

Argyll and Bute Council
Comhairle Earra Ghaidheal agus Bhoid

Customer Services
Executive Director: Douglas Hendry



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10 March 2011

NOTICE OF MEETING

A meeting of the **PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE** will be held in the **KILMELFORD VILLAGE HALL, KILMELFORD** on **THURSDAY, 17 MARCH 2011** at **10:30 AM**, which you are requested to attend.

Douglas Hendry
Executive Director - Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST (IF ANY)**
- 3. MR A READ AND MS A YOUNG: APPLICATION OF AGRICULTURAL BUILDING: LAND NORTH EAST OF KAMES FARMHOUSE, KILMELFORD (REF: 10/01410/PP)**
Reports by Head of Planning and Regulatory Services (Pages 1 - 14)

DISCRETIONARY HEARING PROCEDURE NOTE (Pages 15 – 20)

PLANNING, PROTECTIVE SERVICES AND LICENSING COMMITTEE

Councillor Gordon Chalmers
Councillor Robin Currie
Councillor Mary-Jean Devon
Councillor David Kinniburgh
Councillor Donald MacMillan
Councillor Alister McAlister
Councillor Alex McNaughton
Councillor Al Reay

Councillor Rory Colville
Councillor Vivien Dance
Councillor Daniel Kelly
Councillor Neil Mackay
Councillor Bruce Marshall
Councillor Roderick McCuish
Councillor James McQueen

Contact: Melissa Stewart

Tel. No. 01546 604331

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Argyll and Bute Council
Development Services

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/01410/PP

Planning Hierarchy: Local Development

Applicant: Mr A Read & Ms A Young

Proposal: Erection of Agricultural Building

Site Address: Land northeast of Kames Farmhouse, Kilmelford

SUPPLEMENTARY REPORT NO. 1

(A) Background

This application was presented to the Planning, Protective Services and Licensing Committee meeting on 16 February 2011.

Since presenting the proposal to Committee, a further representation from the following individual has been received.

Robert McT Hill, Kames Lodge, Kilmelford, PA34 4XA (12/02/11)

The above representation raises no new issues but reiterates the issues raised in the previous submissions which are detailed and commented on in the main report.

In light of the concerns regarding the water supply, the applicant's agent has been asked to provide further details prior to the hearing.

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to:

- 1) the holding of a discretionary local hearing in view of the number of representations received in the context of a small community, and:
 - 2) the conditions and reasons appended to this report.
-

Author of Report: Fiona Scott **Date:** 25/02/11

Reviewing Officer: Stephen Fair **Date:** 28/02/11

Angus Gilmour
Head of Planning

DRAFT

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01410/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. Notwithstanding the plans hereby approved, the front (north) elevation shall be finished in timber cladding, the details of which shall be submitted for the prior approval of the Planning Authority before development commences. Thereafter, the development shall be undertaken in strict accordance with the approved details.

Reason: In the interests of visual amenity in order to integrate the proposal into its landscape setting.

3. The development shall be implemented in accordance with the details specified on the application form dated 06/09/10 and the approved drawing reference numbers:

Plan 1 of 2 (Location Plan - Drawing Number 2010 023-015)
Plan 2 of 2 (Shed 2 - Drawing Number 2010 023-015)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

NOTE TO APPLICANT

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended) it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

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Proposal: Erection of Agricultural Building

Site Address: Land northeast of Kames Farmhouse, Kilmelford

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of agricultural building
-

(B) RECOMMENDATION:

Having due regard to the Development Plan and all other material considerations, it is recommended that planning permission be granted subject to:

- 1) The holding of a discretionary local hearing in view of the number of representations received in the context of a small community, and
 - 2) the conditions and reasons appended to this report.
-

(C) HISTORY:

10/01653/PNAGRI

Erection of polytunnel – prior approval : 09/11/10.
Land at western extremity of landholding.

10/01759/PNAGRI

Erection of polytunnel – prior approval : 09/11/10.
Land immediately east of application site.

10/01410/PP

Agricultural building incorporating farm shop and cafe under consideration by PPSL
16/02/11

(D) CONSULTATIONS:

Area Roads Manager

Report dated 11/10/10 advising no objection subject to conditions.

Kilninver and Kilmelford Community Council

Letter dated 09/11/10 raising serious concerns about the ability of the Kames water supply to serve the development without affecting supplies to existing residents on the Kames peninsula.

Further letter dated 09/11/10 suggesting that the positioning of the building would detract from the present attractive group of buildings. It is also pointed out that the applicants are rarely in residence as they spend most of their time on their large farm in Cumbria.

Comment: No water supply is required for this agricultural building. The building is a typical agricultural building which is commonly found within and adjacent to farmyard complexes. Whether the applicants reside on the holding year round basis is not a material planning consideration.

(E) PUBLICITY:

The proposal has been advertised in terms of Regulation 20 procedures, closing date 21/10/10.

(F) REPRESENTATIONS:

13 individuals have objected to the development as follows:

John Rentoul, Laroch, Kilmelford, Oban, PA34 4XA (02/11/10)

Jane Rentoul, Laroch, Kilmelford, Oban, PA34 4XA (02/11/10)

Robin and Alison Wells, Ardbeithe, Kames, Kilmelford, PA34 4XA (31/10/10)

Shain Wells, Ardbeithe, Kames, Kilmelford, PA34 4XS (31/10/10)

Adrian Wells, Ardbeithe, Kames, Kilmelford, PA34 4XS (31/10/10)

Rosemary Wells, Ardbeithe, Kames, Kilmelford, PA34 4XS (undated)

Peter S Halstead, Tigh-an-Rudha, Kilmelford, Oban, PA34 4XA (31/10/10)

Lorna Hill, Kames Lodge, Kames Peninsular, Kilmelford, PA34 4XA (undated)

Ewan Kennedy, Kinloch, Degnish Road, Kilmelford, PA34 4XD (13/11/10)

Mr Robert Hill, Kames Lodge, Kilmelford, by Oban, PA34 4XA (29/10/10)

Allan Loughray, Creag Na Linne, Kames Bay, Kilmelford, PA34 4XA (26/10/10)

James Dinsmore, Tulloch Beag, Kilmelford, Oban, PA34 4XA (29/10/10)

(i) Summary of issues raised

- Concerns regarding the ability of the existing Kames water supply to serve the proposed development.

Comment: The application is for an agricultural building for use as a livestock shed and indicates that no water supply is proposed to serve it.

- The design and positioning of the building would spoil the existing attractive settlement of buildings and detract from the Area of Panoramic Quality.

Comment: The building is a typical agricultural building which is commonly found within farmyard complexes. The building is to be sited within the existing farmyard complex set against a rising rocky knoll which will help integrate it into the landscape minimising the area of land impacted on by the structure. It is also in close proximity to a proposed polytunnel approved under ref. 10/01759/PNAGRI, which will form a pair of agricultural buildings against the rising backdrop.

- The applicants are rarely in residence as they spend most of their time on their large farm in Cumbria.

Comment: This is not a material consideration in the determination of this planning application.

- Concerns over advertising and neighbour notification of the application.

Comment: All notifiable properties were issued with neighbour notification and the proposal was advertised under Regulation 20 procedures in the local press. Community Councils receive weekly lists of applications from the Planning Service.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
|---|----|
| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | No |
| (iv) A report on the impact of the proposed development e.g. retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |

(H) PLANNING OBLIGATIONS

(i)	Is a Section 75 agreement required:	No
(I)	Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:	No
(J)	Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application	
(i)	List of all Development Plan Policy considerations taken into account in assessment of the application.	
	<u>Argyll and Bute Structure Plan 2002</u>	
	STRAT DC 2 – Development within the Countryside Around Settlements	
	STRAT AC 1 – Development in Support of Farms, Crofts and Estates	
	<u>Argyll and Bute Local Plan 2009</u>	
	LP ENV 1 – Impact on the General Environment	
	LP ENV 10 – Impact on Areas of Panoramic Quality (APQ)	
	LP ENV 19 – Development Setting, Layout and Design	
	LP TRAN 4 – New and Existing Public Roads and Private Access Regimes	
	Appendix A – Sustainable Siting and Design Principles	
	Appendix C – Access and Parking Standards	
(ii)	List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.	
	Argyll & Bute Sustainable Design Guidance (2006)	
	The Town & Country Planning Act (Scotland) 1997	
	The Planning etc. (Scotland) Act, 2006	
	SPP, Scottish Planning Policy, 2010	
	PAN73, Rural Diversification, 2005	
(K)	Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:	No
(L)	Has the application been the subject of statutory pre-application consultation (PAC):	No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing (PAN41 or other): Yes

Representations have been received from 13 individuals and from the community council, which is a significant number in the context of the small community at Kames. Accordingly, it is considered that a discretionary local hearing would be appropriate in this case.

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for erection of an agricultural building to house livestock within the grounds of Kames Farm, Kilmelford.

The proposed building is approximately 564 square metres in size and the application shows it to be constructed with blockwork external walls to mid height with juniper green coloured profile metal sheeting above and the same profile sheeting to the roof. However, further to discussions with the applicant's agent, it has been agreed that the front elevation of the building will be finished in timber cladding to help soften the impact the building may have on the wider landscape. This change to finishing materials can be dealt with satisfactorily via condition.

The design is in a typical style for agricultural buildings that are commonly found within farmyard complexes. The proposal requires planning permission rather than 'agricultural prior notification' due to its size and because the applicant has already used the majority of the 465 square metre floorspace allowance for previous prior notifications within the preceding 2 year period.

Albeit that agricultural buildings are not categorised in the Local Plan, this type of development is similar in appearance to many industrial buildings and as such, it is considered appropriate to have regard to this building in terms of Schedule B1 of the local plan (page 35), where an equivalent industrial building would be categorised as being of 'medium scale'.

In terms of the adopted 'Argyll and Bute Local Plan', the site is situated within the 'Countryside Around Settlement' Zone (CAS) within which Policy STRAT DC 2 of the approved 'Argyll and Bute Structure Plan' gives encouragement to development which accords with the settlement plan for the area; including appropriate small scale, infill, rounding-off, redevelopment and change of use proposals subject to compliance with other relevant local plan policies. In special cases, a locational need or special circumstance may justify a development.

Policy LP ENV 1 assesses applications for their impact on the natural, human and built environment.

Policy LP ENV 10 states that development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape.

Policy LP ENV 19 states that development shall be sited and positioned so as to pay regard to the context within which it is located and that development layout and density

shall integrate with the setting of development. Developments with poor quality or inappropriate layouts, including over-development, shall be resisted.

The site lies within the existing farm complex to the northeast of Kames Farmhouse. To the north the site is bounded by the A816 Oban – Lochgilphead public road and to the west and east by open fields. The agricultural building is proposed to be set against a rising rocky knoll to the south which will help integrate it into the landscape and minimising the area of arable land impacted on by the structure.

The settlement pattern in the area around Kames is characterised by well spaced, low density single houses or groups of farm related buildings and occasional industrial development. The proposed structure is a medium scale structure sited alongside an approved polytunnel, which together would form a pairing of buildings spaced out from the existing farmhouse, but set against the rising land and within the same visual envelope.

Whilst development is not normally supported within the CAS zone when there is available land within a Rural Opportunity Area (ROA), the boundary of the adjacent ROA has been drawn tightly around the farmhouse and adjacent steading and leaves little room for the future development of the farmholding.

The applicants produced a farm plan which demonstrated the proposed functioning of their farm business and which shows the subdivision of the farm holding into grazing areas served by separate sheds. This arrangement was considered the most appropriate for animal husbandry, herd separation, ease of movement within the holding and ease of access to pasture. Furthermore this would ensure that the agricultural buildings were not located in the centre of fields, but kept to the periphery to minimise land loss.

The proposed building subject of this application forms part of a wider package of investment and diversification at an existing farm which will support both agriculture and the rural economy.

Prior permission has recently been granted for two polytunnels within the farmholding and a separate planning application has been submitted for the redevelopment of the farm steading into holiday units. Siting the building subject of this application within the adjacent ROA would result in an adverse impact on the holiday unit venture associated with the proposed steading conversion, as the scale of the building and the farming activities associated with it, would impinge upon the amenity of the proposed holiday accommodation.

Whilst the site is situated within CAS, the building has been sensibly sited on an area of ground which is set back from the road against a steep backdrop.

The overall development of the farmholding will show a pairing of a shed and polytunnel off to the left when facing the farmhouse both of which will be set against the rising land with open grazing land to the front; the farmhouse and converted steading will be in the centre in their original setting; then a further pairing of the shed/shop and polytunnel will be situated off to the right, set against existing large scale fish farm buildings with further grazing land in front.

In light of the above, given its purpose as an agricultural building related to the farmholding on which it is to be located, it is considered the proposal benefits from a justifiable locational need and is therefore compatible with Structure Plan Policy STRAT DC 2. The proposal utilises an appropriate location within the existing farm complex to site a building of this purpose and size, without creating unacceptable impacts on the

usable agricultural land, the development potential of existing buildings, or the wider landscape.

The Area Roads Manager has been consulted on the proposal and raises no objection but recommends that conditions be applied requiring upgrade of the access and clearance of visibility splays. However, as the proposal is for an agricultural building within an existing farm complex, it is not considered that there will be any material intensification of use and therefore a requirement to upgrade the farm access is not considered reasonable in the context of the development for which permission is being sought.

In light of the above the development is considered to represent a suitable opportunity for development consistent with the Development Plan. Provision of the agricultural building will assist the farm management and development and as such meets wider national, strategic and local policy aims to support agricultural enterprises and the rural economy.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission should be granted

It is considered that the site represents a suitable opportunity for development. The agricultural building is of a suitable scale, form, location and design which will not detract from the established character of the area. Provision of the agricultural building will assist the farm management and development and as such meets wider national, strategic and local policy aims to support agricultural enterprises and the rural economy.

On the basis of a locational need, the proposal accords with Policies STRAT DC 2 of the approved 'Argyll and Bute Structure Plan' and Policies LP ENV 1, LP ENV 10 and LP ENV 19 of the adopted 'Argyll and Bute Local Plan'.

There are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Fiona Scott Date: 25/01/11

Reviewing Officer: Stephen Fair Date: 25/01/11

**Angus Gilmour
Head of Planning**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 10/01410/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

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Plan 2 of 2 (Shed 2 - Drawing Number 2010 023-015)

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181600

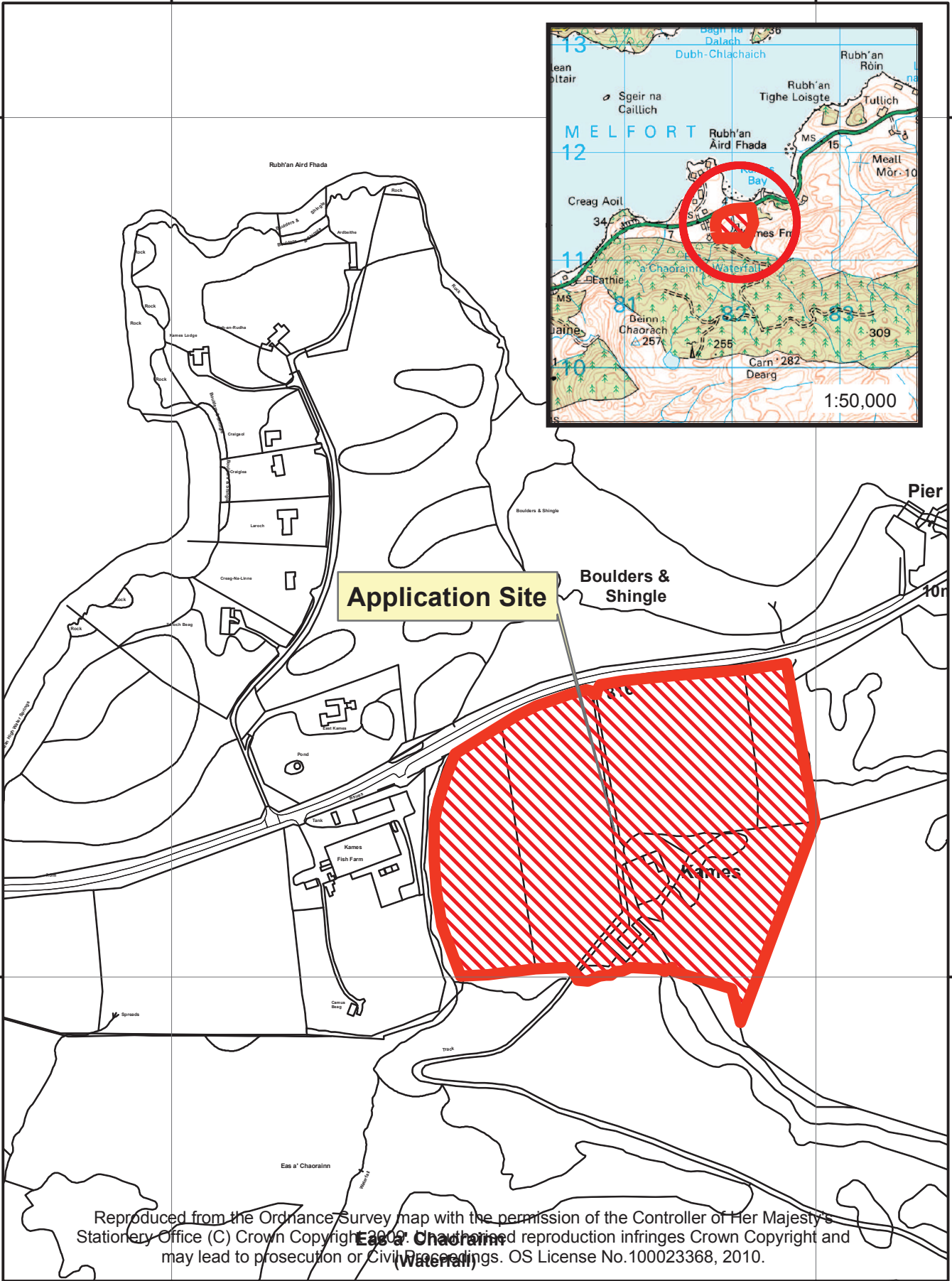
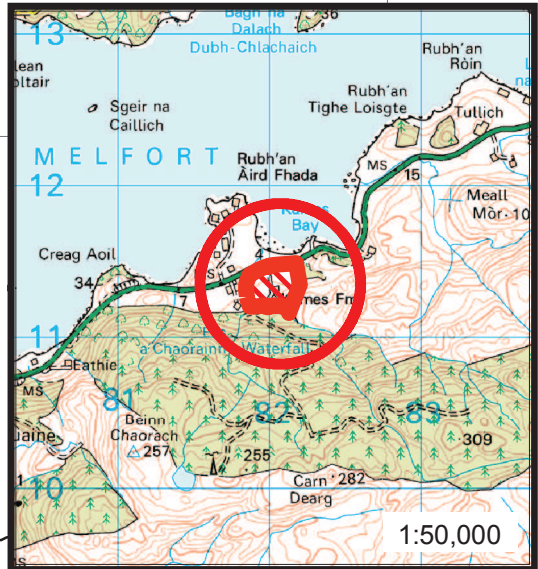
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Application Site

Boulders & Shingle

Kames

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**Location Plan relative to
Application Ref: 10/01410/PP**



Date: 27.01.2011

Scale: 1:5,000

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ARGYLL AND BUTE COUNCIL

PROCEDURE NOTE FOR USE AT

- | | |
|--|--------------------------|
| (1) Statutory Pre Determination Hearing | <input type="checkbox"/> |
| (2) Pan 41 Hearing | <input type="checkbox"/> |
| (3) Council Interest Application | <input type="checkbox"/> |
| (4) Discretionary Hearing | X |

HELD BY THE PLANNING, PROTECTIVE SERVICES & LICENSING COMMITTEE

1. The Director of Customer Services will notify the applicant, all representees and objectors of the Council's decision to hold a Hearing and to indicate the date on which the hearing will take place. The hearing will proceed on that day, unless the Council otherwise decides, whether or not some or all of the parties are represented or not. Statutory consultees (including Community Councils) will be invited to attend the meeting to provide an oral presentation on their written submissions to the Committee, if they so wish.
2. The Director of Customer Services will give a minimum of 7 days notice of the date, time and venue for the proposed Hearing to all parties.
3. The hearing will proceed in the following order and as follows.
4. The Chair will introduce the Members of the Panel, ascertain the parties present who wish to speak and outline the procedure which will be followed.
5. The Director of Development and Infrastructure's representative will present their report and recommendations to the Committee on how the matter should be disposed of.
6. The applicant will be given an opportunity to present their case for approval of the proposal and may include in their submission any relevant points made by representees supporting the application or in relation to points contained in the written representations of objectors.
7. The consultees, supporters and objectors in that order (see notes 1 and 2), will be given the opportunity to state their case to the Council.
8. All parties to the proceedings will be given a period of time to state their case (see note 3). In exceptional circumstances and on good case shown the Panel may extend the time for a presentation by any of the parties at their sole discretion.

Ref: ABH1/2009

9. Members of the Panel only will have the opportunity to put questions to the Director of Development and Infrastructure's representative, the applicant, the consultees, the supporters and the objectors in that order.
10. At the conclusion of the question session the Director of Development and Infrastructure's representative, the applicant, any consultees present, the supporters and the objectors (in that order) will each be given an opportunity to comment on any particular information given by any other party after they had made their original submission and sum up their case.
11. The Chair will ascertain from the parties present that they have had a reasonable opportunity to state their case.
12. The Panel will then debate the merits of the application and will reach a decision on it. No new information can be introduced at this stage.
13. The Chair or the Committee Services Officer on his/her behalf will announce the decision.
14. A summary of the proceedings will be recorded by the Committee Services Officer.
15. If at any stage it appears to the Chair that any of the parties is speaking for an excessive length of time he will be entitled to invite them to conclude their presentation forthwith.

NOTE

- (1) Objectors who intend to be present and speak at a hearing are encouraged to appoint one or a small number of spokespersons to present their views to concentrate on the matters of main concern to them and to avoid repetition. To assist this process the Council will provide a full list of the names and addresses of all objectors.
- (2) Supporters who intend to be present and speak at a hearing are encouraged to appoint one or a small number of spokespersons to present their views to concentrate on the matters of main concern to them and to avoid repetition. To assist this process the Council will provide a full list of the names and addresses of all supporters.
- (3) Councillors (other than those on the Panel) who have made written representations and who wish to speak at the hearing will do so under category (1) or (2) above according to their representations but will be heard by the Panel individually.
- (4) Recognising the level of representation the following time periods have been allocated to the parties involved in the Hearing.

Ref: ABH1/2009

The Director of Development Services' representative – not more than half an hour

The Applicant - not more than half an hour.

The Consultees - not more than half an hour.

The Supporters - not more than half an hour.

The Objectors - not more than half an hour.

- (4) The purpose of the meeting is to ensure that all relevant information is before the Panel and this is best achieved when people with similar views co-operate in making their submissions.
- (5) Everyone properly qualified as a representee recorded on the application report who wishes to be given an opportunity to speak will be given such opportunity.
- (6) The Council has developed guidance for Councillors on the need to compose a competent motion if they consider that they do not support the recommendation from the Director of Development and Infrastructure which is attached hereto.

I:data/typing/planning/procedure note

COMPETENT MOTIONS

- Why is there a need for a competent motion?
 - Need to avoid challenge by “third party” to local authority decision which may result in award of expenses and/or decision being overturned.
 - Challenges may arise from: judicial review, planning appeal, ombudsman (maladministration) referral. All appeal/review processes have rights to award expenses against unreasonable/unlawful behaviour.
- Member/Officer protocol for agreeing competent motion:
 - The process that should be followed should Members be minded to go against an officer’s recommendation is set out below.
- The key elements involved in formulating a competent motion:
 - It is preferable to have discussed the component parts of a competent motion with the relevant Member in advance of the Committee (role of professional officers). This does not mean that a Member has prejudged the matter but rather will reflect discussions on whether opinions contrary to that of professional officers have a sound basis as material planning considerations.
 - A motion should relate to material considerations only.
 - A motion must address the issue as to whether proposals are considered consistent with Adopted Policy of justified as a departure to the Development Plan. Departure must be determined as being major or minor.
 - If a motion for approval is on the basis of being consistent with policy reasoned justification for considering why it is consistent with policy contrary to the Head of Planning’s recommendation must be clearly stated and minuted.
 - If a motion for approval is on the basis of a departure reasoned justification for that departure must be clearly stated and minuted. Consideration should be given to holding a PAN 41 Hearing (determined by policy grounds for objection, how up to date development plan policies are, volume and strength of representation/contention)
 - A motion should also address planning conditions and the need for a Section 75 Agreement.
 - Advice from the Scottish Government on what are material planning considerations is attached herewith. However, interested parties should always seek their own advice on matters relating to legal or planning considerations as the Council cannot be held liable for any error or omission in the said guidance.

DEFINING A MATERIAL CONSIDERATION

1. Legislation requires decisions on planning applications to be made in accordance with the development plan (and, in the case of national developments, any statement in the National Planning Framework made under section 3A(5) of the 1997 Act) unless material considerations indicate otherwise. The House of Lord's judgement on *City of Edinburgh Council v the Secretary of State for Scotland* (1998) provided the following interpretation. If a proposal accords with the development plan and there are no material considerations indicating that it should be refused, permission should be granted. If the proposal does not accord with the development plan, it should be refused unless there are material considerations indicating that it should be granted.
2. The House of Lord's judgement also set out the following approach to deciding an application:
 - Identify any provisions of the development plan which are relevant to the decision,
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies,
 - Consider whether or not the proposal accords with the development plan.
 - Identify and consider relevant material considerations for and against the proposal, and
 - Assess whether these considerations warrant a departure from the development plan.
3. There are two main tests in deciding whether a consideration is material and relevant:
 - It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land, and
 - It should fairly and reasonably relate to the particular application.
4. It is for the decision maker to decide if a consideration is material and to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.
5. The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case. Examples of possible material considerations include:
 - Scottish Government policy, and UK Government policy on reserved matters
 - The National Planning Framework
 - Scottish planning policy, advice and circulars
 - European policy
 - A proposed strategic development plan, a proposed local development plan, or proposed supplementary guidance

Ref: ABH1/2009

- Guidance adopted by a Strategic Development Plan Authority or a planning authority that is not supplementary guidance adopted under section 22(1) of the 1997 Act
 - A National Park Plan
 - The National Waste Management Plan
 - Community plans
 - The Environmental impact of the proposal
 - The design of the proposed development and its relationship to its surroundings
 - Access, provision of infrastructure and planning history of the site
 - Views of statutory and other consultees
 - Legitimate public concern or support expressed on relevant planning matters
6. The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interest, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.