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

Thank you for completing this application form:

ONLINE REFERENCE 100717670-004

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: Bidwells

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Rachel

Building Name:

Broxden House

Last Name: *

McIntyre

Building Number:

Telephone Number: *

07386662263

Address 1
(Street): *

Lamberkine Drive

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Perth

Fax Number:

Country: *

Scotland

Postcode: *

PH1 1RA

Email Address: *

rachel.mcintyre@bidwells.co.uk

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *
Other Title:		Building Name:
First Name: *	Yvonne	Building Number:
Last Name: *	Wijnia	Address 1 (Street): *
Company/Organisation		Address 2:
Telephone Number: *		Town/City: *
Extension Number:		Country: *
Mobile Number:		Postcode: *
Fax Number:		
Email Address: *		

Site Address Details

Planning Authority:	Perth and Kinross Council
Full postal address of the site (including postcode where available):	
Address 1:	
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	
Post Code:	

Please identify/describe the location of the site or sites

Land at Templehall, Longforgan

Northing

727903

Easting

331465

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

erection of a dwellinghouse (in principle)

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see accompanying statement of appeal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Planning Application Form Decision Notice Report of Handling Existing Location Plan Existing Site Plan Proposed Indicative Site Plan Supporting Planning Statement Notice of Review Appeal Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/00967/IPL

What date was the application submitted to the planning authority? *

26/06/2025

What date was the decision issued by the planning authority? *

26/09/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Rachel McIntyre

Declaration Date: 23/10/2025

Payment Details

Pay Direct

Created: 23/10/2025 15:13

Land at Templehall, Longforgan
Ms Y Wijnia
October 2025



**ERECTION OF A
DWELLINGHOUSE (IN
PRINCIPLE) AT TEMPLEHALL,
LONGFORGAN
NOTICE OF REVIEW
PLANNING APPEAL STATEMENT**

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Appendix 1

SITE PHOTOGRAPHS

1.0 Introduction

- 1.1 This statement should be read in conjunction with the Notice of Review appeal in respect of the refusal of planning application (ref: 25/00967/IPL) submitted to Perth and Kinross Council by Bidwells on behalf of Ms Y Wijnia.

2.0 Site Description

- 2.1 The 0.034ha brownfield site is located approximately 2km south of Longforgan, within the rural hamlet of Templehall. It is bounded to the north by grassland and to the south by an unnamed road. The eastern and western boundaries consist of grassland with long-established boundary fences. There is an existing, derelict garage building occupying the brownfield site.
- 2.2 The site has no environmental designations and is not identified as being at risk of flooding as per the SEPA flood maps.
- 2.3 The site is accessed via the existing unnamed road which provides access to the hamlet from Station Road.
- 2.4 The site is not within an identified settlement boundary, as per the Perth and Kinross Local Development Plan 2. Thus, this proposal constitutes housing in the countryside.

3.0 The Proposal

- 3.1 It is proposed to erect a single dwellinghouse on this rural brownfield site. The accompanying proposed site plan shows that a single dwelling could be suitably scaled and sited on this site, alongside any septic tank / soakaway. Any future boundary landscaping and planting would provide screening to the site from the surrounding countryside.
- 3.2 Access into the site could be achieved via the construction of a new junction off the existing unnamed road along the site's southern boundary.

4.0 Planning History

- 4.1 The proposal site has the following planning history:
- 04/01466/OUT – Erection of a new farmhouse, cottage and new farm buildings; Refused.
 - 25/00967/IPL – Erection of a dwellinghouse (in principle); Refused.
- 4.2 This notice of review appeal relates to application 25/00967/IPL. The application was refused on the 26th of September 2025 for 5 reasons, which are as follows:
1. *The proposal is contrary to Policy 17 Rural Homes of the National Planning Framework 4 (2023) as it would not be suitably scaled, sited and designed to be in keeping with the character of the area as required by NPF4 Policy 17 a).*
 2. *The proposal is contrary to Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings of the National Planning Framework 4 (2023) as the application has not*

demonstrated that the building could not be regenerated and brought back into use or the site used as greenspace as part of the wider area. The sustainable reuse of the land and buildings has not been fully realised as required by NPF4 Policy 9 a).

3. *The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance (March 2020) as it does not meet any of the criteria within the categories set out in the Supplementary Guidance. The site does not have long established, identifiable boundaries and a level of enclosure provided by natural features. The site is not integrated into the existing layout and building pattern of the building group. The scale, layout and design of the proposal does not respect the character, scale and form of the surrounding area. The Supplementary Guidance does not support the replacing of unsightly and or poorly maintained non-traditional non-domestic buildings with housing creating a residential use where one previously did not exist.*
4. *The proposal is contrary to Policy 14 Design, Quality and Place of the National Planning Framework 4 (2023) and Policy 1A and 1B Placemaking of the Perth and Kinross Local Development Plan 2 (2019). The proposal is poorly designed and inconsistent with the six qualities of successful places. The design, density and siting does not respect the character and amenity of the place.*
5. *The site is constrained, and the applicant has not demonstrated that there will be sufficient space for parking and turning facilities in the curtilage of the site. The application does not satisfy Policy 60B (c) of the Local Development Plan 2 (2019).*

5.0 Development Plan

- 5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning decisions to be made in accordance with the Development Plan.
- 5.2 If the proposed development accords with the Development Plan, it should be approved unless there are material considerations of sufficient weight that would indicate otherwise.
- 5.3 The adopted Development Plan relevant to this proposal is the Perth and Kinross Local Development Plan 2 (LDP2) adopted in November 2019, and the National Planning Framework 4 (NPF4) adopted in February 2023.
- 5.4 The Perth and Kinross “Housing in the Countryside” Supplementary Guidance (2020) is the most significant material consideration due to the detailed criteria it contains for assessing this type of proposal.
- 5.5 The proposed development is required to be assessed against the countryside housing policies within the adopted Development Plan, which is discussed in full below in Section 6.
- 5.6 The Council’s placemaking policies (1A and 1B) from LDP2 are also relevant to the consideration of this proposal. Policy 1A – Placemaking states;
 - *Development must contribute positively to the quality of the surrounding built and natural environment, and the design, density and site of development should respect the character and amenity of the place including improvement to links within and where practical beyond the site. All development should be planned and designed with reference to climate change, mitigation and adaptation.*

- 5.7 Policy 1B – Placemaking states that all proposals should meet all ten of the placemaking criteria. The criteria within the policy are as follows;
- *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings;*
 - *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area;*
 - *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours;*
 - *Respect an existing building line where appropriate or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space;*
 - *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport;*
 - *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible;*
 - *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals;*
 - *Incorporate green infrastructure into new developments to promote active travel make connections where possible to blue and green networks;*
 - *Provision of satisfactory arrangements for storage and collection of refuse and recyclable materials (within consideration of communal facilities for major developments); and*
 - *Sustainable design and construction.*
- 5.8 The 1st and 4th reasons for refusal state that the proposed development is contrary to NPF4 Policy 17 – Rural Homes, NPF4 Policy 14 – Design, Quality and Place and LDP2 Policies 1A and 1B – Placemaking as the Council consider it to not be suitably scaled, sited and designed. It is considered that, as shown by the accompanying indicative site plan, a proposed dwelling could be sited sensibly on the clearly defined brownfield site. Any proposed dwelling could be sited and scaled to be in keeping with the existing derelict building, with access taken from the unnamed road which provides access to the existing dwellings within the hamlet.
- 5.9 It is stated within the Report of Handling that the size of the site (0.034ha or 340sqm) is not considered to be in keeping with the character of the area, due to the presence of mainly larger plots within the hamlet. As discussed within the Supporting Planning Statement submitted with the application, it is considered that the plot size is in keeping with the character of the area due to a similar sized plot being located directly southeast of the proposal site. Access to the site would be taken directly from the unnamed road to the south, in line with the accesses for the other dwellings in the hamlet, further ensuring the development is consistent with the character of the area. It is considered that the development of this site would significantly improve the visual amenity of the area due to the proposed removal of the existing derelict building which is in a state of disrepair and has been for many years. The proposed development is considered to be of an appropriate scale/density, as it consists of a single dwelling in a small, rural hamlet.
- 5.10 The proposed plot is considered to have defensible, long-standing boundaries due to the existing boundary fence. The boundary fencing is acknowledged within the Report of Handling, stating that the “*application site is **contained by a post and wire fence from the surrounding amenity green space**”.* This statement is later contradicted within the RoH, as it goes on to state that the site “*does not have long-established, identifiable boundaries*”.

- 5.11 As the refused application was for planning permission in principle, any plans submitted were indicative, and details regarding siting and design could all be managed via condition on any approval. Arguably, a dwelling of a similar size and siting to the existing derelict building would be appropriate in the area as it would ensure that the characteristics of the plot do not significantly change, ensuring that the development would not be detrimental to the area.
- 5.12 Any future landscaping and planting would help to further establish the existing defensible boundaries, whilst also creating a high-quality landscape framework which would create a buffer between the proposed plot and the surrounding countryside. Any future landscaping and planting would also help to ensure that the surrounding amenity greenspace is protected and enhanced, as it would contribute to the biodiversity within the area.
- 5.13 It is not considered that the development of a small, single dwelling would have a detrimental impact on the residential amenity of the existing properties within the hamlet. It is stated within the RoH that *“given the location and constraints of the site where there is potential for the proposed development to impact existing residential amenity”*, however, as previously discussed siting of any proposed development can be conditioned to ensure any potential impact is minimised. Any planting and landscaping would further contribute to protecting residential amenity, and existing landscaping around the existing properties further ensure it is protected.
- 5.14 The proposed site is well connected to the settlement of Longforgan, which lies approx. 2km to the north, ensuring that the proposed development also accords with the principles of NPF4 Policy 15 – Local Living and 20-Minute Neighbourhoods.
- 5.15 The 5th reason for refusal states that *“the site is constrained, and the applicant has not demonstrated there will be sufficient space for parking and turning facilities... The application does not satisfy LDP2 Policy 60B (c)”*, however, adequate parking and turning facilities could be conditioned as part of any approval. As evidenced by the accompanying indicative site and location plans, parking facilities could easily be provided in front of the proposed dwelling, and any access arrangement could be conditioned to ensure adequate space is provided. Any proposed access would be designed and constructed to meet the required standards with detailed design work taking place at a later date.
- 5.16 For the reasons set out above, it is considered that the proposed development is in accordance with NPF4 Policy 14, NPF4 Policy 14, LDP2 Policy 1A and 1B and LDP2 Policy 60B.

6.0 Housing in the Countryside and Development on Rural Brownfield Land

- 6.1 NPF4 Policy 17 – Rural Homes seeks to encourage, promote and facilitate the delivery of more high-quality, affordable and sustainable rural homes in the right locations. Rural homes that support sustainable rural communities and are linked with service provision are to be supported.
- 6.2 The policy states *“development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development;*
- ii. reuses **brownfield land** where a return to a natural state has not or will not happen without intervention”.*
- 6.3 Brownfield land is defined within the Glossary, Part 3 of NPF4 as the following:

“Land which has *previously been developed*. The term may cover... *land occupied by redundant or unused buildings*”.

- 6.4 LDP2 Policy 19 – Housing in the Countryside states that the Council “*will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:*
- (1) *building groups;*
 - (2) *infill sites;*
 - (3) *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
 - (4) *renovation or replacement of houses;*
 - (5) *conversion or replacement of redundant non-domestic buildings;*
 - (6) ***development on rural brownfield land***”

Development on Rural Brownfield Land

- 6.5 NPF4 Policy 9 seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Section a) of the policy states:
- 6.6 **“Development proposals that will result in the *sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported*”.**
- 6.7 Under Category 6 – Development on Rural Brownfield Land of the Supplementary Guidance, rural brownfield land is defined as “*derelict land which was at one time occupied by buildings and structures but these have now been removed, **or** (our emphasis) land directly linked to former buildings or structures which has been so damaged by a former use that it cannot be left to naturalise or be reused for another purpose **without first being improved**”*
- 6.8 If there is any debate over the brownfield characteristics or status of the building remains on this site, then as the adoption of NPF4 post-dates the adoption of both the LDP2 and the associated Supplementary Guidance, then the more straightforward brownfield site definition as set out in NPF4 takes precedence due to NPF4 being the most recently adopted part of the Development Plan.
- 6.9 The 2nd reason for refusal states that the proposed development is contrary to NPF4 Policy 9 as it has not been demonstrated that the building could not be regenerated and brought back into use, or that the site can be used as greenspace as part of the wider area. To allow for the site to be used as greenspace, as suggested by the Council, the existing derelict building would need to be physically removed. The building on site has been derelict for many years, as evidenced by the photographs provided at Appendix 1. It is considered that the development of this site would constitute a sustainable reuse of the site, in line with the requirements of Policy 9, as it would significantly improve the site’s visual appearance and biodiversity through any associated planting and landscaping.
- 6.10 By definition, the removal of the building from the site would require **direct intervention**, as the building has been on the site for many years (majority of which in it’s current derelict state), and it will not disappear itself. Thus, the proposal site would not be able to return to a natural state without direct intervention, proving compliance with Policy 9 (due to the existence of a derelict building confirming the site to be brownfield under NPF4’s definition), and Policy 17 ii) **which supports the reuse of brownfield land where a return to a natural state has not or will not happen without intervention.**

- 6.11 The first reason for refusal states that the proposal is contrary to NPF4 Policy 17 a), due to not being suitably scaled, sited and designed. As previously discussed within Section 5 of this report, it is considered that this proposal is suitably designed, sited and scaled to be in keeping with the character of the area. Interestingly, the Council **do not** state Policy 17 a) ii) to be a reason for refusal, instead stating within the RoH that “***notwithstanding criteria ii), the proposal is not suitably scaled, sited and designed to be in keeping with the character of the area and therefore does not meet the requirement for development proposals set out in Policy 17 a)***”. As stated above in Paragraph 6.10, Policy 17 a) ii) supports the reuse of **brownfield land** where a return to a natural state has not or will not happen without intervention, and by the Council directly stating that they consider the proposal to comply with criteria ii) it is evident that it is accepted that this site is considered to be brownfield land.
- 6.12 The 3rd reason for refusal states that the proposed development is contrary to LDP2 Policy 19 – Housing in the Countryside and the associated Supplementary Guidance as it does not meet any of the criteria within the categories set out within the SG. It is further stated within the RoH that the proposed development was assessed by the Council under Category 5 “Conversion or Replacement of Redundant Traditional Non-Domestic Buildings” as they do not consider Category 6 “Development on Rural Brownfield Land” to be relevant due to the derelict building having not been removed.
- 6.13 As previously stated, the definition of brownfield land within NPF4 takes precedence in this case due to the clear conflict between the two policy documents. It is stated within Category 6 of the SG that “*proposals will be considered under this category for sites which have either been completely cleared of all buildings and structures, **or** where some foundations or substructures remain providing that buildings above ground level have been removed*”. Although the building itself has not been removed, it is acknowledged within the SG that it is not necessary for buildings to be completely removed to be assessed positively under Category 6 of the guidance.
- 6.14 If, due to the proposed site still containing the derelict building and not simply just remains, there is any debate over the brownfield characteristics of the site, then as the adoption of NPF4 post-dates the adoption of the LDP2 and its associated Supplementary Guidance, then the brownfield site definition as set out in NPF4 takes precedent because NPF4 is the most recently adopted part of the Development Plan.
- 6.15 The proposal site is considered to be exactly the type of site that the brownfield sites category of countryside housing policies should be capable of accepting, as the proposal seeks permission in principle for a small-scale single house on derelict land, which at one point was occupied by a building where evidence of that building still exists. As noted above within Paragraph 6.7, the Council’s definition within the guidance is split into two parts, and there is no doubt that this proposal can be assessed favourably against it.
- 6.16 For the reasons stated above, it is considered that the proposed development is in accordance with NPF4 Policy 9, NPF4 Policy 17, LDP2 Policy 19 and the associated Supplementary Guidance.

Advice from Chief Planner (September 2024)

- 6.17 The letter issued by the Chief Planner, dated 20th of September 2024, reiterates the Scottish Government’s positive approach to rural development. It contains advice on the implementation of various NPF4 policies, **including Policy 17**, following concerns from stakeholders and cases where policies such as Policy 15 – Local Living and 20-Minute Neighbourhoods have been applied restrictively.
- 6.18 To ensure that the positive approach to rural development is maintained, the letter states “**whilst it is recognised that the character of, and pressures within, the rural areas across**

Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes”.

7.0 Conclusions

- 7.1 In this case, it is considered that the proposed development does meet the requirements set out within NPF4 Policy 9, NPF4 Policy 14, NPF4 Policy 17, LDP2 Policy 1A and 1B, LDP2 Policy 19 and LDP2 Policy 60B.
- 7.2 The proposal is considered to be suitably scaled, sited, and designed to ensure it is in keeping with the character of the area. Any proposed dwelling could be appropriately accommodated on site, respecting the existing building pattern and improving visual amenity through the removal of a derelict building.
- 7.3 The site qualifies as brownfield land under NPF4's definition, as it is unable to return to a natural state without direct intervention. The proposal consists of a sustainable reuse of the land, enhancing biodiversity and visual quality.
- 7.4 It is considered that the site meets the criteria for assessment under the development on rural brownfield land category of the Housing in the Countryside SG. The site has identifiable, established boundaries and can be integrated into the existing hamlet with appropriate landscaping.
- 7.5 The proposal is compliant with placemaking principles as it would improve the site's character, has good connectivity to surrounding settlements and would consist of a high-quality design which would be determined during the detailed planning stage. Landscaping and siting could be conditioned upon approval to ensure compliance with design quality standards.
- 7.6 Adequate space for parking and turning could be provided within the site as shown within the indicative layout. These details could also be secured through condition on approval/
- 7.7 The Local Review Body are therefore requested to support this Notice of Review Appeal as the proposed development is compliant with the relevant policies, subject to any conditions the LRB may consider necessary and appropriate.

APPENDIX 1

SITE PHOTOGRAPHS



Figure 1: Derelict Garage Building



Figure 2: Overgrown Vegetation around Derelict Building



Figure 3: Western Half of Site



Figure 4: View of Site



Figure 2: View of Site



Figure 1: View of Site from Public Road



Ms Yvonne Wijnia
c/o Bidwells
Rachel McIntyre
Broxden House
Lamberkine Drive
Perth
PH1 1RA

Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Date of Notice : 26th September 2025

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **25/00967/IPL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to **refuse** your application registered on 1st July 2025 for permission for **Erection of a dwellinghouse (in principle) Land 30 Metres East Of 5 Templehall Longforgan Dundee DD2 5HS** for the reasons undernoted.

Kristian Smith
Development Management & Building Standards Service Manager

Reasons for Refusal

1. The proposal is contrary to Policy 17 Rural Homes of the National Planning Framework 4 (2023) as it would not be suitably scaled, sited and designed to be in keeping with the character of the area as required by NPF4 Policy 17 a).
2. The proposal is contrary to Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings of the National Planning Framework 4 (2023) as the application has not demonstrated that the building could not be regenerated and brought back into use or the site used as greenspace as part of the wider area. The sustainable reuse of the land and buildings has not been fully realised as required by NPF4 Policy 9 a).

3. The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance (March 2020) as it does not meet any of the criteria within the categories set out in the Supplementary Guidance. The site does not have long established, identifiable boundaries and a level of enclosure provided by natural features. The site is not integrated into the existing layout and building pattern of the building group. The scale, layout and design of the proposal does not respect the character, scale and form of the surrounding area. The Supplementary Guidance does not support the replacing of unsightly and or poorly maintained non-traditional non-domestic buildings with housing creating a residential use where one previously did not exist.
4. The proposal is contrary to Policy 14 Design, Quality and Place of the National Planning Framework 4 (2023) and Policy 1A and 1B Placemaking of the Perth and Kinross Local Development Plan 2 (2019). The proposal is poorly designed and inconsistent with the six qualities of successful places. The design, density and siting does not respect the character and amenity of the place.
5. The site is constrained and the applicant has not demonstrated that there will be sufficient space for parking and turning facilities in the curtilage of the site. The application does not satisfy Policy 60B (c) of the Local Development Plan 2 (2019).

Justification

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

Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01
02
05
06

Should you require further information regarding the decision please contact either developmentmanagement@pkc.gov.uk or call 01738 475300, quoting the above planning reference number, and you'll be directed to the most appropriate person.

REPORT OF HANDLING

DELEGATED REPORT

Ref No	25/00967/IPL	
Ward No	P1- Carse Of Gowrie	
Due Determination Date	31st August 2025 Extended to 30th September 2025	
Draft Report Date	25th September 2025	
Report Issued by	Claire Myles	Date 25/9/25

PROPOSAL: Erection of a dwellinghouse (in principle)

LOCATION: Land 30 Metres East Of 5 Templehall Longforgan Dundee
DD2 5HS

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application seeks permission in principle for a dwellinghouse.

The site (0.034ha or 340 sqm) is located in a rural hamlet, Templehall, south of Longforgan.

On site is a disused lockup/double garage. The site was advertised for sale in 2024 and was the subject of a pre-application enquiry at the time.

The site is in a long narrow area of amenity greenspace which presents as a green buffer between open fields to the north and the existing residential development at Templehall to the south. The application site is contained by a post and wire fence from the surrounding amenity greenspace. To the south of the site is an access road with the existing dwellinghouses at Templehall located on the south side of the road.

There is a private access road to a farmhouse and stables (06/02184/FUL and 08/00461/FUL) between the area of greenspace/application site and the open fields (north) with a post and wire fence providing separation.

An indicative site plan is presented with the application.

This is an application to establish the principle of a residential development on the site and the design and layout, drainage and landscaping would be the subject of a further application.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

Pre application Reference: 24/00185/PREAPL

DEVELOPMENT PLAN

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

National Planning Framework 4

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

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

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

Policy 1: Tackling the Climate and Nature Crises
Policy 2: Climate Mitigation and Adaptation
Policy 3: Biodiversity
Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 13: Sustainable Transport
Policy 14: Design, Quality and Place
Policy 17: Rural Homes
Policy 18: Infrastructure First

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking
Policy 1B: Placemaking
Policy 5: Infrastructure Contributions
Policy 19: Housing in the Countryside
Policy 53B: Water Environment and Drainage: Foul Drainage
Policy 53C: Water Environment and Drainage: Surface Water Drainage
Policy 58A: Contaminated and Unstable Land: Contaminated Land
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER MATERIAL CONSIDERATIONS

Non-Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)

National Guidance

The Scottish Government expresses its planning policies through, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

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

Designing Streets 2010

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

National Roads Development Guide 2014

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

Local Place Plans

Local Place Plans are community-led plans setting out proposals for the development and use of land and set out a community's aspirations for its future development. The application site is not in an area with a Local Place Plan.

CONSULTATION RESPONSES

External

Scottish Water - No objection. Scottish Water advise no wastewater infrastructure and there are live assets in proximity of the development area - 100mm AC water main.

Perth and Kinross Heritage Trust - No objection. With respect to archaeology and the planning process, as outlined by NPF4, the proposed development does not raise any significant issues. No further archaeological mitigation is required in this instance.

Internal

Structures and Flooding - No objection - conditions recommended for SUDS details to be submitted. SEPA maps indicate that the site and access is out of the flood extent.

Development Contributions Officer - This proposal is within the catchment of Longforgan Primary School. Education & Children's Services have no capacity concerns in this catchment area at this time. Standard condition recommended for primary education infrastructure.

Transportation and Development - initial response and request for more information on drainage provision in the site and boundary restrictions. Final response - no support. Indicative house arrangements have been provided, but no detail on the number of bedrooms or floor layout. The applicant is proposing a new vehicle access onto the adopted access road off the C484. The site is constrained and with the design of the site the applicant has not demonstrated that there will be sufficient space for parking on site.

Environmental Health (Contaminated Land) - No objection subject to condition due to the potential for the site to have been impacted by contamination from the previous use of the site or due to the demolition of the former buildings, particularly if they contained asbestos materials.

REPRESENTATIONS

Number of representations received: 3. Three objections raise the following issues –

- Overlooking and loss of privacy
- Flooding and Drainage
- Traffic and congestion
- Single track road is not fit for more vehicles
- Constrained site with existing infrastructure
- Proposal does not respect local context, size of plot not in keeping with surrounding area
- This is not a derelict building and was recently in use
- Existing properties along this lane are characterised largely by traditional homes in substantial plots. This is a large build in a tiny plot adjacent to existing properties.
- A full habitat survey should be required for any building in this area to prevent further destruction of valuable habitat to local wildlife.

Other issues raised –

Loss of view – this is not a material planning consideration.

Road condition – comments highlight the road is an adopted road and needs repair and this is not a matter for the planning application. The Council's Roads Maintenance Team should be contacted.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment under Habitats Regulations	Habitats Regulations / AA Not Required
Design Statement or Design and Access Statement	Submitted – Planning Statement
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

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

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

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

Policy Appraisal

The site lies out with a settlement boundary and the applicable policies in relation to the principle of development are NPF4 Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings and NPF4 Policy 17 Rural Homes and LDP2 Policy 19 Housing in the Countryside and the associated supplementary guidance.

NPF4 Policy 9 a) supports development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account. NPF4 Policy 9 states LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. This is set out in LDP2 Policy 19 and the Housing in the Countryside Supplementary Guidance (2020).

LDP2 Policy 19 and its associated supplementary guidance support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:

1. Building Groups.
2. Infill sites.
3. New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
4. Renovation or replacement of houses.
5. Conversion or replacement of redundant non-domestic buildings.
6. Development on rural brownfield land

In this instance categories 1 and 5 are relevant.

In respect of Category 1, the small site is detached from the existing building group and is not integrated into the existing layout and building pattern. The proposal will detract from the visual amenity of the building group, and it has not been demonstrated that a high standard of residential amenity will be provided for both

existing and the new dwellinghouse. The proposal does not satisfy the requirements of Category 1.

In respect of Category 5, this is relevant as the site contains a lockup/double garage, a redundant non-domestic building. This category does not support the replacement of non-traditional non-domestic buildings with housing creating a residential use where one previously did not exist. The proposal does not satisfy the requirements of Category 5.

The Supplementary Guidance states proposals should comply with LDP2 Policy 1 Placemaking. The scale, layout and design of the proposal must be appropriate to, and have a good fit with, the landscape character of the area in which it is located. It must demonstrate a specific design approach that not only integrates the development within its setting but also enhances the surrounding environment. Buildings should be sympathetic in terms of scale and proportion to other buildings in the locality.

In this respect, the application site does not have long established, identifiable boundaries and a level of enclosure provided by natural features; it is not integrated into the existing layout and building pattern in Templehall and the plot is well below the large plot sizes in the building group. The site is located on an area of amenity greenspace which presents as a green buffer between the existing dwellinghouses and the private access road and agricultural land. The proposal would impact the setting and amenity of the existing residential development. The proposal does not satisfy LDP2 Policy 1.

NPF4 Policy 17 promotes the development of high quality, affordable and sustainable homes in the right locations. Policy 17 a) supports proposals for new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development meets a range of criteria. Criteria ii) supports the reuse of brownfield land where a return to a natural state has or will not happen without intervention. Notwithstanding criteria ii), the proposal is not suitably scaled, sited and designed to be in keeping with the character of the area and therefore does not meet the requirement for development proposals set out in Policy 17 a).

Brownfield

NPF4 Policy 9 states LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. As this is a rural site, this is set out in LDP2 Policy 19 and the Housing in the Countryside Supplementary Guidance (2020).

In line with NPF4 Policy 17, the Council's approach to rural housing is set out in LDP2 Policy 19 and associated Supplementary Guidance. For brownfield sites the Supplementary Guidance states these are sites which have been previously developed in some way. NPF4 expands on this and defines it as 'Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.'

The Supplementary Guidance splits brownfield into: sites which still contain buildings, and sites which used to have buildings but those buildings have been removed. Proposals for brownfield sites which still contain buildings will be considered under category 4 (renovation or replacement of houses) or 5 (conversion or replacement of redundant traditional non-domestic buildings). Proposals for brownfield sites where buildings have been removed will be considered under category 6 – this category is not relevant to the application.

As noted previously in the report, Category 5 is relevant as the site contains a lockup/double garage, a redundant non-domestic building. This category does not support the replacement of non-traditional non-domestic buildings with housing creating a residential use where one previously did not exist. The removal of a poorly maintained lockup/garage to enable development of a dwellinghouse does not satisfy the requirements of Category 5.

NPF4 Policy 9 a) supports development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

In respect of this policy, the application has not demonstrated that the building could not be regenerated or brought back into use as a double garage/lockup or the site used as greenspace as part of the wider area. The representations highlight the building was recently in use and it is noted that there is a similar styled lockup on the south side of the access road. The sustainable reuse of the land and buildings has not been fully realised as required by NPF4 Policy 9 a).

Design and Layout

The representations highlight the existing properties are characterised largely by traditional homes in substantial plots. These range from 1000 sqm - 1880 sqm. The site is detached from the existing building group and at 340 sqm is well below the size of the surrounding plots. The design, density and siting does not respect the character and amenity of the place.

Given the size of the site an indicative plan was submitted during the application process to show a soakaway or septic tank/private wastewater treatment plant could be accommodated in the curtilage of the site (Drawing 06). These are required to be accommodated on the site such that both the soakaway and the wastewater treatment plant is greater than 5 metres from a building, the public road boundary and the boundary of the site. Car parking and turning facilities have also to be provided together with access for desludging a private wastewater treatment plant and septic tank. This is a constrained site and the application has not demonstrated there is sufficient space for parking and turning facilities in the curtilage of the site.

Concern is raised in the representations about the loss of privacy and overlooking from the proposed development with windows of existing dwellinghouses providing outlook to the open fields. Given the location and constraints of the site there is potential for the proposed development to impact existing residential amenity.

The site is in a long narrow area of amenity greenspace which is grassed over with some trees on the south boundary. The greenspace is separated from a private access road by a post and wire fence on the north boundary. As viewed on historic aerial photos this area was formerly part of the open field to the north. The area presents as a green buffer between the existing dwellinghouses and the private access road and open fields. If approved the proposal could set an unwelcome precedent for further development and erosion of this green buffer. The proposed development would detract from the visual amenity of the existing building group when viewed from the wider landscape.

In respect of NPF4 Policy 14, the proposal is poorly designed and inconsistent with the six qualities of successful places. The design, density and siting of the proposed development does not respect the character and amenity of the place and is contrary to LDP2 Policy 1A and 1B Placemaking.

Roads and Access

The applicant is proposing a new vehicle access onto the adopted access road off the C484. The representations raise issues with the single-track road and highlight that this is not fit for more vehicles as a result of the proposed development.

Transport Planning noted in their initial consultation response the small nature of the plot and asked for a plan to show a soakaway or septic tank/private wastewater treatment plant could be provided. This should be accommodated on the site such that both the soakaway and the wastewater treatment plant is greater than 5 metres from the public road boundary and also the boundary of the site. An amended indicative site layout was submitted to show this (Drawing 06).

The site is constrained and the applicant has not demonstrated that there will be sufficient space for parking and turning facilities in the curtilage of the site. Transport Planning confirm they are not in a position to support this application.

The application does not satisfy LDP2 Policy 60B (c).

Drainage and Flooding

The representations highlight flood risk. The Council's Flooding Team have no objection to the proposal as SEPA maps indicate that the site and access is out of the flood extent. An FRA is therefore not required.

The Flooding Team recommend conditions for full drainage details to be submitted for review and written approval by the Council as Planning Authority. This can be conditioned for submission with a further application.

Natural Heritage and Biodiversity

Historic aerial photos show the wider area of greenspace was created at the time the private access road was developed on the north boundary, sometime between 2006-2009. The aerial photography shows the site laid to grass with trees on the boundary with more recent images showing vegetation removal around the application site and

the wider area has seen some tree removal. The representations report tree removal in the wider area.

The lockup building is unlikely to have bat roosts therefore a Bat Survey Report is not required as confirmed by the Council's Biodiversity Officer. A representation considered a full habitat survey should be required for any building in this area to prevent further destruction of valuable habitat to local wildlife. There is no evidence of protected species within the site and wider area. If required however this could be secured by planning condition and submitted with a further application.

NPF4 Policy 3 requires local development to include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. This could be secured by planning condition.

Contamination

The Council's Contaminated Land Officer notes in their consultations response that historic mapping shows other buildings were present on the site in the past. It is unknown what these buildings were used for and what materials were within the fabric of the building. The Contaminated Land Officer has no objection subject to a standard condition for further reporting to be submitted for review and written approval by the Council as Planning Authority prior to work commencing on site. This is due to the potential for the site to have been impacted by contamination from the previous use of the site or due to the demolition of the former buildings, particularly if they contained asbestos materials. This can be secured by planning condition.

Material Considerations

Representations

The three objections raise valid material planning issues. The issues raised have been considered in the assessment of the application. There are no material considerations to support the application.

The proposal is considered to be contrary to the Development Plan.

Developer Contributions

This proposal is within the catchment of Longforgan Primary School. As this is an in principle application a standard condition is recommended for primary education infrastructure in line with NPF4 Policy 18 and LDP2 Policy 5.

Economic Impact

The economic impact of the proposal is likely to be minimal.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Conditions and Reasons

1. The proposal is contrary to Policy 17 Rural Homes of the National Planning Framework 4 (2023) as it would not be suitably scaled, sited and designed to be in keeping with the character of the area as required by NPF4 Policy 17 a).
2. The proposal is contrary to Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings of the National Planning Framework 4 (2023) as the application has not demonstrated that the building could not be regenerated and brought back into use or the site used as greenspace as part of the wider area. The sustainable reuse of the land and buildings has not been fully realised as required by NPF4 Policy 9 a).
3. The proposal is contrary to Policy 19 Housing in the Countryside of the Perth and Kinross Local Development Plan 2 (2019) and the associated Housing in the Countryside Supplementary Guidance (March 2020) as it does not meet any of the criteria within the categories set out in the Supplementary Guidance. The site does not have long established, identifiable boundaries and a level of enclosure provided by natural features. The site is not integrated into the existing layout and building pattern of the building group. The scale, layout and design of the proposal does not respect the character, scale and form of the surrounding area. The Supplementary Guidance does not support the replacing of unsightly and or poorly maintained non-traditional non-domestic buildings with housing creating a residential use where one previously did not exist.
4. The proposal is contrary to Policy 14 Design, Quality and Place of the National Planning Framework 4 (2023) and Policy 1A and 1B Placemaking of the Perth and Kinross Local Development Plan 2 (2019). The proposal is poorly designed and inconsistent with the six qualities of successful places. The design, density and siting does not respect the character and amenity of the place.

5. The site is constrained and the applicant has not demonstrated that there will be sufficient space for parking and turning facilities in the curtilage of the site. The application does not satisfy Policy 60B (c) of the Local Development Plan 2 (2019).

Justification

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

Informatives

None.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
05
06



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

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

Thank you for completing this application form:

ONLINE REFERENCE 100717670-001

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

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of a Dwellinghouse (in principle)

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

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

☒ No ☐ Yes – Started ☐ Yes - Completed

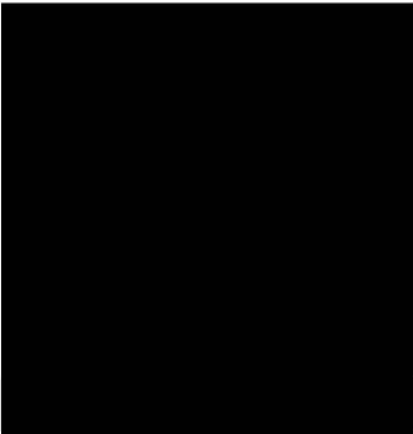
Applicant or Agent Details

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

☐ Applicant ☒ Agent

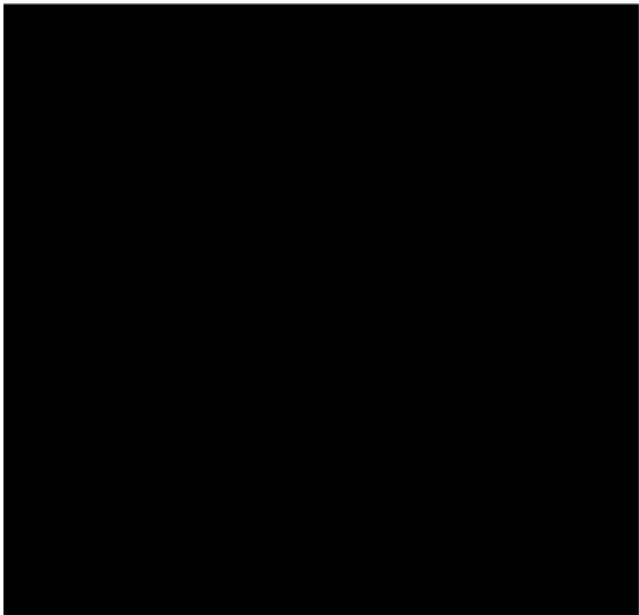
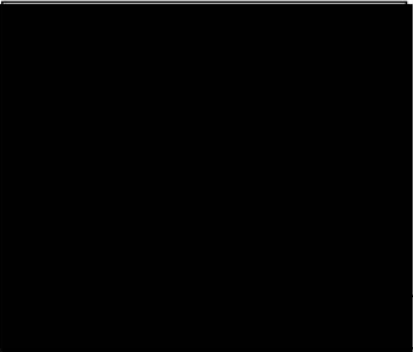
Agent Details

Please enter Agent details

Company/Organisation:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Rachel	Building Name:	Broxden House
Last Name: *	McIntyre	Building Number:	
Telephone Number: *		Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
Email Address: *		Postcode: *	PH1 1RA
Is the applicant an individual or an organisation/corporate entity? *			
☒ Individual ☐ Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Ms	
Other Title:		
First Name: *	Yvonne	
Last Name: *	Wijnia	
Company/Organisation		
Telephone Number: *		
Extension Number:		
Mobile Number:		
Fax Number:		
Email Address: *		

Site Address Details

Planning Authority:

Perth and Kinross Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land at Templehall, Longforgan

Northing

727903

Easting

331465

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

0.03

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Brownfield land

Access and Parking

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

☒ Yes ☐ No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- ☐ Yes – connecting to public drainage network
☒ No – proposing to make private drainage arrangements
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- ☒ New/Altered septic tank.
☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- ☒ Discharge to land via soakaway.
☐ Discharge to watercourse(s) (including partial soakaway).
☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

To be determined at the detailed planning stage

Do your proposals make provision for sustainable drainage of surface water?? * ☒ Yes ☐ No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

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

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

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

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Rachel McIntyre

On behalf of: Ms Yvonne Wijnia

Date: 26/06/2025

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Supporting Planning Statement

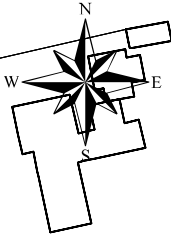
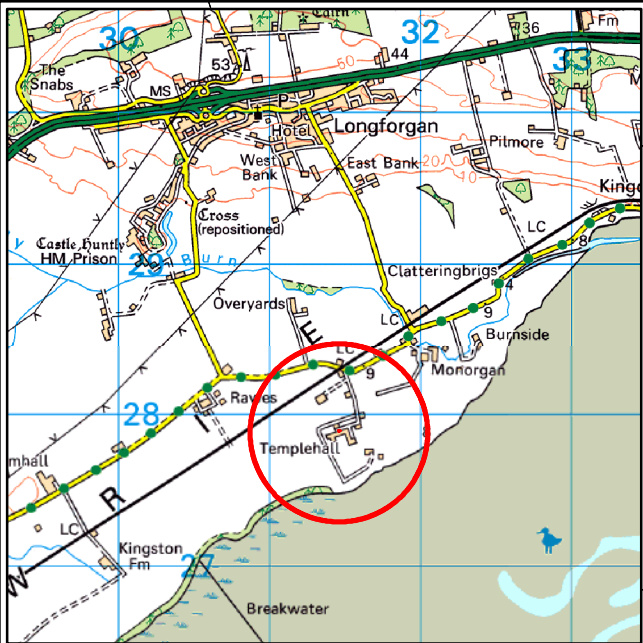
Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Miss Rachel McIntyre

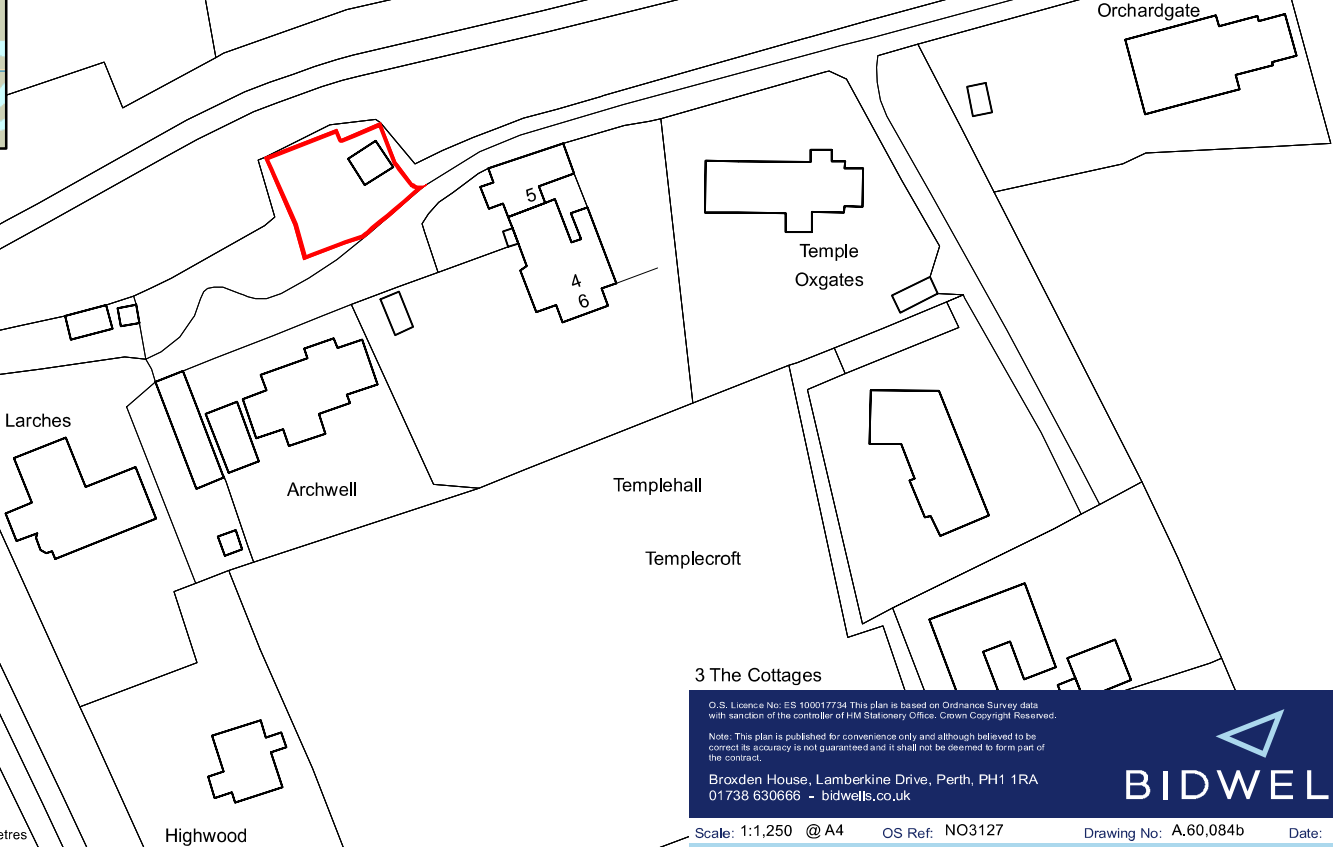
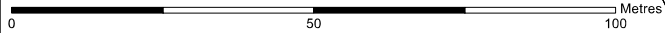
Declaration Date: 26/06/2025

Development Site at Templehall, Longforgan, Dundee, DD2 5HS - Location Plan (Existing)



Legend

Site Area:0.034ha



O.S. Licence No. ES 100017734 This plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

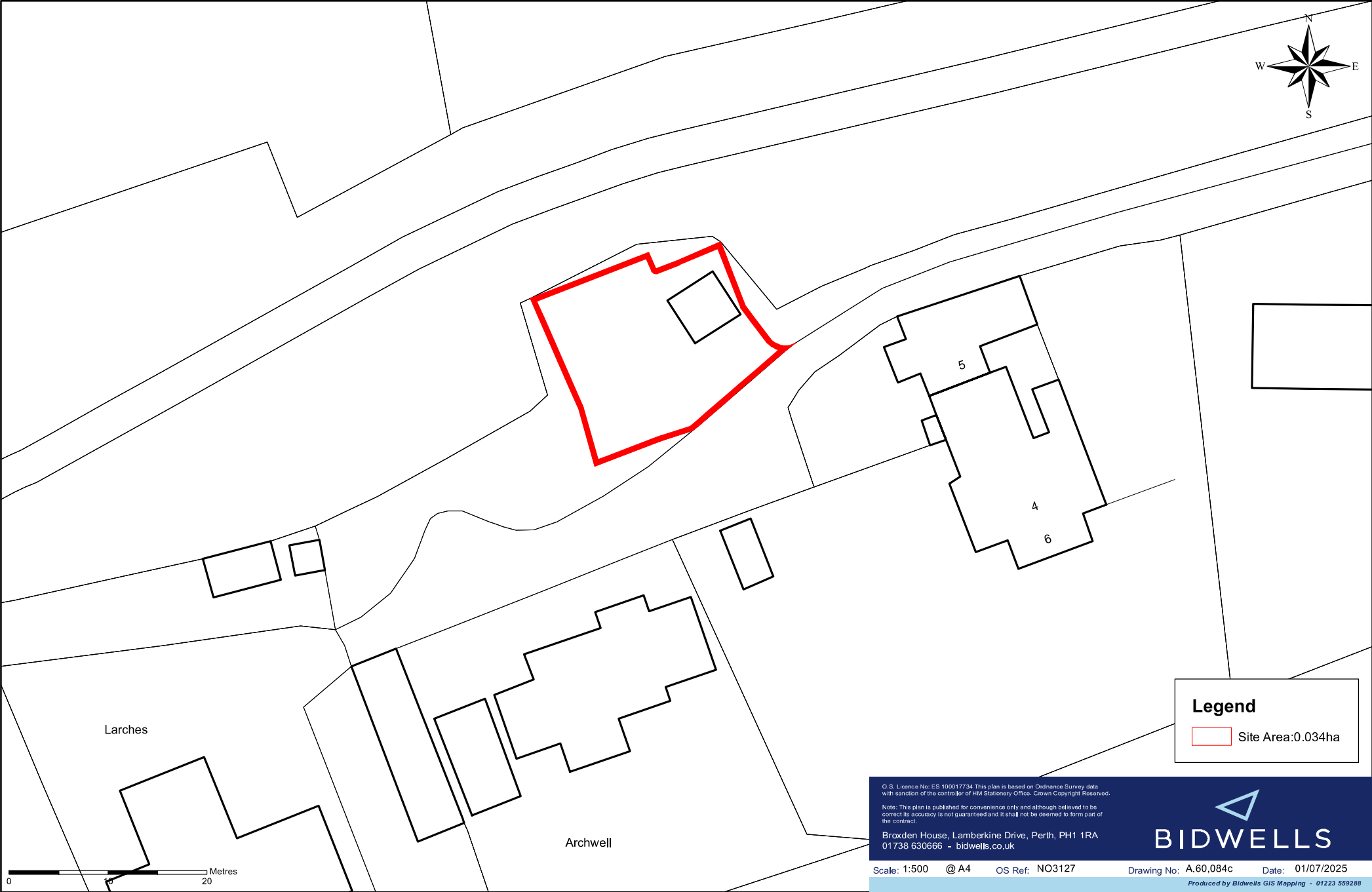
Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Broxden House, Lamberkine Drive, Perth, PH1 1RA
01738 630666 - bidwells.co.uk

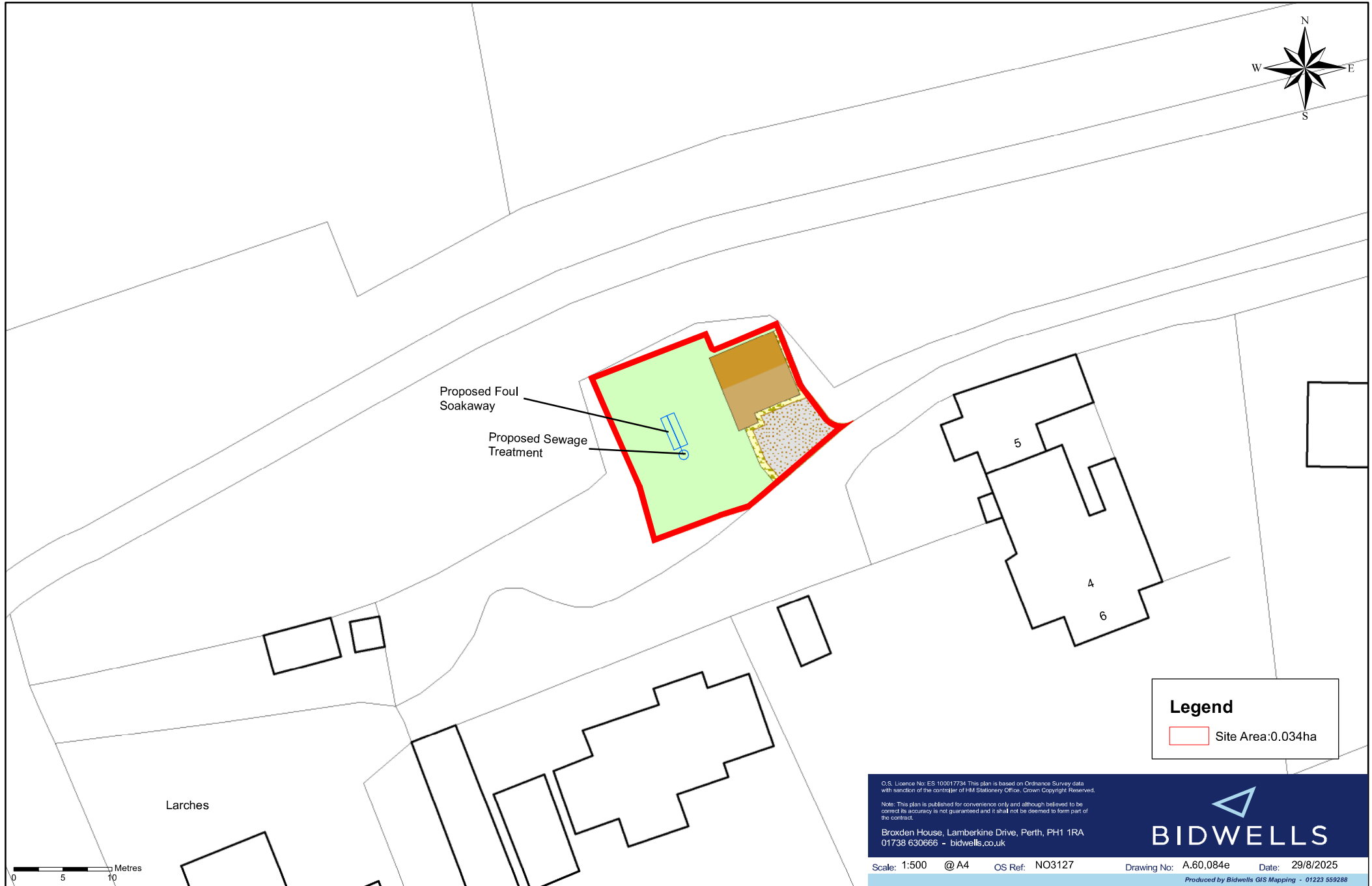
BIDWELLS

Scale: 1:1,250 @ A4 OS Ref: NO3127 Drawing No: A.60,084b Date: 01/07/2025
Produced by Bidwells GIS Mapping - 01223 559288

Development Site at Templehall, Longforan, Dundee, DD2 5HS - BlockPlan (Existing)



Development Site at Templehall, Longforan, Dundee, DD2 5HS - BlockPlan



ERECTION OF A DWELLINGHOUSE (IN PRINCIPLE) ON LAND AT TEMPLEHALL, LONGFORGAN PLANNING POLICY STATEMENT

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1.0 Introduction

- 1.1 This supporting statement should be read in conjunction with the planning permission in principle application submitted to Perth and Kinross Council on behalf of Ms Y Wijnia. The proposal relates to the erection of a dwellinghouse (in principle) on land at Templehall, Longforgan.
- 1.2 This planning application has been submitted as a 'local application' under the Town & Country Planning (Development Management Procedures) (Scotland) Regulations 2013.

2.0 Site Description

- 2.1 The 0.034ha brownfield site is located approximately 2km south of Longforgan, within the rural hamlet of Templehall. The site is accessed via the existing unnamed road which provides access to the hamlet from Station Road.
- 2.2 It is bound to the north by grassland and the south by the unnamed road. The eastern and western boundaries comprise grassland. The site has long established boundary fences along the northern, eastern and western boundaries.
- 2.3 There is an existing, derelict building standing on the brownfield site.
- 2.4 The site is not at risk of flooding and has no environmental designations.
- 2.5 The site is not within an identified settlement boundary, as per the Perth and Kinross Local Development Plan 2.

3.0 Planning History

- 3.1 The western half of the site has had one previous planning application. The details of the application are as follows:
- 04/01466/OUT – Erection of a new farmhouse, cottage and new farm buildings; Refused.

4.0 Development Plan

- 4.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 (as amended) requires proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 4.2 In this case, the Development Plan consists of National Planning Framework 4 (NPF4) approved February 2023, and the Perth and Kinross Local Development Plan 2 (LDP2) adopted November 2019.
- 4.3 In terms of material considerations, PKC's Housing in the Countryside Supplementary Guidance (2020) is the most significant due to the detailed criteria it contains for assessing this type of proposal.

- 4.4 The principle of housing on this site is required to be assessed against the terms of Policy 17: Rural Homes of NPF4, Policy 19: Housing in the Countryside of LDP2 and Category 6 of the associated Supplementary Guidance. As noted below, the policies allow for the erection of individual dwellings in the countryside if they fall into certain categories, including rural brownfield land.
- 4.5 The Council's placemaking policies (LDP 2 Policy 1A and 1B) are also relevant to the assessment of this proposal. Policy 1A Placemaking states:
- *Development must contribute positively to the quality of the surrounding built and natural environment, and the design, density and site of development should respect the character and amenity of the place, including improvement to links within and where practical beyond the site. All development should be planned and designed with reference to climate change, mitigation and adaptation.*
- 4.6 Policy 1B – Placemaking states that all development proposals should meet all of the following placemaking criteria:
- a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings;*
 - b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area;*
 - c) *The design and density of should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours;*
 - d) *Respect an existing building line where appropriate or establish a new one where none exists. Access, uses and orientation of principal elevations should reinforce the street or open space;*
 - e) *All buildings, streets and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport;*
 - f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible;*
 - g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitivity integrated into proposals;*
 - h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks;*
 - i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments); and*
 - j) *Sustainable design and construction.*
- 4.7 A proposed dwelling could be sited sensibly on the clearly defined brownfield site, being sited and scaled to approximately the same siting and size as the existing single storey derelict building, as shown on the accompanying site and location plans. The proposed plot size is also in keeping with the character of the area, reflecting the scale of the plot located directly southeast of the site. The proposed plot has existing defensible boundaries and would be well screened from the surrounding area through any planting and landscaping. Access to the site would be taken

from the existing track to the south, consistent with the existing driveway accesses for the other properties within the hamlet.

- 4.8 The site has good connectivity to the settlement of Longforgan, which is located approx. 2km to the north of the site, with access provided via the existing road, ensuring that the proposal accords with the principles of NPF4 Policy 15 'Local Living and 20-minute Neighbourhoods' in terms of sustainable transport and service provision requirements.
- 4.9 The supporting plans show that the proposed dwelling would be an addition to the existing building group and has been sited to be in keeping with the character of the area, whilst also preserving residential amenity for the neighbouring properties. The existing boundary fences provide established plot boundaries, and any planting or landscaping associated with the development would mature over time, creating a high-quality landscape framework. The final design details of the proposed dwelling, including external finishes, would be determined at the detailed planning stage, however the removal of the existing building would significantly improve the visual amenity of the site and surrounding area. All chosen materials would be in keeping with the character of the surrounding area.
- 4.10 A proposal could be suitably designed, sited and scaled on this site so as to be in keeping with the character of the area, and would constitute the redevelopment of a vacant, brownfield site and thus is considered to be in compliance with Policy 1A and 1B of LDP2, as well as Policy 17a) of NPF4.

5.0 Housing in the Countryside and Development on Rural Brownfield Land

- 5.1 NPF4 Policy 17: Rural Homes, seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. The policy states '*development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area, and the development... ii) reuses brownfield land where a return to a natural state has not or will not happen without intervention*'.
- 5.2 Brownfield land is defined within Annex F 'Glossary' of NPF4 as:
- 'Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.'***
- 5.3 Policy 19 in LDP2 states that the Council 'will support proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the following categories:
- (1) *building groups;*
 - (2) *infill sites;*
 - (3) *new houses in the open countryside on defined categories of sites as set out in Section 3 of the Supplementary Guidance;*
 - (4) *renovation or replacement of houses;*
 - (5) *conversion or replacement of redundant non-domestic buildings;*
 - (6) ***development on rural brownfield land***

Development on Rural Brownfield Land

- 5.4 The Council's 'Housing in the Countryside' Supplementary Guidance provides detailed guidance on each of the 6 categories for acceptable countryside housing developments. Under category 6, Rural Brownfield Land, it is confirmed that for the purposes of the guidance, rural brownfield land is defined as:

*'Derelict land which was at one time occupied by buildings and structures, but these have now been removed, **OR** (our emphasis) land directly linked to former buildings or structures which has been so damaged by a former use that it cannot be left to naturalise or be reused for another purpose without first being improved.'*

- 5.5 Furthermore, the guidance adds that *'proposals will be considered under this category for sites which have either been completely cleared of all buildings and structures, or where some foundations or substructures remain providing that buildings above ground level have been removed'*.

- 5.6 By definition, the removal of the existing building on site would constitute direct intervention and this action would contribute to the improvement of the site, confirming that the site is brownfield land under both the NPF4 and LDP2 definitions. The derelict building (concrete walls, foundations, garage doors) would not disappear themselves and the site could not return to a natural state without direct intervention. The proposal therefore clearly accords with NPF4 Policy 17 ii) which ***supports the reuse of brownfield land where a return to a natural state has not or will not happen without intervention*** as well as the LDP Supplementary Guidance as the land cannot be redeveloped or left to re-naturalise without first removing the existing building.

- 5.7 From the photographs submitted with the application, it is evident that the derelict building that remains on site does comply with the definition of rural brownfield land, as under NPF4's definition it is not necessary for a site to be entirely cleared of previous structures.

- 5.8 If, due to the proposed site still containing the derelict building and not simply just remains, there is any debate over the brownfield characteristics of the site, then as the adoption of NPF4 post-dates the adoption of the LDP2 and its associated Supplementary Guidance, then the brownfield site definition as set out in NPF4 takes precedent because NPF4 is the most recently adopted part of the Development Plan.

- 5.9 The proposal site is considered to be exactly the type of site that the brownfield sites category of countryside housing policies should be capable of accepting, as the proposal seeks permission in principle for a small-scale single house on derelict land, which at one point was occupied by a building where evidence of that building still exists. As noted above, the Council's definition within the guidance is split into two parts, and there is no doubt that this proposal can be assessed favourably against it.

- 5.10 Within the Council's Supplementary Guidance, it is stated that ***"in most cases... a contaminated land investigation and remediation plan will be required"*** however, from the photographs provided, in this case we do not believe a contaminated land investigation report would add anything to what is evidently a derelict brownfield site which would not re-naturalise without the direct intervention required to remove the derelict building. The proposal therefore accords with the definition within the guidance, and the photos show clearly that the site cannot be left to naturalise itself over time.

- 5.11 The proposed application for a single house on this site where an existing derelict building remains, is clearly consistent with NPF4 Policy 17, as well as LDP2 Policy 19 and the associated Supplementary Guidance. The brownfield site has been in its current derelict condition for many

years and has not naturalised itself and cannot be left to naturalise without the direct removal of the existing derelict building.

- 5.12 The principle of allowing a house on this rural brownfield site is therefore considered to meet each of the relevant criteria set out in the Development Plan.

Advice from Chief Planner (September 2024)

- 5.13 The letter issued by the Chief Planner, dated 20th of September 2024, reiterates the Scottish Government's positive approach to rural development. It contains advice on the implementation of various NPF4 policies, including Policy 17, following concerns from stakeholders and cases where policies such as Policy 15 – Local Living and 20-Minute Neighbourhoods have been applied restrictively.
- 5.14 To ensure that the positive approach to rural development is maintained, the letter states ***“whilst it is recognised that the character of, and pressures within, the rural areas across Scotland varies significantly, we would like to remind planning authorities that their intent is essentially positive, to encourage economic activity and associated homes”***.

6.0 Conclusions

- 6.1 In this case, the principle of development on this brownfield site reflects what is considered to meet the stated requirements of NPF4 Policy 17 ii) and Category 6 of LDP2 Policy 19, which both relate to housing within the countryside.
- 6.2 The proposed brownfield site is also considered to be in compliance with the Council's Supplementary Guidance as the proposed plot is on derelict land which could not be left to naturalise without first removing the existing derelict building. The condition of the site could also not be improved without direct intervention.
- 6.3 It should also be noted that the countryside housing policies within the adopted Development Plan are to be used positively to encourage rural development, especially due to the current national housing crisis.
- 6.4 For the reasons set out above and subject to conditions being attached to any approval covering the scale and height of any building, access, drainage, and landscaping, the proposal is considered to fully comply with the Development Plan.
- 6.5 Perth and Kinross Council are therefore kindly requested to approve this planning permission in principle application, subject to any conditions that they may deem necessary and appropriate.

