

20 Spoutwells Road

Scone PH2 6RW

Comment by Scone Community Council to press release by Councillor Wilson
Housing Development Scone

We are extremely disappointed at the comments made by Councillor Wilson, both at the Development Management Committee meeting and also in his press release.

Whilst making reference to the "stark choice" facing the Committee at no time does Councillor Wilson confirm that this situation had only arisen due to the failure of the Planning Department to comply with the Statutory timescale for dealing with applications.

Furthermore it is of concern that Councillor Wilson makes reference to "carefully drafted conditions" as these are only a substitute for the full provision of information by the applicant as part of the planning process.

Rather than defining critical information in the overall application these conditions merely seek to pass on requirements for further sectional applications without taking any account of the requirements for the overall site.

As a result various critical matters listed in the LDP, such as flooding, may not be dealt with for 15 - 20 years based on the indicated developer's rate of build.

The procedure of conditional approval is totally unacceptable and should have been drawn to the Committee's attention by Planning Officers.

Planning Officers should have recommended refusal due to lack of information, based on material considerations, and the recommendation for a conditional approval is only a mechanism which avoids the requirement to disclose information to public scrutiny.

Whilst Councillor Wilson recognises the input made by Scone Community Council and the local action group, it is unfortunate that similar cognisance does not appear to have been taken by the Officers in their consideration of this application.

We are concerned that NONE of the material considerations raised by the CC were mentioned or addressed by either Planning or this committee. These considerations ranged from Planning using outdated regulations, to major criticisms received from an independent environmental audit.

We are concerned that these material considerations were not addressed, by either refusal, until clarified, or approval, subject to these being resolved.

In particular the case of traffic congestion and pollution, which along with other developments, create an unacceptable increase to already illegal levels.

The expressed reticence of Councillor Wilson to allow the matter to proceed to the Reporter is somewhat confusing as the Reporter would be duty bound to consider only material considerations.

In our opinion the Committee when making the decision were swayed by matters which were not material considerations, for example the prosperity of the Applicant, and as such should not have been considered.

The local community would potentially be willing to be involved in any future stage of this development, however this would require a genuine desire on behalf of the developer to take any cognisance of such involvement, which has not been evidenced to date.