

PERTH AND KINROSS COUNCIL

Mr And Mrs D L Rawson
Keppranich Dev Ltd
C/o 14 Brompton Terrace
Perth
PH2 7DH

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

FAO Mr J Rawson

Date 12 September 2008

Town and Country Planning (Scotland) Acts.

Application Number **06/00870/FUL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 18th April 2006 for planning permission for Erection of 11 affordable dwellinghouses Land To The West Of Creag Eilid Grandtully Aberfeldy Perthshire subject to the undernoted conditions. One set of the relative plans, duly docquetted with reference to this approval, is returned herewith.



Development Quality Manager

Conditions Referred to Above

1. The development shall be begun within a period of five years from the date of this consent.
2. The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.
3. The recommendations of Arboretum International's Report dated 30 June 2006 shall be fully implemented to the satisfaction of the Council as Planning Authority.
4. All services and material stores shall be located outwith the root protection areas and canopy spread of any of the existing trees on site to the satisfaction of the Council as Planning Authority.
5. Prior to the occupation of any unit the northern boundary of the site to the A872 shall be formed by means of a post and wire fencing and hawthorn hedge to the satisfaction of the Council as Planning Authority.
6. All existing trees on the site shall be retained and protected to the satisfaction of the Planning Authority and details of the proposed methods of protection during construction operations shall be submitted for the approval of the Planning Authority prior to the commencement of the development.
7. The detailed landscaping and planting scheme for the site which is hereby approved shall be implemented by the Developer as part of the site development programme and thereafter maintained to the satisfaction of the Council as Planning Authority.

Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size and species to the satisfaction of the Planning Authority.

- 9 All matters regarding access, car parking, road layout, design and specification (including street lighting and disposal of surface water) shall be in accordance with the standards required by the Council as Roads Authority.
- 10 Turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward gear to the satisfaction of the Council as Planning Authority.
- 11 A minimum of two off-street car parking spaces per dwelling shall be provided within the curtilage of the site to the satisfaction of the Planning Authority prior to the occupation of the dwelling.
- 12 Full adherence of the submitted Construction Method Statement shall be undertaken to the satisfaction of the Council as Planning Authority with the exception of section 4 where there is no need to seek SNH approval of the timing of works.
- 13 The chimneys shall be rendered to match the house to the satisfaction of the Council as Planning Authority.
- 14 The houses shall be used for the purposes of affordable housing as defined in the Council's policy on "Affordable Houses"

Reasons for Conditions

1. In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the development is carried out in accordance with the plans approved.
- 3-4 In order to protect the existing trees.
- 5 To provide an appropriate boundary enclosure for the rural setting of the development.
- 6 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 7-8 In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.
- 9-11 In the interests of pedestrian and traffic safety and in the interests of free traffic flow.
- 12 To ensure protection of the River Tay Special Area of Conservation (SAC).
- 13 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
- 14 In accordance with the terms of the planning application and the Council's policy on affordable housing.

Notes

- 1 No work shall be commenced until an application for building warrant has been submitted and approved.
- 2 Please consult the Street Naming and Numbering Officer, The Environment Service, Perth and Kinross Council, The Atrium, Glover Street, Perth regarding a new postal address.

NOTES

1. If the applicant is aggrieved by the decision of the Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Scottish Ministers in accordance with Section 47 of the Town and Country Planning (Scotland) Act 1997 within six months from the date of this notice. The appeal should be addressed to The Scottish Government Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. A copy of the notice of appeal must at the same time be sent to the Planning Authority. The Scottish Ministers has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Scottish Ministers is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. **Please note that when submitting an appeal to the Scottish Ministers, a copy of the appeal and supporting documents should be sent to the Development Quality Manager, Development Management, The Environment Service, Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.**
2. If the permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act 1997.
3. In certain circumstances, a claim may be made against the Planning Authority for compensation, where permission is refused or granted subject to conditions by the Scottish Ministers on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 95 of the Town and Country Planning (Scotland) Act 1997.

The foregoing notes are explanatory only and reference must be made to the Town and Country Planning (Scotland) Acts and the appropriate Regulations or Orders for their full context.