

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

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

Angus Gilmour
Head of Planning

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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.