From: PLNProcessing
To: gary@weespaces.com
Subject: Acknowledgement of Peathill Cottage Careston Brechin DD9 6SA - 23/00777/FULL
Date: 01 November 2023 12:43:00

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Application Reference : 23/00777/FULL

I acknowledge receipt of your application for planning permission received on **30 October 2023** and registered on **1 November 2023** for **Refurbishment of existing cottage, extension and erection of replacement garage** at **Peathill Cottage Careston Brechin DD9 6SA .** I acknowledge receipt of your planning fee of **£300.**

The determination of your application is likely to involve a site visit however as part of a range of measures introduced to assist in slowing the spread of COVID-19 (coronavirus) Angus Council is limiting the number of site visits that it undertakes to those that are absolutely necessary.

In order to assist in determining your application it would be helpful if you can provide photographs of the site and its surroundings. It will also be helpful if you can indicate if:

1. The land to which the application relates can be observed from public land?
2. The officer can access the land without assistance and without being accompanied.

This information should be provided via e-mail to the officer email address given below.

It is requested that if an officer does visit the site; any contact be restricted to that which is absolutely necessary to enable the site visit to take place. The site visit is a means of the officer familiarising themselves with the environs of the site and officers will not engage with applicants/agents at the site in relation to the merits of the case.

If you require any assistance or information on the progress of your application, please contact **Pauline Chalmers** on telephone number **01307 492495** approximately four weeks after the date of this letter. Your application will be assessed in relation to National and Council policies subject to any necessary consultations being carried out. Applications cannot be determined by the Authority until this process has been completed. Your application cannot be determined in less than 21 days of its registration in order to allow neighbours and other interested parties a period of time to comment. This time period may be extended in some cases e.g. if there is a requirement to advertise the application.

You may expect a determination on your application within two months of registration. The target date for this application is **31 December 2023.** It is intended that your application will be determined by delegated decision however in certain circumstances your application may require to be considered by the Development Standards Committee. If it does you will be

advised of the date of the meeting at which it will be considered approximately one week in advance.

If you have not received formal notification of the decision on your application by **31 December 2023** you may ask for the application to be reviewed by the Council's Local Review Body. The local review should be made in accordance with Section 43A of the above Act by notice sent within three months of the target date specified above. Further information on the relevant means of an appeal in respect of applications will be provided when the application is decided and can also be made available on request.

You can apply for a review on the basis of non-determination by downloading the forms from www.angus.gov.uk. Alternatively please telephone Democratic Services on 01307 491985.

Before applying for a review on the basis of non-determination you are advised to contact the case officer to ensure that your application is of a category that can be considered by the Council's Local Review Body.

If contacting please ask for Pauline Chalmers on 01307 492495 or e-mail ChalmersPE@angus.gov.uk

Yours faithfully,

Planning Service

Ethan Fordyce | Assistant Planning Officer – Development Standards |Planning & Sustainable Growth|Angus Council | Angus House | Orchardbank Business Park, Forfar, DD8 1AN |01307 492238 |