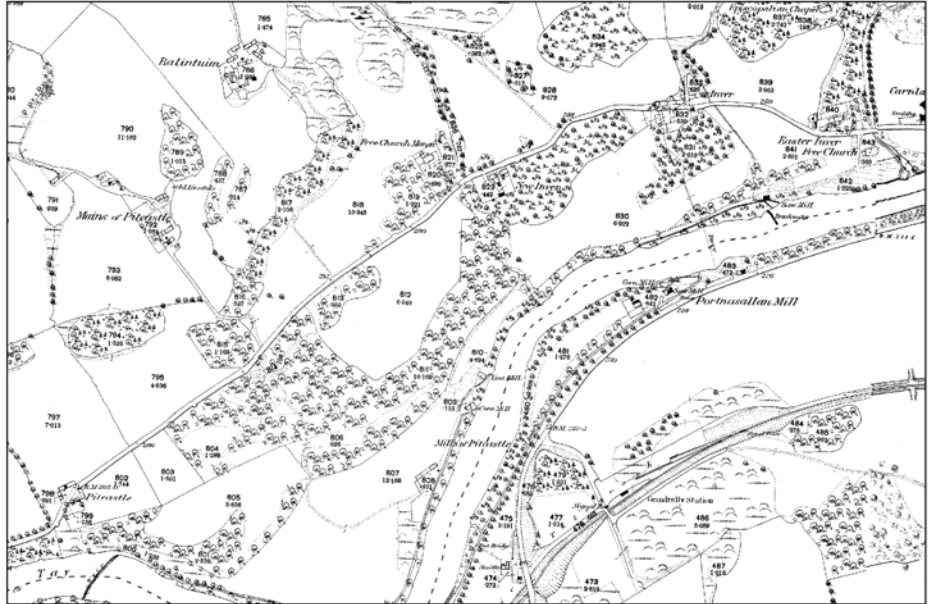
Strathtay Parish Church, old postcard, date unknown

3.8 By 1900 Strathtay and Grandtully were recreational villages with a number of grand-scale villas surrounded by large landscaped gardens. A substantial proportion of the population were permanent residents, being employed on the surrounding estates as well as by the larger households. A primary school was built in Grandtully in 1896 and in 1924 the Community Hall, also in Grandtully, was completed. The Community Hall was later extended in 1953.

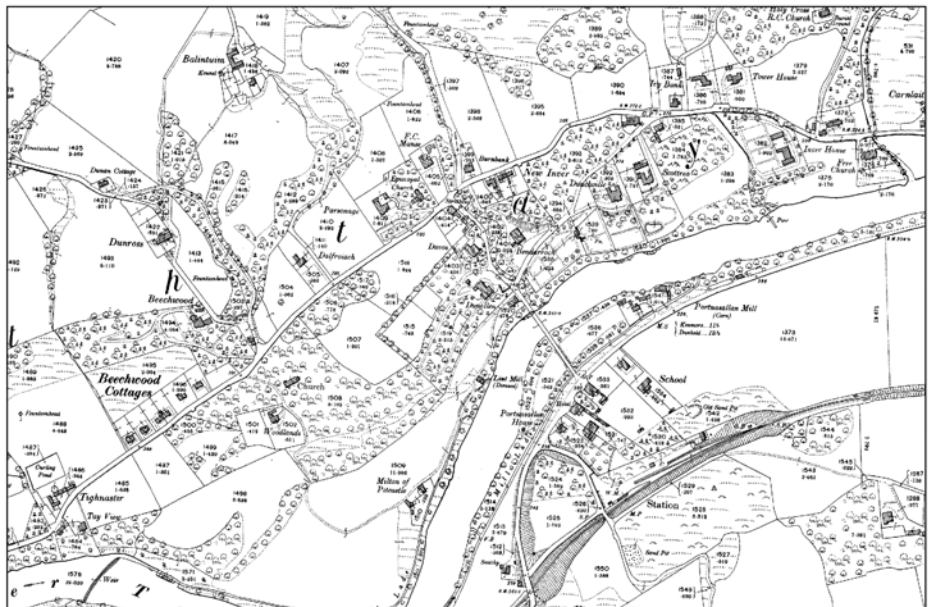
3.9 At the turn of the last century more houses were built in the west of Strathtay as far as Tighnastir and in the first half of the 20th Century the village of Grandtully expanded to the east along the main road. The railway station closed in the early 1960's following the 'Beeching Cuts' and all that remains of the station today is a retaining wall of the platform and a stone bridge.

3.10 Strathtay and Grandtully remain largely unchanged since Victorian times, a fine example of Victorian architecture, planning and landscaping. The villages were shaped by the legacy of the Scottish Superior law, which remained in force until its abolishment in the year 2000.

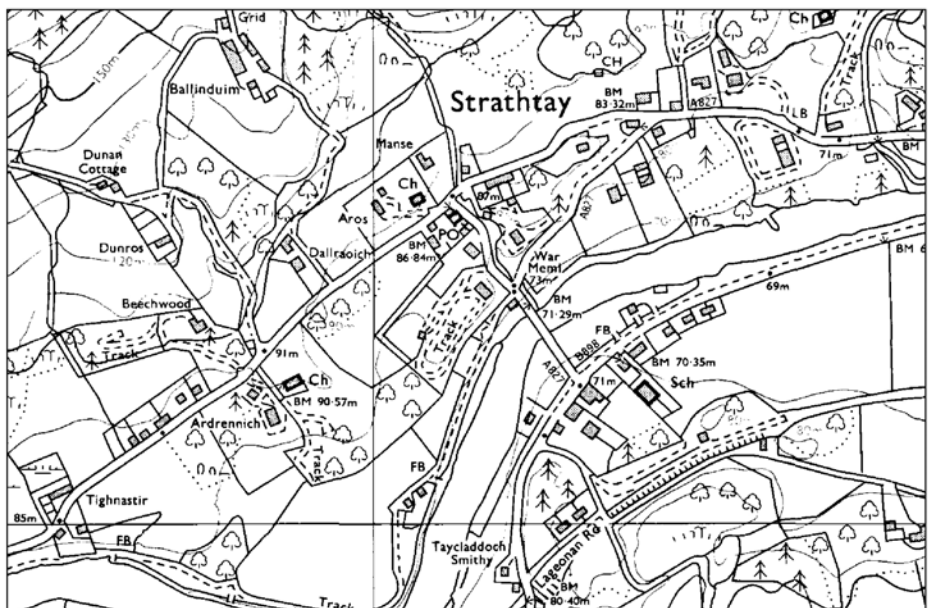
Settlement development



Map 2: c. 1867



Map 3: c. 1900



Map 4: c. 1978

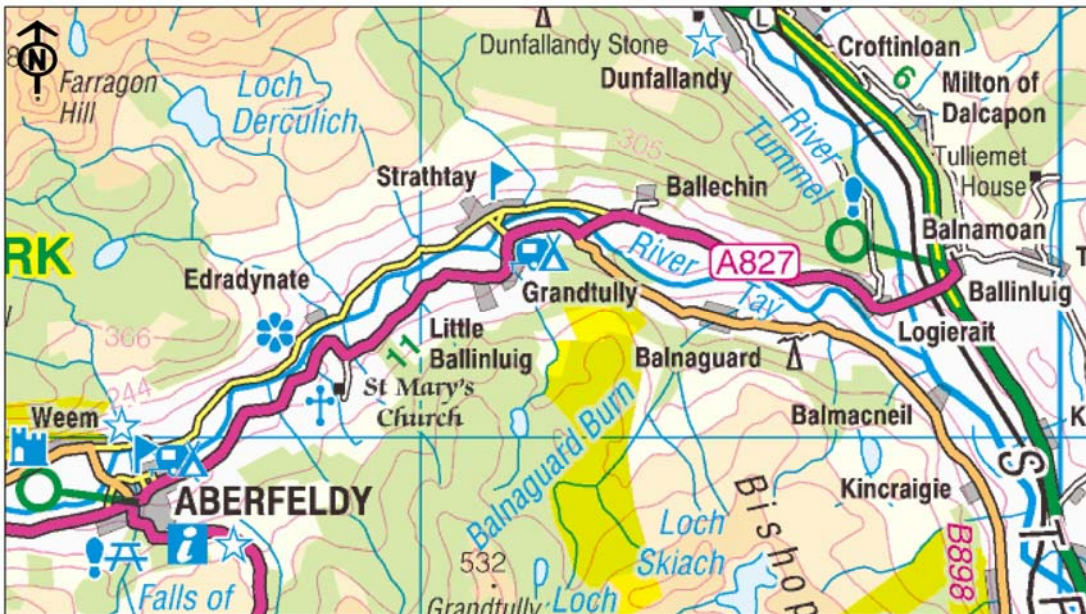
TOWNSCAPE ANALYSIS

CHARACTER AND APPEARANCE:

Setting

4.1 Grandtully and Strathtay are located on either side of the River Tay and framed with mature woodlands. Grandtully is located to the south of the river on a flood plain whereas Strathtay village has developed on higher land with steep gradients above the north bank. The north bank shows a characteristic geological pattern of terracing along the Tay valley created by repeated cycles of glacial formation and retreat.

Map 5: Setting



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Activity and Movement

4.2 Commercial and tourist activity, including an inn, two shops and a café, is concentrated on the main road in Grandtully near the junction with the road to the bridge and Strathtay. There is also a general stores shop with post office in Strathtay opposite the Episcopal Church. The area provides for a variety of leisure activities including watersports, riverbank and woodland walks and horse riding. Visitor accommodation is provided at a camping site off the Lagoonan Road on the south side of Grandtully. There are also some guest houses and self-catering cottages in both villages, generally in adapted private residential accommodation.

4.3 The main road (the A827) through Grandtully has relatively high volumes of traffic during the peak tourist season and the car park by the Inn is well used. There is no defined or light controlled pedestrian crossing on the main road. The speed limit throughout the two villages is 30mph.

Street Pattern and Topography

4.4 Grandtully is a linear development along the main road with most buildings situated on the south side of the road. The former railway line runs along the southern edge of the village. The land here is relatively flat. The Paddock road runs off the main road to the south and links a recent housing development to the west of the school. The narrow road running north from Grandtully links Strathtay via the single lane bridge over the River Tay.

4.5 Strathtay has a more informal layout and street pattern due to the undulating and terraced nature of the land, which generally rises up at various gradients from the banks of the river. The main road in Strathtay, running east-west, is 'C-class' and relatively narrow with no pavements and with some shallow bends and gradients. There is one other public road which runs north-west from the war memorial to link with the main road at The Gushat. The general layout of buildings in Strathtay is low density and informal spacing. A more formal linear arrangement of houses exists at the western end of the village.



Main road in Grandtully



Strathtay road

Buildings and Townscape

4.6 Strathtay and Grandtully are essentially Victorian villages. The stone built villas of Strathtay and Grandtully are mostly of the later 19th Century, many with bracketed eaves and bargeboarded gables. The buildings exhibit a variety of Victorian decorative elements, including Scots Baronial styles.



Bendarroch, Strathtay



Grandtully Bridge House

4.7 The built form is mainly of a low density with large, mature gardens. Strathtay village is elongated whereas Grandtully is more compact. The villages are framed with substantial, mature woodlands and there are significant tree groups and individual trees within the village of Strathtay and along both banks of the River Tay. The river and its banks are an important feature of the townscape and make a positive contribution to the townscape experience of the villages.

4.8 Building walls are generally coursed whinstone rubble with dressed sandstone window margins. Some granite is also evident. The more recent buildings at the east end of Grandtully and some to the west of Strathtay are wet harled. Decorative timber porches of various styles and dimensions add variety to the townscape. Windows are timber sash and case, usually of twelve or four panes, some with laid (horizontally proportioned) panes.



Dallraoich, Strathtay - whin & dressed sandstone

Coshievile House, Grandtully - wet harled

4.9 Roofs are predominantly Scottish slate. Ashlar chimney heads are important features and often chimney cans are tall and ornamental. A large proportion of houses are one and three quarter storey height with wallhead dormers or gables.

4.10 Common boundary treatments are stone rubble walls, hedges and decorative cast iron gates. Some decorative cast iron railings are present in Grandtully.

Spaces

4.11 All spaces, regardless of ownership and accessibility (ie. public and private spaces) contribute to the amenity and character of an area, as indicated in Planning Advice Note 65, 'Planning and Open Space'. The term 'open space' covers green space consisting of any vegetated land or geological feature in a village and civic space including squares, market places and other paved or hard landscaped areas.

4.12 There are several well established and attractive gardens of Victorian villas in Strathtay which provide visual interest and amenity from the public street. There are also some gardens of interest in Grandtully adjacent to the main road. There are significant individual trees and tree groups within the east paddock in the centre of Grandtully, between the main road and the River Tay.

4.13 There are no formal, civic open spaces in Grandtully or Strathtay. Some informal spaces such as the car park area at the Inn on the Tay (Riverside Inn) and the small pedestrian space in front of the Strathtay shop are used as meeting places.

4.14 Woodlands and the banks of the Tay are key spaces which contribute to amenity of the area. There is a defined pedestrian route along the Strathtay bank of the Tay west of the bridge and the start of a waymarked path to Pitlochry at Hope Cottage in Strathtay. Other less defined routes through woodland exist between Strathtay Parish Church and the river, the Grandtully bank of the Tay west of the bridge and, to an extent, the north bank east of the bridge.

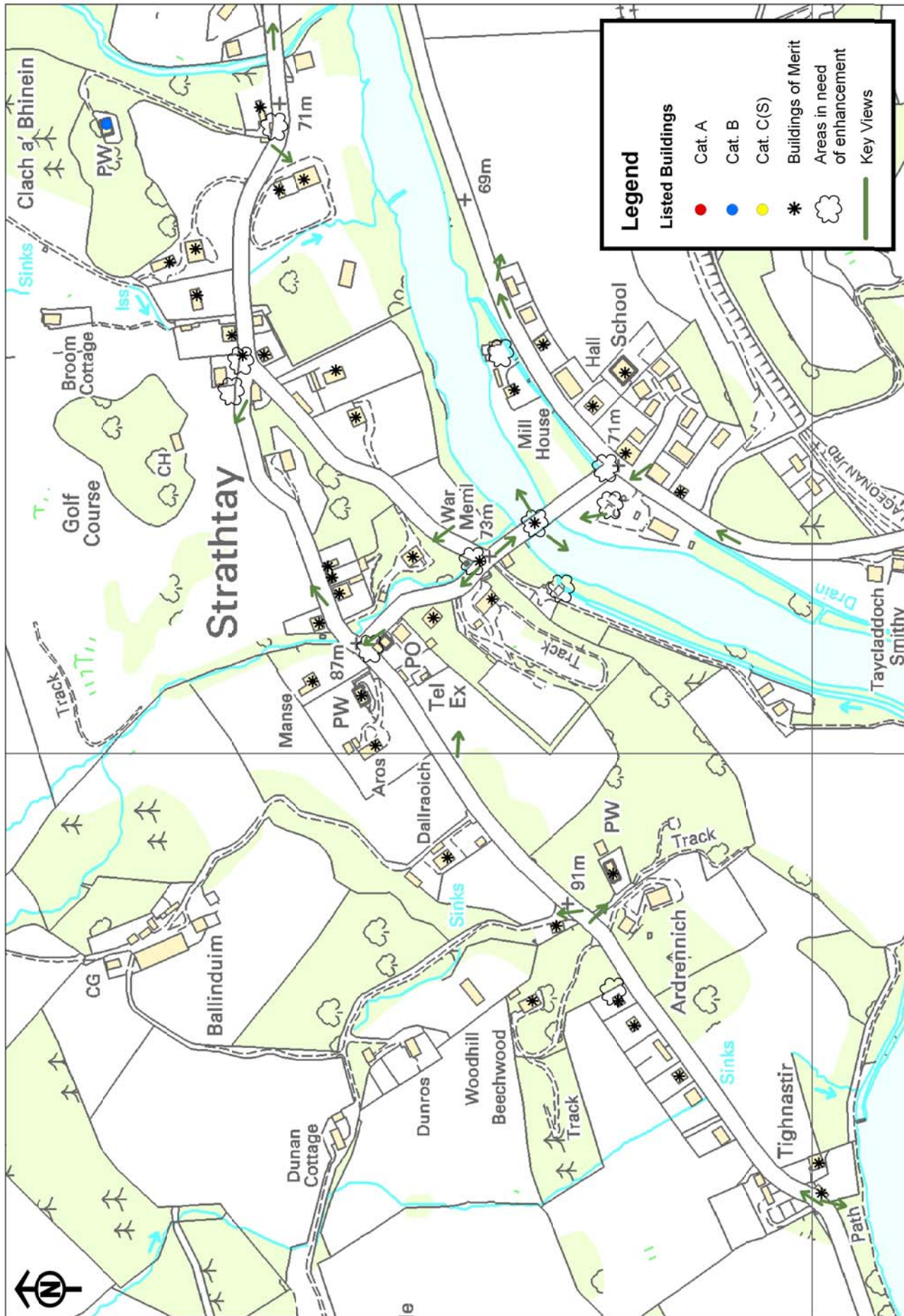


Attractive gardens in Strathtay



Car park area, Inn on the Tay

Map 6: Townscape Analysis



Trees and Landscaping

4.15 Grandtully and Strathtay are located within 'big tree country' and the villages are framed by substantial tree groups to north and south and along both banks of the River Tay. These tree groups or woodland areas are an important feature and make a positive contribution to the setting of the villages, providing a backdrop and visual enclosure. There are a variety of tree species including oak; birch; alder; wych elm; rowan; hazel; cherry; beech; fir and Scots pine.

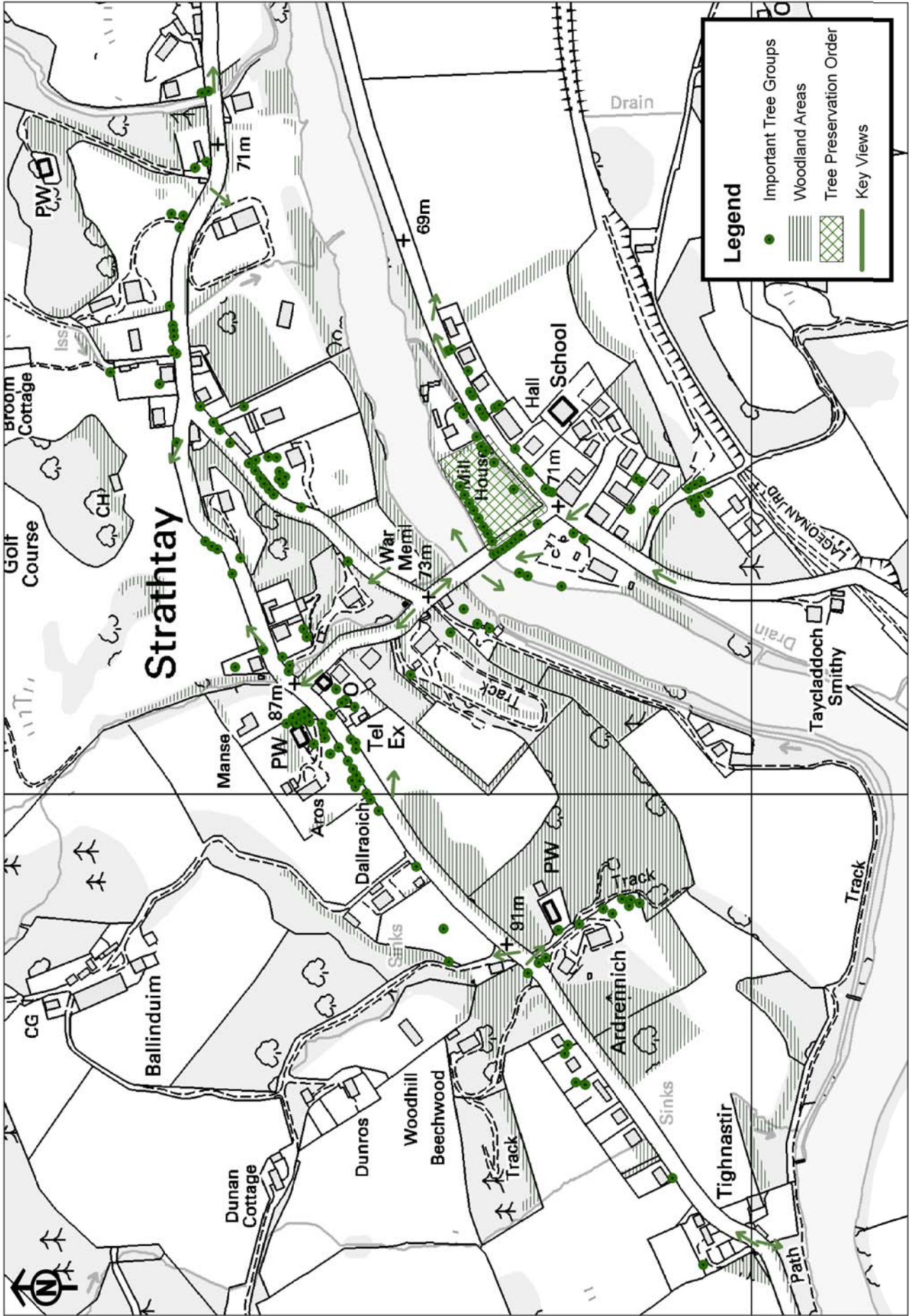
4.16 There is one Tree Preservation Order (TPO) in the Conservation Area. This is an area based TPO which covers the East Paddock in Grandtully, which is subject to a new house development. There is a substantial and attractive beech hedge which borders the roadside edges of this site.



Top and clockwise:
Tree Preservation Order, East Paddock, Grandtully;
tree lined road heading East, Strathtay; looking over
the River Tay to the North bank, Strathtay; tree lined
steps down from the Episcopal Church, Strathtay.



Map 7: Green areas



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Character Areas

4.17 In larger or urban conservation areas distinguishable character areas or zones are often evident. These may reflect the predominant historic character that survives from earlier periods, for example, areas of Georgian, Victorian or later residential development, or the original function, design or current uses.

4.18 In the case of Grandtully and Strathtay, although they are separate villages on either side of the Tay, they are of the same historical period and were developed together as a Highland Perthshire holiday resort. It is considered best to treat the Conservation Area as one character area rather than split the area into sub-areas or zones.

Negative Factors

5.1 There are few negative buildings, structures or spaces which detract from the quality of the village townscape. However, some areas of poor visual quality have been identified in the townscape survey and there may be potential to enhance or improve these areas.

Buildings:-

5.2 A building known locally as the 'derelict mill', located in Strathtay on the north bank of the river near Kindrochet Cottage, is in a poor structural condition. This building was previously a power station and stands on the site of the old lint mill. An attractive stone built cottage in Strathtay at Bridge House, immediately adjacent to the road, has a partially collapsed roof. There are various sheds and outbuildings east of Mill House in Grandtully which are in poor condition, although these are partially screened from the main road by a tree belt.



Bridge House Cottage, Strathtay



Derelict mill, Strathtay

Electricity poles, transformers and wires:-

5.3 There are two large pole assemblies which detract from the visual quality of the surroundings. One assembly is located beside the Inn on the Tay car park in full view from the main road, the banks of the river and the bridge. The other is situated near the junction of two roads in Strathtay, near the golf club car park and immediately adjacent to the only Giles Gilbert Scott (K6) telephone box in either village.



Electricity pole & K6 telephone box

Spaces:-

5.4 The pedestrian space at the junction of two roads in front of the Strathtay shop and post office is ill-defined and of poor visual quality. The surfacing material and the bollards are not conducive to the traditional townscape and are visually jarring.

The surfacing of the bridge over the Tay is in poor repair and requires some attention. Pedestrians often like to stop on the bridge and admire the views of the river.

The car park for the golf club has a ranch style timber fence on its eastern boundary which looks incongruous and dominates the view of the car park from the west.

Two large broadleaf trees on the east boundary of Laurel Bank

have been extensively lopped and are now unfortunately of poor visual quality.

Signage:-

5.5 There is a mixture of official tourist signposting and private, 'home-made' type signage along a section of the main street in Grandtully which has a tendency to create a cluttered impact. The area would benefit from some rationalisation and harmony.

(Negative factors shown on Map 6)



Area in front of the shop and P.O.



Signage clutter

Building by Building Analysis

Buildings at Risk Survey

6.1 There are no buildings currently listed in the Scottish Civic Trust's Buildings at Risk Register. There is a stone built cottage at Bridge House in Strathtay which has a partially collapsed roof and this building will be monitored at regular intervals.

Public Realm Audit

7.1 Street furniture, including light columns, benches and litter bins, is generally of standard, 'off-the-shelf' design. Parking areas at the Inn on the Tay are predominantly tarmac. Parking spaces in front of the community hall and at the golf club are surfaced with crushed quarry chips rather than tarmac. The pedestrian area in front of the Strathtay shop is laid out with red anti-slip tarmac and bordered by standardised bollards. There are some public benches located at various locations beside the road in Grandtully and Strathtay, some in poor condition. The majority of road traffic and commercial signage is concentrated in Grandtully at or near the junction with the road to the bridge over the Tay.

Surveys of Specific Issues

8.1 All Conservation Areas contain streets, building types and styles, architectural details and materials which are unique to that area and a result of their historical development. These features contribute to the area's local



Old seating and bus shelter



Golf club car park

distinctiveness and a unique sense of place. Some of these characteristics are general but others can be closely defined.

8.2 The following is not an exhaustive list and will be augmented in the future. It identifies important features and elements of the townscape which contribute to its special identity and which may be most at risk of incremental erosion. A full survey of each category will be undertaken as part of a building analysis survey. This will provide example images which can be referred to when new development, extensions and alterations are proposed in the Conservation Area.

**Surveys of Specific Issues:
Roofscapes**



Windows & Doors



Materials, decoration and detail



Boundary treatments



Sensitivity Analysis

Setting of the Conservation Area:-

9.1 The edges of the Conservation Area can be sensitive to potential development. The one zoned area of land for housing in the Highland Area Local Plan on the southern edge of Grandtully has now been developed. Recreation land and school playing fields to the south of the Conservation Area are defined as public or private open space and recreation areas which are to be retained and any development which erodes these areas will be resisted. Existing tree cover within these areas should be maintained and enhanced. The East Paddock on the south bank of the river and the north bank east of the bridge are also defined in the local plan as open space to be retained.

9.2 It is important to preserve and enhance the character, appearance and setting of the Conservation Area and the design, scale and landscaping of any development must not adversely affect this. Also, existing tree belts should not be adversely affected.



View out of Grandtully to the South



View East from Tighnastir

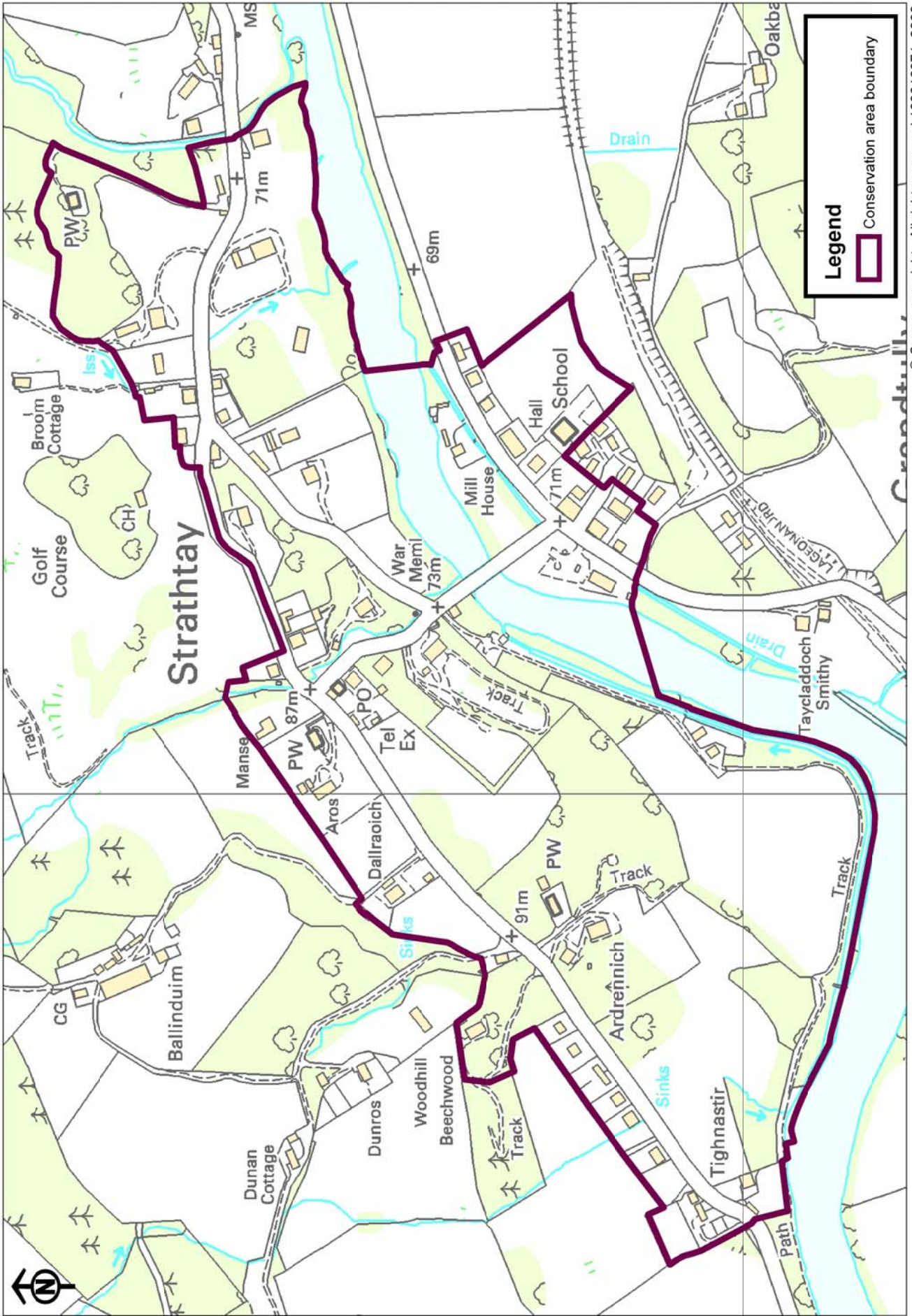
Archaeology:-

9.3 There are no scheduled monuments within the Conservation Area. The nearest scheduled monuments are the Haugh of Grandtully standing stone and barrows to the east of Grandtully and Balintuim dun to the north of Strathtay. Other sites, buildings or monuments are indicated in the Perth & Kinross Heritage Trust's historic environment record, including the bridge, all the village churches and the site of the old railway station.

Assessment of Significance

10.1 The townscape of Grandtully and Strathtay is relatively unaltered since it was developed as a holiday and second home resort in the late 19th Century. Varied and harmonious architectural styles with Victorian decorative features are displayed. The green spaces framed with several mature tree groups or small woodlands and the River Tay enrich the townscape and its setting.

Map 8: Conservation Area boundary



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CONSERVATION STRATEGY

Using the Conservation Area Appraisal

11.1 The Conservation Area Appraisal (CAA) provides a sound basis for development management and for initiatives to promote environmental and economic improvements. Key issues and features that contribute to the character of Grandtully and Strathtay are addressed and proposals will be put forward for enhancing the character of the area. This will be done through local consultation with amenity groups, businesses and other community organisations. Public meetings and exhibitions will also be arranged.

11.2 Based on the findings of the appraisal, the Conservation Area boundary has been drawn to include those areas of the two villages which are a focus of architectural and historic character and quality, reflecting the various important phases of the villages evolution. Areas have been excluded which, in the Council's view, fall short of the necessary standard owing to the dispersed nature of any buildings of architectural/historic merit or their irreversible erosion through unsympathetic alteration. However, the boundary will be kept under review as policies change or as research highlights previously undervalued areas.

11.3 The CAA provides a framework for on-going management of the Conservation Area in the medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the Conservation Area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

11.4 Implementing these objectives will depend on a number of factors:

- Development proposals must be in accordance with current development plan policies relating to Conservation Area status and special character of the historic buildings, open spaces and tree groups. Design, materials and detailing will require to be in accordance with design guidelines prepared by the local planning authority;
- Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use;
- Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring property and uses;
- The potential for economic regeneration will be considered as a positive factor, subject to compatibility with neighbours.

Whilst current planning policies provide a framework for protection of the Conservation Area, it is important to ensure implementation and enforcement where necessary. A combination of guidance, information and planning tools will be used in this management role, as indicated below:

- Conservation Area guidance: design advice covering Conservation Areas in general will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvements, and there will also be advice for any new build site infill in Conservation Areas;

- Grant aid: the local planning authority will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works;
- Enforcement action: the planning authority will produce an enforcement charter which will identify any unauthorised works within and adjacent to Conservation Areas as priorities for action;
- Article 4 Directions: the planning authority is committed to establishing this additional planning tool within the Conservation Area in order to bring certain classes of permitted development under planning control (as described in para. 14.1 - 14.3);
- Repairs Notices: the planning authority will seek to work with owners of listed buildings but will take action in terms of undertaking urgent works or requiring repairs where owners allow buildings to fall into disrepair;
- Compulsory Purchase orders: the planning authority will exercise its rights to acquire buildings in disrepair to assist their repair and conversion in partnership with other agencies;
- Education and training: the planning authority is in the process of establishing links with Historic Scotland and Scottish Enterprise to facilitate conservation training programmes for building contractors and other interested parties or private individuals. PKHT has recently secured resources from the Heritage Lottery fund to develop an interpretive and outreach education programme in conjunction with other agencies to promote understanding and enjoyment of Conservation Areas.

11.5 There is a firm commitment from the planning authority to ensure the protection and enhancement of Grandtully and Strathtay Conservation Area and to use statutory planning powers when these are required. The importance of public consultation with local civic amenity and community groups and local businesses is fully understood and this will continue after the Conservation Area has been designated and established.

Monitoring and Review

The Grandtully and Strathtay Conservation Area will be monitored through:-

12.1 Photographic surveys: a detailed survey of all buildings and open spaces within the Conservation Area has been undertaken as part of the appraisal and will form a basis for monitoring further change;

12.2 Observation: officers from the planning authority will visit the Conservation Area at regular intervals and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;

12.3 Liaison: officers will liaise with the community council, the community company, local amenity groups, the public and other interested parties as necessary;

12.4 Review: the Conservation Area Appraisal will be monitored and reviewed from time to time depending upon budget constraints and other priorities.

PROPOSALS

Opportunities for Development

Local path networks

13.1 The management of the Conservation Area provides opportunity for the development of path networks passing through and around the area. The Council will liaise with the recently formed Strathtay Community Company over potential or existing pedestrian routes and the possibility of an information point for path users.



Strathtay Parish Church



Route along North bank of R. Tay, East of bridge

Opportunities for Planning Action

Effects of permitted development

14.1 There are examples in the villages of development which would not have required planning permission (under the General Permitted Development Order 1992), called 'permitted' development', but which in some cases, are not appropriate to the traditional character of the townscape. Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings, of which there are several in Grandtully and Strathtay, are not covered by this legislation. Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear.

14.2 Classes of development which are usually 'permitted' include alteration of stone walls; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; repairs to private streets; caravan sites; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and, certain types of development by local authorities, including lamp standards and street furniture. In Grandtully and Strathtay the townscape is particularly vulnerable to some if not all of these classes of permitted development. For example, window and door replacements; developments within the curtilage of gardens and possible loss of trees; the alteration of stone boundary walls; visual clutter of telecommunications and electricity apparatus on or near buildings, and alterations to roads or parking areas.



Original window to the right and non-traditional replacement window to the left within the same building



Examples of permitted development, thus allowing erosion of original features and visual jarring

14.3 Under Article 4 of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, the local planning authority can seek the approval of the Scottish Ministers for Directions that restrict permitted development rights. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. In order to maximise the benefit of a Conservation Area designation it is considered that an `Article 4 Direction' should be drafted for Scottish Ministers approval.

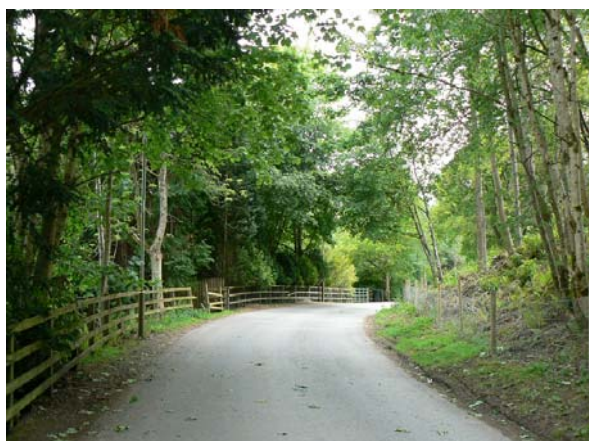
Advertisements

14.4 There are certain types of advertisements (shop or business signage) which do not require advertisement consent under the Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984. It is possible for a local planning authority to propose additional advertisement controls through Regulation 11 of the Control of Advertisements Regulations and seek the approval of the Scottish Ministers.

14.5 The competition for business signs, particularly along the main road in Grandtully, may well increase in the short to medium term and could result in more standardised shop signage and negative visual clutter, if not suitably managed. Additional advertisement control would be a useful development management tool and it is proposed to draft control measures for Scottish Ministers' approval.

Trees

14.6 There is a case for Tree Preservation Orders to be formulated within the setting of Grandtully and Strathtay if there are trees which are considered to be important to the setting of the Conservation Area. The Council will consider serving TPO's if any important trees or tree groups in these areas are under apparent or potential risk.



Leafy lane to campsite, Grandtully



Tree belts to the North of Strathtay

14.7 Any proposals to fell, top or lop trees within the Conservation Area will be subject to certain planning controls under the Town & Country Planning Act. Under this Act the local planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. The planning authority then has the opportunity to discuss suitable management of the tree(s) with the owners, such as thinning rather than lopping. The planning authority would also have the option to propose protection by Tree Preservation Order (TPO). Failure to give notice will render the person liable to the same penalties as for contravention of a TPO, which could involve a fine not exceeding £20,000 per tree.

Opportunities for Enhancement

Buildings and monuments

15.1 Buildings in poor condition, such as the `derelict mill', the cottage at Bridge House and the outbuildings east of Mill House, require attention through possible enhancement and/or conversion schemes. The War Memorial has suffered vehicle damage recently and needs to be suitably repaired and protected from further potential damage.

Structures

15.2 The visual impact of electricity apparatus at the Inn and beside the red K6 telephone box should be mitigated and the Council would wish to discuss ways of achieving this with the electricity provider. The surfacing of the bridge over the Tay is in poor repair and requires some attention.

Spaces

15.3 The pedestrian space at the Strathtay shop junction requires an overhaul using traditional or sympathetic surfacing materials and street furniture. There may also be the potential to improve and enhance the parking area and its environs at the Inn on the Tay and water sports area and at the parking space in front of Grandtully village hall.

Signage scheme

15.4 A partnership scheme with tourist operators and local businesses should be promoted with the purpose of rationalising, enhancement and sharing of signboards wherever possible.

APPENDICES

1) Article 4 Direction

Town & Country Planning (Scotland) Act 1997
Form of Direction by Planning Authority under Article 4(8)
Town and Country Planning (General Permitted Development)
(Scotland) Order 1992

Grandtully & Strathtay Conservation Area

The Perth & Kinross Council (Restriction of Permitted Development)
(Grandtully & Strathtay) Direction 2009

Perth & Kinross Council in terms of article 4(1) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (SI 1992/223) being satisfied that it is expedient that all or any development comprising:-

- Class 1 - the enlargement, improvement or other alteration of a dwellinghouse;
- Class 3 - the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure;
- Class 6 - the installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse;
- Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;
- Class 16 - the use of land, other than a building, as a caravan site;
- Class 27 - the carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way;
- Class 30 - the erection or construction and the maintenance, improvement or other alteration by a local authority;
- Class 38 - water undertakings;
- Class 39 - public gas transporters;
- Class 40 - electricity undertakings;
- Class 43 - universal service providers; and,
- Class 43A - sewerage undertakings;

should not be carried out within the Conservation Area of Grandtully & Strathtay (area of land hatched in red on the map) unless permission is granted on an application in that behalf, hereby directs that the permission granted by article 3 in respect of:-

Classes 1, 3, 6, 7, 16, 27, 30, 38, 39, 40, 43 and 43A, as described above, shall not apply.

This direction may be cited as the Perth & Kinross Council (Restriction of Permitted Development) (Grandtully & Strathtay) Direction 2009.

Signature

Designation

Corporate Services - Legal
Perth & Kinross Council
2 High Street
Perth PH1 5PH

SCHEDULE

The area of land hatched in red on the map annexed and executed as relative hereto, in the district of Perth & Kinross Council.

Note: The plan annexed to the Direction should be executed in the same way as the Direction and duly docquetted with reference thereto.

2) Classes of advertisements proposed for advertisement control under Regulation 11

Description of Advertisement
Class II (3): Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character to any hotel, inn or public house or hostel, situated on the land on which any such advertisement is displayed.
Class III (3): Advertisements relating to the carrying out of building or similar work on the land on which they are displayed, not being land which is normally used, whether at regular intervals or otherwise for the purpose of carrying out such work.
Class IV (1) Advertisements displayed on business premises wholly with reference to all of the following matters; the business or other activity carried on, the goods sold or services provided, and the name and qualification of the person carrying on such business or activity or manufacturing or supplying such goods or services on those premises.
Class IV (2) Advertisement displayed on any forecourt of business premises wholly with reference to all or any of the matters specified in Class IV (1) .

Sources

Around Aberfeldy: A historical trail - Breadalbane Heritage Society

Strathtay Community Company - website: historical information and photographic material

If you or someone you know would like a copy of this document in another language or format, (on occasion only a summary of the document will be provided in translation), this can be arranged by contacting
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