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Council Building  
2 High Street  
Perth  
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13/03/2023

A hybrid meeting of the **Planning and Placemaking Committee** will be held in the **Council Chamber** on **Wednesday, 22 March 2023 at 09:30**.

If you have any queries please contact Committee Services on (01738) 475000 or email [Committee@pkc.gov.uk](mailto:Committee@pkc.gov.uk).

**THOMAS GLEN**  
Chief Executive

***Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.***

***Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.***

**Members:**

Councillor Ian Massie (Convener)  
Councillor Grant Stewart (Vice-Convener)  
Councillor Hugh Anderson  
Councillor Bob Brawn  
Councillor Dave Cuthbert  
Councillor Eric Drysdale  
Councillor David Illingworth  
Councillor Ian James  
Councillor Brian Leishman  
Bailie Claire McLaren  
Councillor Crawford Reid  
Councillor Richard Watters  
Bailie Mike Williamson



## **Planning and Placemaking Committee**

**Wednesday, 22 March 2023**

### **AGENDA**

***MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.***

- 1 WELCOME AND APOLOGIES/SUBSTITUTES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE PLANNING AND PLACEMAKING COMMITTEE OF 22 FEBRUARY 2023 FOR APPROVAL**  
(copy to follow)
- 4 APPLICATIONS FOR DETERMINATION**
  - 4(1) MAJOR APPLICATION**
    - 4(1)(i) 22/00060/AMM - ERECTION OF 71 DWELLINGHOUSES AND 32 FLATS (APPROVAL OF MATTERS IN CONDITIONS 17/00939/IPL) (PHASES 1B AND 2A - MU5), LAND 200 METRES WEST OF BLAIRGOWRIE AND RATTRAY COTTAGE HOSPITAL, PERTH ROAD, BLAIRGOWRIE** **7 - 32**  
Report of Handling by Head of Planning and Development (copy herewith 23/90)
  - 4(2) LOCAL APPLICATIONS**
    - 4(2)(i) 22/01307/FLL - ERECTION OF 28 DWELLINGHOUSES AND A GARAGE (REVISED DESIGN), SITE NORTH OF HALL ROAD, GUILDTOWN** **33 - 50**  
Report of Handling by Head of Planning and Development (copy herewith 23/91)
    - 4(2)(ii) 22/01905/FLL - CHANGE OF USE FROM RESIDENTIAL FLAT TO SHORT TERM LET ACCOMMODATION UNIT, FLAT 1,** **51 - 62**

**MERLIN HOUSE, PERTH ROAD, BIRNAM, DUNKELD, PH8  
0AA**

Report of Handling by Head of Planning and Development (copy  
herewith 23/92)

- 4(2)(iii) 22/01242/FLL - CHANGE OF USE, ALTERATIONS AND  
EXTENSION TO SHOP TO FORM 4 FLATS, 29 REFORM  
STREET, BLAIRGOWRIE, PH10 6AZ** **63 - 80**  
Report of Handling by Head of Planning and Development (copy  
herewith 23/93)

- 4(2)(iv) 22/01243/CON - PART DEMOLOTION OF BUILDING, 29  
REFORM STREET, BLAIRGOWRIE, PH10 6AZ** **81 - 94**  
Report of Handling by Head of Planning and Placemaking  
Committee (copy herewith 23/94)

**5 PROPOSALS OF APPLICATION NOTICES**

- 5(i) 22/00023/PAN - RESIDENTIAL DEVELOPMENT, EXTENSION  
TO HOTEL, ERECTION OF HOTEL ACCOMMODATION  
UNITS, TIMESHARE AND FRACTIONAL OWNERSHIP  
ACCOMMODATION UNITS, CAFÉ, SPA AND LEISURE  
FACILITY, FORMATION OF CAMPING GROUNDS  
INCLUDING CAMPING PODS, OUTDOOR SPORTS  
GROUNDS, RELOCATION OF GREENKEEPING BUILDINGS,  
FORMATION OF CENTRAL DELIVERY HUB,  
PHOTOVOLTAIC SITES AND ASSOCIATED ACCESS,  
DRAINAGE AND LANDSCAPING WORKS (IN PRINCIPLE),  
MURRAYSHALL HOUSE HOTEL, MURRAYSHALL, PERTH,  
PH2 7PH** **95 - 104**  
Pre-application report by Head of Planning and Development  
(copy herewith 23/95)

- 5(ii) 22/00024/PAN - EXTENSION TO HOTEL, ERECTION OF  
HOTEL ACCOMMODATION UNITS, TIMESHARE AND  
FRACTIONAL OWNERSHIP ACCOMMODATION UNITS,  
CAFÉ, SPA AND LEISURE FACILITY, FORMATION OF  
CAMPING GROUNDS INCLUDING CAMPING PODS,  
OUTDOOR SPORTS GROUNDS, RELOCATION OF  
GREENKEEPING BUILDINGS, FORMATION OF CENTRAL  
DELIVERY HUB, PHOTOVOLTAIC SITES, ASSOCIATED  
ACCESS, DRAINAGE AND LANDSCAPING WORKS (PHASE  
1), MURRAYSHALL HOUSE HOTEL, MURRAYSHALL,  
PERTH, PH2 7PH** **105 - 114**  
Pre-application report by Head of Planning and Development  
(copy herewith 23/96)

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Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Report of Handling by Head of Planning & Development  
 (Report No. 23/90)

**PROPOSAL:** Erection of 71 dwellinghouses and 32 flats (approval of matters in conditions of 17/00939/IPM) (Phases 1B and 2A - MU5)

**LOCATION:** Land 200 Metres West of Blairgowrie and Rattray Cottage Hospital, Perth Road, Blairgowrie

Ref. No: [22/00060/AMM](#)

Ward No: P3- Blairgowrie and Glens

### Summary

This report recommends approval of the application for a development comprising the erection of 71 dwellinghouses and 32 flats on land 200 Metres West of Blairgowrie and Rattray Cottage Hospital, Perth Road, Blairgowrie.

The development is considered to continue to comply with the relevant provisions of the Development Plan and there are no material considerations that outweigh this conclusion.

## BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The application site is located to the south-western edge of Blairgowrie immediately adjacent to the A93 Perth Road. It extends to approximately 5.5 hectares and is mainly rough grassland, with a small area of woodland in the southern end.
- 2 The area to the east, across the A93, is predominantly residential; to the south is an earlier phase of the development currently under construction; to the west is an area of Ancient Woodland, with a Site of Special Scientific Interest (SSSI) known as Ardblair and Myreside Fens 250 metres beyond; and north is rough grassland. The site is bisected by Essendy Road which runs in an east-west direction through this development phase.
- 3 The site is allocated within the Perth and Kinross Local Development Plan 2 (2019) (LDP2) as MU5 for mixed use development (residential, employment and education). Planning permission in principle (PPP) for a mixed-use development (employment, retail, residential, community and education) for the entire MU5 allocation was approved in December 2018.
- 4 The site is to be delivered in phases with Phase 1A for the erection of two retail units (Class 1), a neighbourhood centre comprising three retail units (Class 1), parking areas, landscaping, SUDS pond and associated works

having been approved in January 2020 (Ref: 19/00163/AMM). Phase 1A is currently under construction with two of the retail units now operational.

- 5 The application seeks approval for a residential development comprising 71 dwellinghouses and 32 flats. A masterplan for the wider site was approved as part of 17/00939/IPM and the proposal broadly aligns with its principles.
- 6 This phase of development will deliver 73 affordable housing units, which represents a large proportion of the requirement for the wider site. The affordable housing tenures will be 34 Social Rent and 39 Mid-Market Rent properties. All of the houses and flats will be two-stories.
- 7 One of the key LDP2 and masterplan principles for this phase of development is the delivery of the lower parkland that will connect to and expand the woodland to the west of the site. The Ardblair Trail core path will also be incorporated into the layout with a further multi-user path connecting the site from phase 1A to the south to future phases to the north.
- 8 Car parking is provided through a mixture of parking courts, on-street and driveways. Secure enclosed cycle shelters and bin stores will be provided for the flats.

### **Environmental Impact Assessment (EIA)**

- 9 The impact of the wider development site was screened for EIA (14/01768/SCRN) and it was determined that the proposal does constitute an EIA development. An EIA Report was submitted as part of the application for planning permission in principle.

### **Pre-Application Consultation**

- 10 Pre application Reference: 14/00008/PAN
- 11 The proposed development is classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However, as the proposal is an AMSC application, further pre-application consultation (PAC) is not necessary beyond that already undertaken for the planning permission in principle.

### **DEVELOPMENT PLAN**

- 12 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### **National Planning Framework 4**

- 13 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.



- 14 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 15 The Council's assessment of this application has considered the following policies of NPF4:
- 16 The principal relevant policies are, in summary;
- Policy 1: Sustainable Places
  - Policy 2: Climate Mitigation and Adaption
  - Policy 3: Biodiversity
  - Policy 6: Forestry, Woodland and Trees
  - Policy 7: Historic Assets and Places
  - Policy 13: Sustainable Transport
  - Policy 14: Design, Quality and Place
  - Policy 15: Local Living and 20 Minute Neighbourhoods
  - Policy 16: Quality Homes
  - Policy 18: Infrastructure First
  - Policy 19: Heating and Cooling
  - Policy 20: Blue and Green Infrastructure
  - Policy 22: Flood Risk and Water Management

### **Perth and Kinross Local Development Plan 2019**

- 17 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 18 The principal relevant policies are, in summary;
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 2: Design Statements
  - Policy 5: Infrastructure Contributions
  - Policy 14B: Open Space Retention and Provision: Open Space within New Developments
  - Policy 15: Public Access
  - Policy 17: Residential Areas
  - Policy 20: Affordable Housing
  - Policy 25: Housing Mix
  - Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
  - Policy 34A: Sustainable Heating & Cooling: Heat Networks, Major Development and LDP Site Allocations
  - Policy 38A: Environment and Conservation: International Nature Conservation Sites
  - Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy

- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 47: River Tay Catchment Area
- Policy 52: New Development and Flooding
- Policy 53A: Water Environment and Drainage: Water Environment
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 53E: Water Environment and Drainage: Water Supply
- Policy 57: Air Quality
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

### **Statutory Supplementary Guidance**

19

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Open Space Provision for New Developments](#) (adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

### **OTHER POLICIES**

#### **Non Statutory Guidance**

20

- [Planning Guidance - Delivery of Development Sites](#)
- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)

### **NATIONAL GUIDANCE**

- 21 The Scottish Government expresses its planning policies and guidance through The National Planning Frameworks, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

#### **Planning Advice Notes**

- 22 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 61 Planning and Sustainable Urban Drainage Systems
  - PAN 68 Design Statements
  - PAN 69 Planning and Building standards Advice on Flooding

- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places
- PAN 79 Water and Drainage

### **Creating Places 2013**

- 23 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

### **Designing Streets 2010**

- 24 Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

### **National Roads Development Guide 2014**

- 25 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

### **Site History**

- 26 [14/00008/PAN](#) On 11 November 2014 for Mixed use development for employment use, residential use, retail use and education
- 27 [14/01768/SCRN](#) On 13 January 2015 for Proposed mixed use development
- 28 [17/00939/IPM](#) was Approved On 21 December 2018 for Mixed use development comprising residential development, employment land, education/recreation/community facilities, infrastructure including roads, footpaths, landscaping, drainage, open space and associated works
- 29 [19/00163/AMM](#) was Approved On 16 January 2020 for Erection of 2 retail units (Class 1), a neighbourhood centre comprising 3 retail units (Class 1), formation of parking areas, landscaping, SUDS pond and associated works (approval of matters specified by conditions 17/00939/IPM) (Phase 1A - MU5)

### **CONSULTATIONS**

- 30 As part of the planning application process the following bodies were consulted:

#### **External**

- 31 **Perth and Kinross Heritage Trust:** No objection subject to condition.

32 **Scottish Water:** No objection. Advised that there is currently insufficient capacity at Blairgowrie Wastewater Treatment Works to accommodate the development. However, Scottish Water have triggered a growth project to provide increased capacity at Blairgowrie WWTW to meet future growth needs.  
This project is forecast to deliver by the end of 2024 and Scottish Water will work with the developer to enable a phased approach ahead of growth delivery.

33 **Scottish Environment Protection Agency (SEPA):** No objections.

34 **Blairgowrie and Rattray Community Council:** No comments.

#### **Internal**

35 **Environmental Health (Contaminated Land):** No comments

36 **Community Greenspace:** No objections.

37 **Structures and Flooding:** No objections.

38 **Environmental Health (Noise Odour):** No objections. Noise condition required.

39 **Transport Planning:** No objection subject to condition.

40 **Development Contributions Officer:** A S.75 has been secured against the planning permission in principle. This development triggers requirements within the S.75, particularly in relation to affordable housing and primary education.

41 **Community Waste Advisor - Environment Service:** No comments.

42 **Biodiversity/Tree Officer:** No objections.

#### **Representations**

43 21 representations were received. The main issues raised within the representations are:

- Adverse effect on visual amenity
- Inappropriate land use
- Inappropriate housing density
- Light pollution
- Loss of open space
- Loss of daylight and sunlight
- Loss of privacy
- Noise pollution
- Road safety
- Potential flood risk

- Increased traffic
- Impact on existing wetlands
- Impact on wildlife
- Impact on existing infrastructure

44 These issues are addressed in the Appraisal section of the report.

## ADDITIONAL STATEMENTS

45

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment under Habitats Regulations	AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	<ul style="list-style-type: none"> <li>• Woodland Management Plan</li> <li>• Archaeological Assessment</li> <li>• Flood Risk Assessment</li> <li>• Drainage Strategy</li> <li>• Ecology Report</li> <li>• Site Investigation Report</li> <li>• Transport Assessment</li> <li>• Peat Extracts Report</li> <li>• Affordable Housing Strategy</li> </ul>

## APPRAISAL

46 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2 (2019). The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance.

### Principle

47 The principle of the proposal has been established through the site's allocation as MU5 in LDP2 for a mixed-use development, including residential. The LDP2 allocation advises that the residential capacity of the site is 179-280 units. Planning permission in principle (ref: 17/00939/IPM) has previously been approved for the phased development of the site and the current proposal for Phases 1B and 2A and will deliver 103 residential units.

48 The principle of the development is acceptable provided the proposals are compatible with relevant policies of the development plan.

## Design and Layout

- 49 Policy 14: Design, Quality and Place, Policy 15: Local Living and 20 Minute Neighbourhoods and Policy 16: Quality Homes of NPF4 are relevant as are LDP2 Policy 1: Placemaking, Policy 14B: Open Space within New Developments, Policy 17: Residential Areas, Policy 25: Housing Mix and Policy 42: Green Infrastructure. Also relevant is the masterplan for the site which sets out the key principles for the development. The matters specified in Condition 3 of the PPP sets the required detail in respect of the layout and design considering: topography, siting, design, height and external materials of the buildings and structures. The PPP also requires further detail in respect of landscaping and open space, SUDS, car parking and boundary treatments.
- 50 A masterplan setting out the broad development strategy for the site was approved as part of the planning permission in principle. The proposed layout complies with the principles indicated in the masterplan.
- 51 The layout seeks to provide a logical movement pattern, particularly for non-motorised users with emphasis on creating permeability through the site. A 3-metre-wide multi-user path will run through the development connecting Phase 1A to the south with future phases to the north. The Ardblair Trail core path is incorporated into the layout with other connections taking cognisance of desire lines within the site, particularly to local schools and services.
- 52 A total of 103 houses and flats are proposed. The majority of the units have been orientated to face a road or areas of open space, where they can provide passive surveillance. The proposal provides a suitable mix of 2-5 bedroom units, addressing the needs of a range of households. All the dwellinghouses and flats will be two storeys in height and will remain below the 90 metre contour line to the north of the site as required by LDP2. All of the houses will have a private garden area with the flats having communal spaces. Overall, the scale and density of the development is commensurate with the masterplan and the prevailing townscape in this part of Blairgowrie.
- 53 The use of parking courts within the development ensures that the proposal is not car dominated. The houses fronting the A93 and Essendy Road will address the street and create a positive urban edge to the most visible parts of the development.
- 54 The proposed palette of materials, including coloured render with grey or buff roof tiles is appropriate in this location and is considered acceptable. The final specification of materials will require to be determined via a condition (condition 15).
- 55 The site has been well laid out and designed, taking into account the key constraints and opportunities of the site including incorporating the development in relation to the existing ancient woodland. The site provides good connectivity, both within the development and with the surrounding area, including providing access to existing core path provision. The Design & Access Statement has provided a sound justification for the design and layout of the site, considering a range of key design parameters. The site also

incorporates a range of 2–5-bedroom units, with the affordable housing units well interspersed within the site. The site also mixes the size range of properties across the development. Overall, the general layout, house designs and materials proposed are acceptable and contribute positively to the quality of the surrounding built and natural environment in compliance with relevant NPF4 and LDP2 policies.

### **Landscape**

- 56 In terms of the impact on visual amenity of the area, a residential development will inevitably change the visual appearance of the area, however, the application site has been identified for residential use in the LDP, therefore this degree of change was envisaged in the site allocation and permission granted under the PPP. The landscape strategy and Woodland Management Plan submitted for the site sets out how the central area of landscaping will be managed and incorporated into the ancient woodland and core path. The design and layout of the site, along with the proposed landscaping and retention of the ancient woodland that bounds the site to the west is considered to be acceptable in landscape terms and will not cause any unacceptable visual impacts. The proposal accords with the provisions of PPP and meets the objectives of LDP2 Policy 1, Policy 39 and Policy 40B.

### **Residential Amenity**

- 57 Residential amenity requires to be considered under LDP Policy 1 – Placemaking and Policy 17 – Residential Areas.

### Privacy, Daylight and Overshadowing

- 58 The location of the proposed dwellinghouses relevant to existing residential properties is such that there will be no loss of privacy or loss of daylight or overshadowing. Similarly, the new properties are adequately spaced out to prevent any impact on amenity in terms of loss of privacy, daylight or overshadowing. The proposal is therefore considered to comply with Policy 17: Residential Areas as the proposed use and impact is considered acceptable.

### Noise

- 59 Condition 26 of the PPP requires a noise assessment to be submitted to demonstrate acceptable internal noise levels of 35 dB within all dwellings taking into account any acoustic mitigation proposed. A noise assessment has not been submitted as part of the application. A further condition (Condition 14) is therefore necessary to ensure that internal noise levels for the development are assessed and that a suitable level of residential amenity can be achieved. The commercial premises on phase 1A are subject to their own conditions that prevent them from being a noise nuisance to nearby residential properties.

## Air Quality/Dust

- 60 A detailed Air Quality Impact Assessment (AQIA), which included a cumulative assessment with other large-scale development in Blairgowrie, was assessed as part of the PPP. Environmental Health had no objection to the assessment within the PPP and no further appraisal is required. Therefore, there are no conflicts with LDP2 Policy 57. The AQIA included dust control measures to be put in place throughout the construction of the development. The recommended measures are required to be implemented via Condition 9 of the PPP and will remain enforceable for the duration of the construction.

## **Roads and Access**

- 61 Condition 3(iv) of the PPP specifies details required for roads, footpaths, cycleways and path connections. NPF4 Policy 13: Sustainable Transport seeks to encourage developments that prioritise sustainable travel while LDP2 Policy 60 Transport Standards and Accessibility Requirements requires consideration of transport and accessibility. A supporting Transport Statement has been assessed by the Council's Transport Planning team, who do not object with the scale of development and parking requirements considered adequate.
- 62 In terms of vehicular and pedestrian access to and from the site, significant dialogue took place regarding design standards, shared use active travel routes and crossing points on Essendy Road. These matters are now resolved subject to the imposition of relevant conditions (Conditions 5-9) to ensure the provision of a new signalised controlled pedestrian crossing on Essendy Road, a new shared use active travel route linking to Westpark Road as well as junction and verge improvements.
- 63 Two new accesses will be formed from the A93 and Essendy Road for vehicular traffic and pedestrians. Trip generation information undertaken as part of the Transport Assessment indicates that the proposals are likely to generate an additional 53 vehicle movements in the AM peak and 56 vehicles movements in the PM peak. Assuming a worst-case scenario that all additional traffic travels via the Essendy Road/A93 junction, this would represent an 8.4% increase in the AM and a 7.8% in the PM peaks. Transport Planning has confirmed that this increase is acceptable and will not cause detriment to the road network when combined with conditions related to active travel and improvements to visibility splays.
- 64 Parking spaces for 94 cars will be provided on street and within parking courts for the 73 houses and flats that do not have private driveways. Each block of flats will be provided with a secure, covered cycle enclosure to encourage the use of sustainable transport methods. The level of car and cycle provision is acceptable.
- 65 Therefore, subject to the conditions specified above and a further condition to manage construction traffic activity through a Construction Traffic Management Scheme (Condition 10), the proposal meets the terms of the



PPP, NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60: Transport Standards and Accessibility Requirements.

### **Core Path**

- 66 LDP2 Policy 15 is concerned with public access; including core paths and rights of way, and development proposals must not have an adverse impact on such routes. The LDP2 MU5 allocation requires protection of local footpaths and the Arblair Trail. Core Path BLAI/29, which forms part of the Ardblair Trail is to be re-routed as part of the development. The proposed diversion will preserve the integrity of the core path and provides landscaped link through the development. A scheme for the timing and delivery of the diversion and for the future maintenance of the core path is required, to ensure public access is not compromised (Condition 16).
- 67 Separate to any approval, there is a formal process under the provisions of Section 208 of the Town and Country Planning (Scotland) Act 1997 relating to the stopping up and diversion of footpaths. This process is typically progressed when planning permission is received. An informative is proposed to highlight the requirements of this process to the applicant (Informative 17).

### **Drainage and Flooding**

- 68 PPP Condition 3(ix) requires details of the proposed foul and surface water Drainage to be provided. Conditions 10 and 11 support Condition 3(ix) and specify the approach to flood risk assessment and surface water drainage arrangements. The supporting Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) have been assessed by the Council's Structures and Flooding team. Structures and Flooding initially sought clarifications in relation to the flood risk and surface water drainage arrangements. However, following receipt of further technical drawings and information, these concerns have been addressed.
- 69 Scottish Water have advised that there is currently insufficient capacity at the Blairgowrie Waste Water Treatment Works to service the development. They further advise, however, that they are committed to supporting development through their investment programme. The developer will be required to undertake a separate consenting process with Scottish Water before development can commence on the site.
- 70 Overall, the proposal complies with NPF4 Policy 22: Flood Risk and Water Management and LDP2 Policy 52: New Development and Flooding and Policy 53: Water Environment and Drainage.

### **Waste Collection**

- 71 Waste collection is considered to be appropriately addressed through both the provision and access to individual properties. A swept path diagram has been submitted that confirms the site can be adequately serviced by refuse vehicles.

## **Archaeology**

- 72 As required by Condition 8 of the PPP, an updated Archaeology Assessment has been submitted and assessed by Perth and Kinross Heritage Trust (PKHT). They re-confirm the archaeological potential, given the number of pre-historic records in proximity. This updated Assessment is considered robust, and concludes that there is considered to be a high potential for remains of prehistoric to Roman era to be present within the development phase.
- 73 It is recommended that a condition is imposed (Condition 4) requiring a programme of archaeological works to be undertaken prior to any development taking place. The requested condition will ensure that the proposal complies with NPF4 Policy 7: Historic Assets and Places and LDP2 Policy 26: Scheduled Monuments and Archaeology.

## **Natural Heritage and Biodiversity**

- 74 The consideration of natural heritage and biodiversity is integral to the layout, design and landscaping detail required by the PPP. NPF4 Policy 1: Sustainable Places, Policy 3: Biodiversity, Policy 4: Natural Places and Policy 6: Forestry Woodland and Trees are relevant considerations as are LDP2 Policies 38: Environment and Conservation, 40: Forestry, Woodland and Trees and 41: Biodiversity. The PPP requires a Woodland Management Plan, an updated Ecological Assessment and a Protected Species Survey, all of which have been submitted.
- 75 The Ecological Assessment demonstrates the proposed development will not adversely affect: Dunkeld and Blairgowrie Lochs SAC; the River Tay SAC; the Ardblair and Myreside Fens SSSI; Craighall Gorge SSSI; and Hare Myre, Monk Myre and Stormont Loch SSSI, which are all located within 2.5km. NatureScot offer no comment on the proposal. There are no adverse impacts forecast for these designations. In terms of protected species, the updated Ecological Assessment reiterates the sites low potential for use by European Protected Species, and low habitat diversity and biodiversity value.
- 76 The Ecological Assessment been assessed by the Council's Biodiversity/Tree Officer. Following an update to the plans to provide more information the details are considered acceptable in terms of landscape and biodiversity value.
- 77 The Woodland Management Plan, Parkland Delivery Plan and detailed landscape proposals have been assessed by the Council's Biodiversity/Tree Officer and Community Greenspace and found to be satisfactory.
- 78 SEPA was consulted on the proposal and requested the submission of a Peat Management Plan to ensure that deep peat deposits are managed on site. The applicant subsequently provided additional extracted peat probing data demonstrating that areas of deep peat will be avoided in the site layout. SEPA has confirmed that this information is acceptable, and they have no objections to the proposals.

- 79 Planning conditions are proposed to ensure appropriate protection or mitigation of habitats and species during and post-construction (Conditions 12-13). During the construction phase, a Construction Environmental Management Plan (CEMP) is required to ensure adequate controls are in place to preserve environmental quality and biodiversity (Condition 11).
- 80 It is concluded that, within the site, the proposal adequately provides for and enhances natural heritage and biodiversity and thereby complies with the relevant policies of NPF4 and LDP2.

### **Sustainability**

- 81 LDP2 Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development requires proposals for new buildings to demonstrate that at least 10% of the current carbon reduction emissions will be met through the installation and operation of zero and low-carbon generating technology (LZCGT). The specific requirements of Policy 32 have not been formally addressed in terms of the 10% requirement for the deployment of LZCGT. Therefore, the applicant will need to demonstrate compliance in terms of what LZCGTs will be deployed. As such a condition shall be imposed to ensure this requirement is met (Condition 10).
- 82 NPF4 Policy 19: Heating and Cooling, LDP2 Policy 34: Sustainable Heating and Cooling and in line with condition 17 of the PPP, the applicant was required to submit a District Heating Feasibility Study to assess the technical feasibility and financial viability of district heating for the site as part of the first AMSC application (ref: 19/00163/AMM). The study concluded that it is not currently viable to incorporate district heating within the development due to the size of the site and high capital cost. This position was accepted as part of 19/00163/AMM and there is no further requirement for its consideration as part of this phase.

### **Developer Contributions**

#### Affordable Housing

- 83 Condition 24 of the PPP refers to LDP2 Policy 20 which requires an affordable housing contribution equivalent to 25% of the units proposed. An existing Section 75 agreement for the wider site provides the terms under which the affordable housing should be delivered for each development phase. The application for the current phase will provide 73 affordable housing units (out of 103 units) which is significantly more than the 25%. As applications are made for future development phases this figure will be rebalanced back toward the 25% requirement.

#### Primary Education

- 84 The existing Section 75 includes a requirement for a Primary School Contribution to be paid for the purpose of providing improved or additional primary education facilities to serve the development. This phase of the development will trigger a requirement for a contribution to be paid. The

relevant timescale for the payment is set out within the terms of the agreement.

- 85 The agreement in place continues to meet the requirements of the PPP as well as NPF4 Policy 18: Infrastructure First and LDP2 Policy 5: Infrastructure Contributions.

### **Economic Impact**

- 86 During the construction period, jobs will be created and sustained, supporting in-direct employment and revenue that this volume of construction activity will generate from employees spending on local goods and services. Longer term, additional residents to the area will also support existing local employment and services in the area.

### **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

- 87 A Section 75 agreement has been secured for the 17/00939/IPM planning permission to secure necessary infrastructure improvements and contributions. The agreement in place continues to meet the objectives of the PPP and LDP2 Policy 5.

### **DIRECTION BY SCOTTISH MINISTERS**

- 88 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

### **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 89 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.
- 90 Accordingly, the proposal is recommended for approval subject to the following conditions.

### **RECOMMENDATION**

#### **Approve the application**

#### **Conditions and Reasons for Recommendation**

1. The development hereby permitted shall be commenced no later than the expiration of two years from the date of this consent or from the date of

subsequent approval of matters specified in conditions, or three years from the date of planning permission in principle, whichever is the later.

Reason: This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

### **Surface Water**

3. Concurrent with the initiation of the development hereby approved and for the duration of construction, a temporary surface water treatment facility which accords with Sustainable Urban Drainage System principles shall be implemented for the site and maintained for the duration of the approved development works. The temporary surface water treatment facility shall remain in place until the permanent surface water drainage scheme is implemented.

Reason: To ensure the appropriate management of construction surface water run-off to minimise flooding and avoid discharge of sediment/pollution to the local water environment or neighbouring property, in the interests of residential and environmental amenity.

### **Archaeology**

4. Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation which has been submitted by the applicant, and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.

Reason: The site lies adjacent to areas of archaeological significance.

### **Roads and Access**

5. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority, details and specifications for a new signalised controlled pedestrian crossing to be

provided on Essendy Road. Said signalised controlled pedestrian crossing shall be installed and operational prior to occupation of the first dwellinghouse within Phase 2A.

Reason: In the interests of road safety

6. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority, details and specifications for a new shared use active travel route to provide a link to Westpark Road. Said active travel route shall be constructed prior to occupation of the first dwellinghouse within Phase 2A.

Reason: in the interests of sustainable transport.

7. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority, details and specifications for junction improvements between the A93 and Essendy Road. Said junction improvements works shall be constructed prior to occupation of the first dwellinghouse within Phase 1B.

Reason: In the interests of road safety

8. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority, details and specifications for provision of a 0.5 metre hard verge and kerbing along Essendy Road. Said hard verge and kerbing shall be provide between the development and the A93 and constructed prior to occupation of the first dwellinghouse within Phase 1.

Reason: In the interests of road safety

9. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures), a Construction Traffic Management Scheme (TMS) which shall include the following:
  - (a) restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used;
  - (b) timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events;
  - (c) a code of conduct for HGV drivers to allow for queuing traffic to pass;
  - (d) arrangements for liaison with the Roads Authority regarding winter maintenance;

- (e) emergency arrangements detailing communication and contingency arrangements in the event of vehicle breakdown;
- (f) arrangements for the cleaning of wheels and chassis of vehicles to prevent material from construction sites associated with the development being deposited on the road;
- (g) arrangements for cleaning of roads affected by material deposited from construction sites associated with the development;
- (h) arrangements for signage at site accesses and crossovers and on roads to be used by construction traffic in order to provide safe access for pedestrians, cyclists and equestrians;
- (i) details of information signs to inform other road users of construction traffic;
- (j) arrangements to ensure that access for emergency service vehicles are not impeded;
- (k) co-ordination with other significant developments known to use roads affected by construction traffic;
- (l) traffic arrangements in the immediate vicinity of temporary construction compounds;
- (m) the provision and installation of traffic counters at the applicant's expense at locations to be agreed prior to the commencement of construction;
- (n) monitoring, reporting and implementation arrangements;
- (o) arrangements for dealing with non-compliance; and
- (p) details of HGV movements to and from the site.

The TMS as approved shall be strictly adhered to during the entire site construction programme.

Reason: In the interests of road safety

### **Environmental Impact and Biodiversity**

10. Prior to the commencement of development hereby approved, a scheme shall be submitted to, and approved in writing by, the Council as Planning Authority that demonstrates how at least 10% of the current carbon emissions reduction set by the Scottish Buildings Standards will be met through the installation and operation of low and zero-carbon technologies. This scheme shall detail for each building:
  - a) the technology types;

- b) illustrate, through technical calculations, that these will meet at least the 10% reduction;
- c) their siting and location; and
- d) ongoing operation and maintenance.

Once approved, the development shall be completed in accordance with the approved scheme and no individual unit shall be occupied until the scheme has been installed and operating.

Reason: To embed low and zero-carbon technologies within the development in the interest of environmental sustainability.

11. Prior to the commencement of development of each phase a Construction Environmental Management Plan (CEMP) must be submitted for the approval of the Planning Authority. The measures outlined in the agreed CEMP shall be adhered to at all times during the construction period.

Reason: In the interests of protecting environmental quality and of biodiversity.

12. All existing trees and hedgerows shown to be retained shall be protected by suitable fencing in accordance with BS5837:2012 (Trees in Relation to Construction). No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written agreement of the Council as Planning Authority.

Reason: To ensure adequate protection for the trees on the site during the construction, in the interests of the visual amenity of the area.

13. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

Reason: In order to prevent animals from being trapped within any open Excavations.

### **Residential Amenity**

14. Prior to the commencement of development a noise assessment shall be submitted to demonstrate acceptable internal noise levels of 35 dB within all dwellings taking into account any acoustic mitigation proposed.

Reason: In the interests of residential amenity.

15. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be



used shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason: In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

### **Core Path**

16. Prior to the commencement of development, a scheme for the technical details, delivery phasing and signage needed for the diversion of Core Path BLAI/29 and for the future maintenance of the path within the site shall be submitted to, and approved in writing by, the Council as Planning Authority. This scheme shall also ensure that all existing rights of way, core paths within or adjacent to the completed development shall at all times be protected and remain operational during the construction phases. The scheme shall thereafter be implemented in full accordance with the approved details.

Reason: In the interest of sustainable transportation being maintained.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C PROCEDURAL NOTES**

None applicable.

## **D INFORMATIVES**

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:
  - Displayed in a prominent place at or in the vicinity of the site of the
  - development

- Readily visible to the public
  - Printed on durable material.
4. The applicant is advised that any proposed signage will require a further application to be submitted for advertisement consent unless it benefits from express consent as per the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.
  5. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
  6. The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at [www.pkc.gov.uk/vehicleaccess](http://www.pkc.gov.uk/vehicleaccess). Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
  7. The applicant is advised that in terms of Sections 21 of the Roads (Scotland) Act 1984 they must obtain from the Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
  8. No work shall be commenced until an application for building warrant has been submitted and approved.
  9. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
  10. This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the dwellinghouses and junction layouts.
  11. Application for a new postal address should be made via the Street Naming and Numbering page on the Perth & Kinross Council website at [www.pkc.gov.uk/snn](http://www.pkc.gov.uk/snn). Please note there is a charge for this service and submission cannot be made until the relevant Building Warrant has been approved.
  12. The applicant is advised to refer to Perth & Kinross Council's Supplementary Guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development. <https://www.pkc.gov.uk/ldp2floodrisk>

13. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk). Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website [www.pkc.gov.uk](http://www.pkc.gov.uk).
14. The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.
15. The applicant is reminded that, should any protected species be present a licence may be required from NatureScot. Failure to obtain a licence may constitute a criminal act under the Habitats Regulations and penalties are severe for non-compliance.
16. Trees and scrub are likely to contain nesting birds between 1st March and 31<sup>st</sup> August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
17. The applicant is advised that technical approval will be required for all street lighting apparatus within adoptable areas and should contact the Street Lighting Partnership to obtain technical approval prior to the submission of a Road Construction Consent application.
18. The stopping up or diversion of the Core Path BLAI/29 is subject to agreement under Section 208 of the Town and Country Planning (Scotland) Act 1997 (as amended). All relevant approvals in this regard should be in place prior to any stopping up or diversions taking place.

Background Papers: 21 letters of representation  
Contact Officer: Alex Gudgeon  
Date: 10 March 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

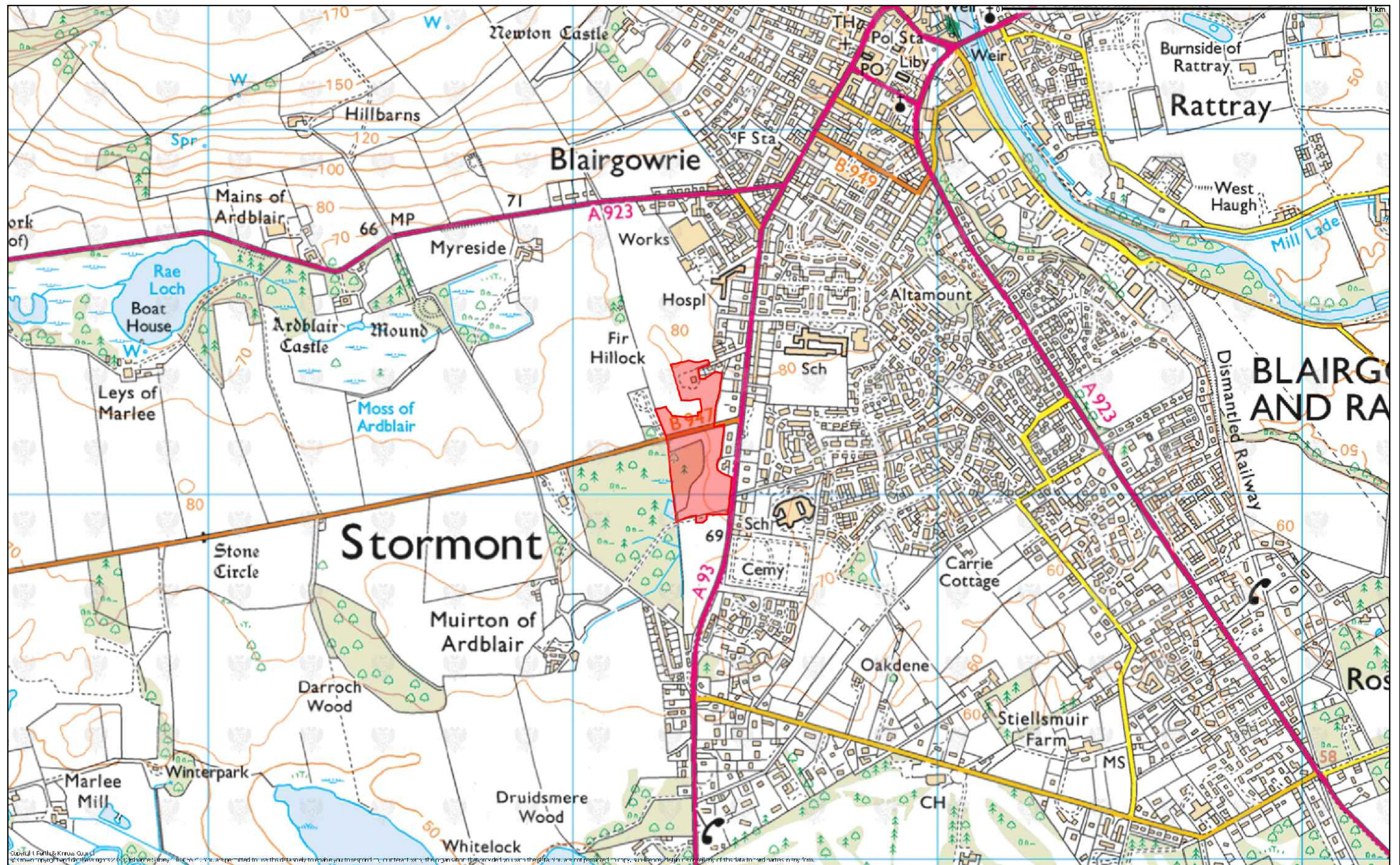
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Planning and Placemaking Committee 22 March 2023

Scale 1:10000



22/00060/AMM

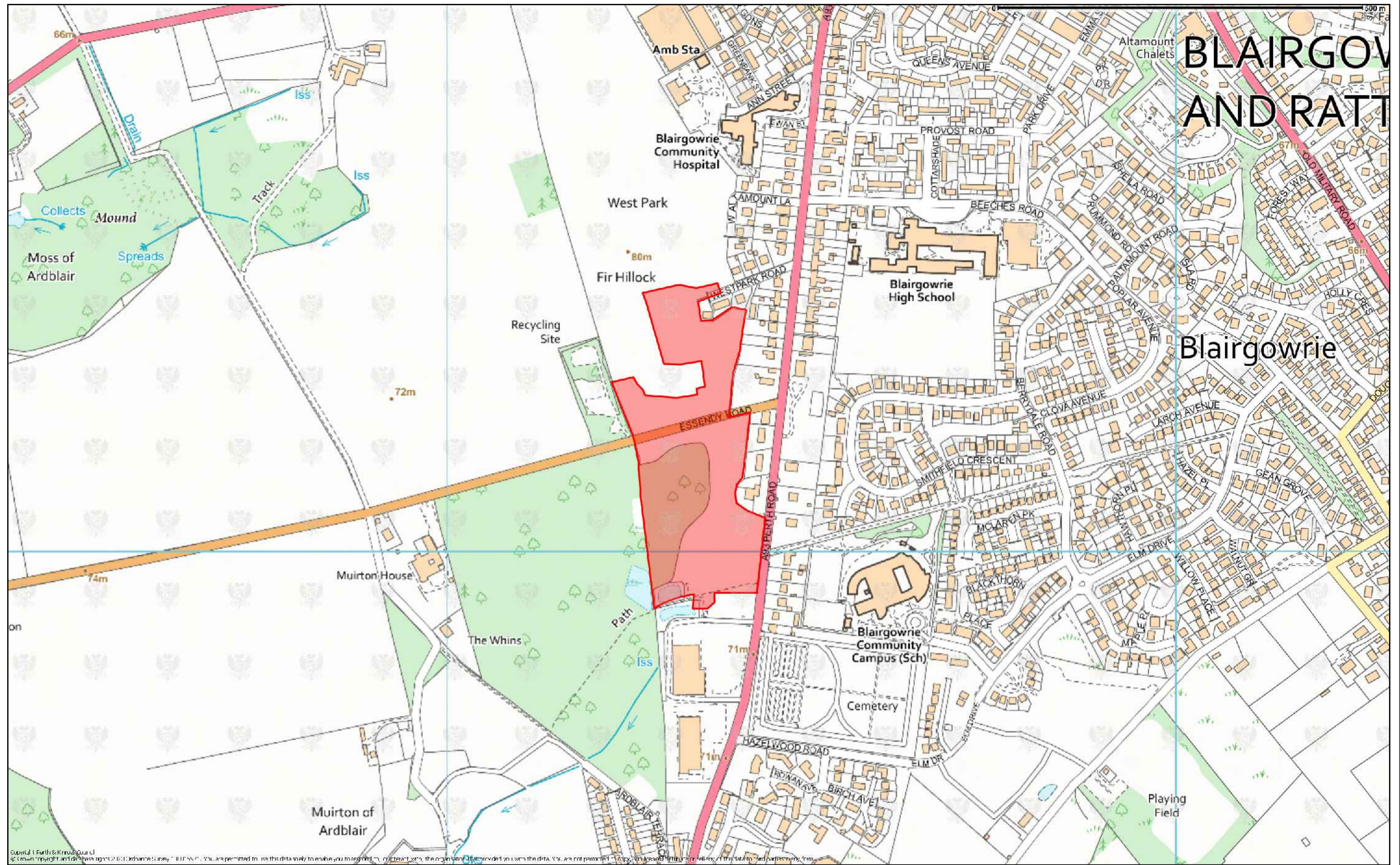
Erection of 71 dwellingshouses and 32 flats (approval of matters in conditions of 17/00939/IPM) (Phases 1B and 2A - MU5) at Land 200 Metres West Of Blairgowrie And Rattray Cottage Hospital, Perth Road, Blairgowrie











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Planning and Placemaking Committee 22 March 2023  
Scale 1:5000



22/00060/AMM

Erection of 71 dwellingshouses and 32 flats (approval of matters in conditions of 17/00939/IPM) (Phases 1B and 2A - MU5) at Land 200 Metres West Of Blairgowrie And Rattray Cottage Hospital, Perth Road, Blairgowrie









Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Report of Handling by Head of Planning & Development  
 (Report No. 23/91)

**PROPOSAL:** Erection of 28 dwellinghouses and a garage (revised design)

**LOCATION:** Site North of Hall Road, Guildtown

Ref. No: [22/01307/FLL](#)

Ward No: P2- Strathmore

### Summary

This report recommends delegated approval of a detailed planning application for 28 dwellings on a consented residential site within Guildtown as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan. Prior to the release of planning permission, the applicant shall either require to settle the developer obligations in full, or alternatively, enter into a satisfactory agreement with the Planning Authority to secure the necessary provision.

### BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 This planning application seeks detailed planning permission for the erection of 28 dwellings on the southern part of a large consented and partially developed residential site on the eastern edge of Guildtown. One detached garage is proposed, with other garages (when included) integral.
- 2 Detailed planning permission currently exists for 19 dwellings across a comparable area of the site, and this application seeks to increase that number by 9. There are no proposed material changes to the road layout, SUDS arrangements or general landscaping / open space areas.
- 3 The wider site is essentially split into two areas, north and south. This application relates to part of the southern section accessed via Hall Road. Overall, the proposal would increase the number of dwellings within the southern area from 41 to 50, of which 16 are either occupied, or almost complete. Construction of the other plots within the southern section have not commenced.
- 4 The 28 dwellings proposed comprise nine different house types:
  - 5 bed, two storey - detached (x3)
  - 4 bed, two storey - detached (x8)
  - 4 Bed, two storey (roof space accommodation) - detached (x1)
  - 4 bed, single storey – detached (x1)

- 3 bed, two storey – detached (x9)
  - 3 bed, single storey – detached (x1)
  - 2 bed, single storey - semi-detaches (x4)
  - 2 bed, single storey - detached (x1)
- 5 Until such time as internal connection between Northfield and Hall Road is complete, vehicular access will be via Hall Road. This link is anticipated when a safe means of passage can be delivered through construction areas.
- 6 Since submission, the application has been varied with changes to Plots 6, 7, 8, 9, 11, 12, 14 and 91.

### **PRE-APPLICATION CONSULTATION**

- 7 Whilst the application is part of larger development, the application in isolation is not a 'Major' development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. As such no formal pre-application consultation with the local community was required. The initial planning application also pre-dated the 2009 regulations.

### **ENVIRONMENTAL IMPACT REGULATIONS**

- 8 The development (both in isolation and cumulatively) is a Schedule 2 development as per the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. A screening opinion has been issued advising that the development is not an EIA development.

### **DEVELOPMENT PLAN**

- 9 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

#### **National Planning Framework 4**

- 10 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve peoples lives by making sustainable, liveable and productive spaces.
- 11 NPF4 was adopted on 13 February 2023, has an increased status over previous NPFs and comprises part of the statutory development plan.
- 12 The Council's assessment of this application has considered the following policies of NPF4:
- 13 Policy 14: Design, Quality and Place
  - Policy 16: Quality Homes

## **Perth and Kinross Local Development Plan 2019**

- 13 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, “Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 14 The site lies within the settlement boundary of Guildtown, where the following policies are applicable,
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 2: Design Statements
  - Policy 5: Infrastructure Contribution
  - Policy 14A: Open Space Retention and Provision
  - Policy 17: Residential Areas
  - Policy 20: Affordable Housing
  - Policy 25: Housing Mix
  - Policy 32: Embedding Zero and Low Carbon Generating Technology

## **STATUTORY SUPPLEMENTARY PLANNING GUIDANCE**

### **Developer Contributions & Affordable Housing 2020**

- 15 This is the most recent expression of Council policy in relation to Developer Contributions and Affordable Housing.

### **Flood Risk and Flood Risk Assessments 2021**

- 16 This is the most recent expression of Council policy in relation to flood risk.

### **Open Space Provision for New Developments 2021**

- 17 This is the most recent expression of Council policy in relation to open space provision.

### **Placemaking Guide 2020**

- 18 This is the most recent expression of Council policy in relation to Placemaking standards.

## **OTHER NON-STATUTORY PLANNING GUIDANCE**

### **Planning Guidance - Planning & Biodiversity**

- 19 This is the most recent expression of Council policy in relation to bio-diversity matters.

## **NATIONAL PLANNING GUIDANCE**

- 20 The Scottish Government expresses its planning policies and guidance through Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### **Planning Advice Notes**

- 21 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 77 Designing Safer Places

### **Creating Places 2013**

- 22 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

### **Designing Streets 2010**

- 23 Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

### **National Roads Development Guide 2014**

- 24 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

## **SITE HISTORY**

- 25 08/01456/FLM – Detailed planning permission for 64 dwellinghouses on the majority of the wider site was approved in February 2011.
- 26 Since that approval, there have been a number of further planning permissions revising other house types across the wider development site, increasing the numbers at the northern area and making amendments to Hall Road.
- 27 Taking these together detailed permission currently exists for 84 dwellings overall – 41 on the southern area and 43 on the northern. This application would increase this by 9, to 93.

## CONSULTATIONS

- 28 As part of the planning application process the following bodies were consulted:

### External

- 29 **Scottish Water** – No objection, with no capacity issues identified.
- 30 **Scottish Environment Protection Agency** – No objection in terms of flood risk or surface water disposal.
- 31 **Perth Scone Airport** – No comments.

### Internal

- 32 **Development Contributions Officer** - Confirm a requirement for both Affordable Housing provision and Transport Infrastructure contributions.
- 33 **Community Waste Advisor** – No objections.
- 34 **Structures and Flooding** – No objection in terms of flood risk or surface water drainage.
- 35 **Transportation and Development** – No objection, or concerns over road related matters.

## REPRESENTATIONS

- 36 As a result of amendments to some of the Plots, the application was re-advertised, in addition the notifiable neighbours and those who had made representations were re-notified of the changes. As a result, a proportion of initial objections were withdrawn, whilst some new representations were received.
- 37 In relation to the finalised plans, fourteen letters of objection from thirteen householders have been received. Of these thirteen are the same letter individually signed.
- 38 In terms of the template letters, the main issues raised are:
- Change from the initial plans
  - Impact on residential amenity
  - Impact on visual amenity
  - Unacceptable mix of occupancy / property types
- 39 The other covers:
- Impact on residential amenity
  - Inappropriate density
  - Flood risk / surface water concerns

- Impact on the visual amenity and character of the village

40 All the issues mentioned above are addressed in the Appraisal section of the report.

## **ADDITIONAL STATEMENTS**

Screening Opinion	EIA Not Required. Screening undertaken.
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact	Hard surface calculations submitted (for surface water calculations)

## **APPRAISAL**

41 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, namely those relating to Placemaking and Developer Contributions, as well as the site's recent planning history

### **Land Use Acceptability**

42 The extant permissions across the southern part of the site have established the principle of a residential use on the land, and it is not considered necessary or reasonable to reassess this again.

43 Thus the key land use considerations are whether or not a) the increased numbers, and b) proposed house types are acceptable, and are in accordance with the Development Plan, and the Council's Placemaking Standards. An assessment of this is below.

### **Design and Layout**

#### Density

44 An extra 9 dwellings are proposed across the site, which will increase that consented on southern area from 41 to 50. This increase is not considered unacceptable in principle, however, assessment must be undertaken of whether this would result in a welcoming, pleasant and pleasing environment

and place to live is being offered for future residents, and what time it would have on the local area.

- 45 In terms of delivering suitable amenity space, and separation between proposed and existing properties, the proposal meets with the Council's standards on Placemaking, and will deliver a mix of houses of varying sizes. It should also be noted that whilst numbers are increasing, the amount of roof areas and physical development is actually decreasing from what benefits from permission already. There would therefore be less physical build across the area, even if the numbers are increasing.
- 46 Guildtown has a mixed building pattern and varying densities across the village, as such the proposals do not conflict with, or compromise the character and amenity of the area.
- 47 The NFP4, through Policy 16 (quality homes), looks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations. The LDP through Policy 17 also looks to promote infill developments within settlements, but at appropriate density which make the most efficient use of land, and protecting the amenity of existing areas. Maximising the potential of existing land that already benefits from permissions and where new land uses are established are generally considered to be preferred to developing new, greenfield sites and makes best use of available resources. To this end the proposed increase in numbers is considered to comply with both NFP4 and LDP2, in terms of the increase in density.

#### Layout

- 48 As the road layout is not being altered, the general feel of what is proposed does not alter from what is already approved. It would therefore not be reasonable to reassess the road layout. Key elements such as the principal areas of open space and SUDS areas (on other parts of the site) are not included within this planning application and would remain the same.
- 49 As mentioned previously, the massing across the site would decrease from that approved, due to smaller house types – even though the numbers would increase. All other general matters relating to the layout, such as parking, residential amenity space and relationship between properties is considered acceptable and in line with Policy 1 (Placemaking) of LDP2 and the associated SPG on Placemaking.

#### Design

- 50 Within the standard objection letter, the principal area of concern is the lack of a range of house types, and that the proposal is not keeping with the character of Guildtown. However, both LDP2 through Policy 17 (residential areas) and NFP4 through Policy 16 (quality homes) aim to ensure that new developments respect the character and appearance of the area affected, but equally provide a development which is welcoming, pleasant and connected to existing areas. The latter also specifically looks to encourage developments

to offer a range of sizes of homes. As, shall be explained below, it is considered that this application is compliant with those policies.

- 51 It was the case that the initial planning permission granted in 2011 included less two storey properties. However, Guildtown includes a range of house sizes, types and styles with none dominating. These include full two storey properties and large dwellings with roof space accommodation. Modern and larger properties have been introduced into the streetscene over recent years, in addition to more traditional properties.
- 52 To address some of the initial concerns over design and the number of two storey units, six plots have been revised to bungalows along the western edge of the site next to the public park, to ease the visual transition between the development and existing properties. Several other plots beyond were also reduced in height. Overall, across the 50 southern plots, this application and those others consented will offer a mix of 20 single storey (40%), 27 full two storey (54%) and 3 with accommodation with the roof space (6%).
- 53 In terms of bedroom provision, Policy 25 of the LDP2 requires all developments comprising 20 or more homes to have at least 10% of the house types as one or two bed homes. The 28 homes proposed see 5 (17%) with two bedrooms. Across the wider southern area a comparable figure is maintained, with 9 two beds (18%), 16 three beds (32%), 17 four beds (34%) and 8 five beds (16%). This mix is considered to provide a satisfactory range.
- 54 As such representations on this issue are not accepted, and whilst there are a lower number of dwellings with accommodation within the roof space, this alone is not considered unacceptable.
- 55 Nine different house types are proposed, and together with the wider site 19 different house types would result in a development of 90 homes, a significant variety. The proposal is therefore considered to align positively with the requirements of the LDP2 in terms of housing mix (bedroom variation) and NPF4, which looks to encourage a range of quality homes for a wider spectrum of people.

### **Residential Amenity**

- 56 In terms of the impact on existing residential amenity, amendments since submission have addressed an initial concern over the impact on other properties in the development. Out with the 'development site', residential properties are significantly in excess acceptable separation distances and as such overlooking and loss of privacy is not considered unacceptable on Hall Road, Northfield or School Road.
- 57 In terms of the proposed houses, a suitable level of residential amenity for future occupiers is provided. The Placemaking Guidance of gardens of at least 9m in depth is met, and the proportions, overall area and general arrangements of the amenity spaces are all acceptable. Clarification on some of the individual boundary definitions and eastern boundary landscaping will be sought via conditions (3 boundaries, and 4 landscaping).



## **Roads and Access**

- 58 The proposals do not alter the internal road arrangement, and the increase in numbers does not raise any new issues. As noted above, while there has been concern regarding construction routes, and the delay in the public opening of a through route between Hall Road, and Northfield, these are considered to be matters out with the scope of planning.

## **Drainage and Flooding**

- 59 In terms of flood risk from the Cambusman Burn, previous flood studies have concluded that the site is not affected, and mitigation measures such as compensatory storage have already been delivered to address fluvial flooding issues elsewhere. SEPA and PKC Structures and Flooding have confirmed that they have no objection.
- 60 Surface water flooding, affected some of the site and surrounding fields late last year - as well as many other areas across Perth and Kinross. As a result of this, mitigation measures beyond the site are currently being investigated by a neighbouring landowner, to reduce the risk of water migration from that land to the development site boundaries.
- 61 In respect of the onsite position and what is within the control of the developer, the proposals have less hard surface areas than that previously approved and accordingly, would not result in an increase in pressure on the SUDS and their associated discharge from what has been approved and installed. Importantly the SUDS areas functioned as intended during the extreme weather of last year, and their capacity meets with the requirements of the Council as Flooding Authority.
- 62 In terms of the construction phase, dealing with surface water and exposed soils can be challenging, however the development has a Construction and Environmental Management Plan which meets with industry standard, and is reviewed regularly.

## **Waste Collection**

- 63 The proposal raises no additional issues in terms of waste collection. As the internal roads will be adopted by PKC, bin collection and presentation areas will be kerbside. The applicant has agreed a temporary collection service for residents, in advance of the roads being fully adopted.

## **Conservation Considerations**

- 64 The proposal raises no additional issues in terms of impacting in cultural assets.

## **Natural Heritage and Biodiversity**

- 65 There is no change to the bio-diversity impact as a result of what is now proposed. There is however scope for bio-diversity betterment, by ensuring

appropriate native species of planting and landscaping is delivered, and bat / swift boxes and hedgehog highways are incorporated into the final design. Conditions 5 (hedgehogs) and 6 (swifts/bats) relate to this. It should be noted that eco kerbs have already been installed across the site.

### **Open Space**

- 66 Since the approval of the original permission, and later permissions, the Council has adopted a policy for open space via the Open Space Provision for New Developments Supplementary Guidance (2021). However, given the extant permissions it would be unreasonable to retrospectively apply this. In any event, the proposals are immediately adjacent to the main public park of Guildtown and good pedestrian links to and from are included as part of the wider development. Clarification on the eastern landscaping boundary will however be sought, and this is controlled via Condition 4 (landscaping).

### **Initial 2008 permission**

- 67 It would not be reasonable to refuse this application on the basis that it is materially different from the initial planning application in 2008. It was the case that that application was subject to Community discussion, which may have influenced the layout which was brought forward – however the general layout of the wider site has remained the same. The principal changes which have taken place see: an increase in numbers; and changes in house types. All of those changes have been subject to formal planning approvals, with opportunity for public comment.

### **Embedding Low and Zero Carbon Generating Technology**

- 68 Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. Condition 7 (Carbon tech) refers to this.

### **Developer Contributions / Affordable Housing**

- 69 The additional 9 units will have implications for both Affordable Housing (AH) provision, and Transport Infrastructure contributions. The former triggers a requirement for 2.25 (AH) units which will likely be delivered by the use of accumulated 'credit' in light of over provision of AH on other sites by the applicant. In terms of Transport Infrastructure contributions, a commuted payment of £28,797.75 will be required and the applicant has indicated that this will be settled 'up front' to negate the need for a legal agreement.
- 71 There is no requirement for any Primary Education related contributions.

## **Economic Impact**

- 72 Any economic impact will be focused at the construction phase of development.

## **VARIATION OF APPLICATION UNDER SECTION 32A**

- 73 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the house types to address some of the concerns raised within the initial batch of representations.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

- 74 None required.

## **DIRECTION BY SCOTTISH MINISTERS**

- 75 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 76 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the Development Plan.
- 77 Accordingly, the proposal is recommended for approval subject to conditions.

## **RECOMMENDATION**

### **Approve the application subject to the following conditions,**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been lawfully started within that period.

Reason: This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

3. Prior to the commencement of the development hereby approved, details of the proposed boundary treatments for the site shall be submitted to and approved in writing by the Council as Planning Authority. The scheme as subsequently agreed shall be implemented as the development progresses.

Reason: In the interest of protecting residential and visual amenity.

4. Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme (particularly the eastern boundary) for the site shall be submitted to and approved in writing by the Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species (which should be native), height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason: In the interests of visual amenity and to ensure implementation of the proposed planting scheme.

5. Prior to the completion or occupation of the development hereby approved, whichever is the earlier, hedgehog highways shall be created by providing access gaps in wooden fences on each plot at least 13cm x 13cm at ground level, to allow for the free movement of hedgehogs.

Reason: In the interest of promoting bio-diversity.

6. At least 25% of the two storey dwellings shall include bat and swift boxes/bricks, which shall be installed and sited in line with guidance offered by the Scottish Wildlife Trust. Thereafter, they should be maintained in a usable condition.

Reason: In the interest of promoting bio-diversity.

7. Prior to the commencement of the development hereby approved, a statement which demonstrates that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies shall be submitted to and approved in writing by the Council as Planning Authority. The approved statement shall thereafter be implemented in full.

Reason: In order to comply with Policy 32 of the adopted Perth and Kinross Local Development Plan 2 (2019).

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C PROCEDURAL NOTES**

The decision notice shall not be issued until such time as the required Developer Contributions, and agreement on use of Affordable Housing Credits have been settled/secured.

## **D INFORMATIVES**

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 23(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate the changes to plots changes to Plots 6, 7, 8, 9, 11, 12, 14 and 91.

Background Papers: Fourteen letters of representation  
Contact Officer: Andy Baxter  
Date: 10 March 2023

### **DAVID LITTLEJOHN HEAD OF PLANNING & DEVELOPMENT**

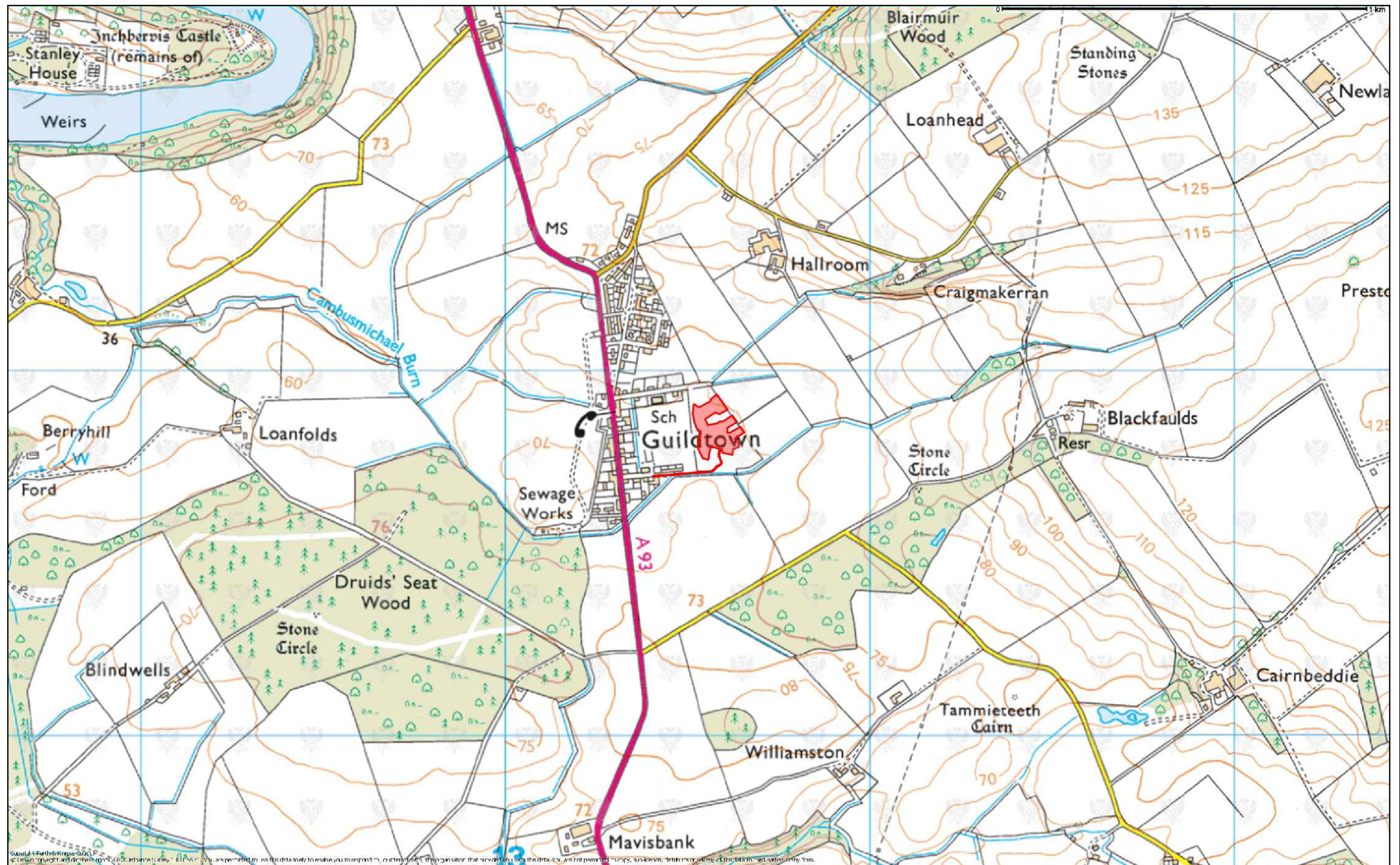
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Planning and Placemaking Committee 22 March 2023

Scale 1:10000



22/01307/FLL

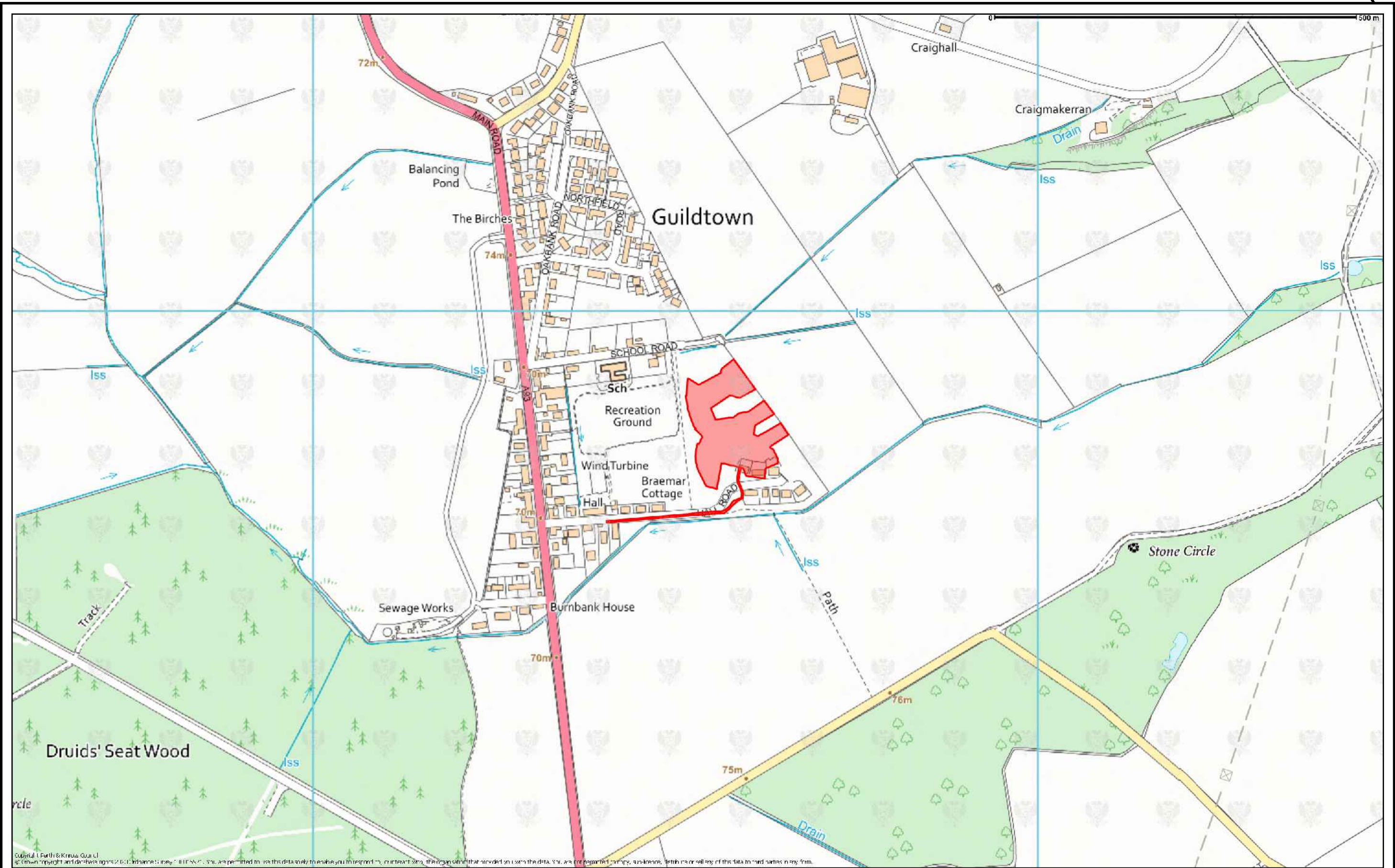
Erection of 28 dwellinghouses and a garage (revised design) Site North Of Hall Road, Guildtown





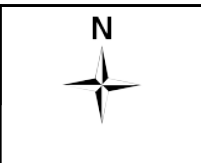






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Planning and Placemaking Committee 22 March 2023  
Scale 1:5000



22/01307/FLL  
Erection of 28 dwellinghouses and a garage (revised design) Site North Of Hall Road, Guildtown





Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Report of Handling by Head of Planning & Development  
 (Report No. 23/92)

<b>PROPOSAL:</b>	Change of use from residential flat to short term let accommodation unit
<b>LOCATION:</b>	Flat 1, Merlin House, Perth Road, Birnam, Dunkeld, PH8 0AA

Ref. No: [22/01905/FLL](#)  
 Ward No: P5- Strathtay

### Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

## BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The application is for a change of use of a two-bedroom residential flat to form a short term let.
- 2 The application site is the upper flat in a two-storey new build comprising of two flats with one other flat located at ground floor level accessed via a separate entrance. The upper flat is accessed by a private entrance and associated flight of stairs. The floor plan shows an open plan kitchen and living room, a bathroom and 2 bedrooms with one en-suite. There is a designated parking space outside the entrance and a private drying area is located to the side (east) of the building.
- 3 The building forms part of a new courtyard development of 6 flats in 3 two-storey buildings on an old garage site on the northern side of Perth Road, Birnam. The application site is in a building to the rear of the courtyard with two buildings fronting Perth Road. The site plan highlights 8 parking spaces for the development which includes one designated visitor space.
- 4 A garage/workshop is located to the west of the site and residential properties surround the site, to the north and east.

### Pre-Application Consultation

- 5 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland)

Regulations 2009, therefore the applicant was not required to undertake any formal pre-application consultation with the local community.

## **DEVELOPMENT PLAN**

- 6 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### **National Planning Framework 4**

- 7 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
- 8 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 9 The Council's assessment of this application has considered the following policies of NPF4:
- 10 Policy 14: Design, quality and place
  - Policy 30e: Tourism

### **Perth and Kinross Local Development Plan 2019**

- 11 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 12 The principal relevant policies are, in summary:
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 17: Residential Areas
  - Policy 56: Noise Pollution
  - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

### **Statutory Supplementary Guidance**

- 13 [Supplementary Guidance - Placemaking](#) (adopted in 2020)

## **NATIONAL GUIDANCE**

- 14 The Scottish Government expresses its planning policies and guidance through The National Planning Frameworks, Planning Advice Notes, Creating

Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### **Site History**

- 15 19/00814/FLL Erection of 4 flats, formation of parking areas, landscaping and associated works 13 August 2019 - Application Refused
- 16 20/00277/FLL Erection of 4 flats and associated works 20 October 2020 - Application Approved Subject to Conditions
- 17 21/01232/FLL Erection of 2 flats and associated works 3 November 2021 – Application Approved Subject to conditions
- 18 22/02101/FLL Change of use of residential flat to short term let accommodation unit 5 December 2022 – Duplicate application returned
- 19 23/00039/FLL Flat 2 Merlin House, Erection of a garden studio (in retrospect) – Pending Consideration

### **CONSULTATIONS**

- 20 As part of the planning application process the following were consulted:

#### **Internal**

- 21 **Environmental Health (Noise Odour)** - no objections to the application. Recommend an informative be included on any consent granted in respect of the requirement to obtain a licence to operate a short-term let.

#### **Representations**

- 22 8 representations were received. The main issues raised within the representations are:
  - Not enough housing for local people due to housing being let out to visitors
  - Noise and disruption for residents
  - Safety and security concerns
  - Impact on parking
  - Road safety
  - Title Deeds restrict use
  - Detrimental impact on house prices
  - Too many short term lets in the area
  - Detrimental effect on residential amenity
  - Out of character with the area
- 23 These issues are addressed in the Appraisal section of the report.
- 24 The following matters are not a material planning consideration -



- Title Deeds restrict use – this is a private legal matter and not relevant to planning.
- Detrimental impact on house prices – the effect a development might have on property values is not relevant to planning.

## **ADDITIONAL STATEMENTS**

25

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations Appraisal AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Applicant's Supporting Statement

## **APPRAISAL**

- 26 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance.

### **Principle**

- 27 As noted previously in the report, NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan. Whether an LDP has been adopted prior to or after the adoption and publication of NPF4, legislation states that in the event of any incompatibility between a provision of NPF and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); section 24(3)).
- 28 In this instance, in the absence of any specific policy on short term lets in the Local Development Plan, NPF4 Policy 30e Tourism is relevant and states –
- 29 Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
- An unacceptable impact on local amenity or the character of a neighbourhood or area; or
  - The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

- 30 With regard to Criterion (i), the proposal is for a change of use of a 2-bedroom flat, the upper flat in a building of 2 flats in a recently completed courtyard development of 6 flats. The flat is accessed through a private entrance door and an internal flight of stairs. There is a designated parking space in the courtyard for the flat and a small private external drying area. The applicant's supporting statement notes the property is in family ownership and will be used by family members visiting family and friends in the area as well as visitors. It is the owner's intention to have a local representative to meet and greet all short term let clients and be a point of contact should any concerns or issues arise. The flat will be marketed by an agency for minimum 3-night stays with 7 nights in the height of season. It will be made clear that no bookings will be considered for hen/stag type events, guests under the age of 25 years and the maximum number of guests will be no more than four. The applicants intend to stay at the flat a minimum of four visits per year.
- 31 The short term let would provide 2 bedrooms and will accommodate a similar number of guests to the existing use as a flat. The proposed use of the property as a short term let would result in footfall associated with guests staying at the property and using the parking and outdoor space. However, the footfall would not be significantly different from the footfall associated with the existing use as a residential flat. The flat is accessed through a private entrance and flight of stairs and noise from the use of the property as a short term let is not considered to be significantly different from its use as a residential flat. The use of the parking and outdoor space would be in keeping with the existing use. The proposal will not have a significant impact on the amenity of existing residents. The proposal would retain the residential nature of the property and not result in a significant impact on the character and amenity of the existing residential development.
- 32 Further, matters relating to behaviour related noise is considered under the Council's Short Term Lets Licensing Policy. There is a requirement to meet the criteria of the Council's Licensing Policy Statement to operate this type of accommodation. Monitoring and enforcement will be undertaken during the lifetime of the licence, typically 3 years.
- 33 With regard to Criterion (ii), the proposal would result in the loss of one residential flat to a short term let flat as part of a new build development of 6 residential flats. The proposal would not have a significant impact on the availability of residential accommodation in the local area.
- 34 The LDP highlights that tourism is important in Birnam for employment and maintaining the viability of services. There are economic benefits to the provision of small-scale holiday let accommodation in locations which provide access to a range of tourist attractions and activities.
- 35 The proposal satisfies Policy 30e Tourism of the National Planning Framework 4.

## **Residential Amenity**

- 36 NPF4 Policy 14 Design, Quality and Place, Policy 1: Placemaking and Policy 17: Residential Areas, support proposals which are compatible with the amenity and character of the area.
- 37 The short term let would provide 2 bedrooms and will accommodate a similar number of guests as residents to the existing use as a flat. The proposed use of the property as a short term let would result in footfall associated with guests staying at the property and using the parking and outdoor space. However, the footfall would not be significantly different from the footfall associated with the existing use as a residential flat. The flat is accessed through a private entrance and flight of stairs and noise from the use of the property as a short term let is not considered to be significantly different from its use as a residential flat. The use of the parking and outdoor space would be in keeping with the existing use. The proposal will not have a significant impact on the amenity of existing residents.
- 38 The proposal would retain the residential nature of the property and not result in a significant impact on the character and amenity of the existing residential development.
- 39 The proposal satisfies NPF4 Policy 14 Design, Quality and Place, Policy 1: Placemaking and Policy 17: Residential Areas of the Perth and Kinross Local Development Plan 2.

## **Roads and Access**

- 40 The vehicular access was approved as part of the flat development and no changes to this are proposed. There is one designated parking space for the flat which will be utilised as part of the proposal. No matters of concern have been raised by Transportation and Development.
- 41 The proposal satisfies Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth and Kinross Local Development Plan 2.

## **Economic**

- 42 The Development Plan recognises that tourism is important for employment and maintaining the viability of services in Birnam. The proposed use would add to the mix of holiday accommodation in the area and support local services.

## **DIRECTION BY SCOTTISH MINISTERS**

- 43 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.



## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 44 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the Development Plan.
- 45 Accordingly, the proposal is recommended for approval subject to the following conditions.

## **RECOMMENDATION**

### **Approve the application**

### **Conditions and Reasons for Recommendation**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been lawfully started within that period.

Reason: This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C INFORMATIVES**

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.

3. The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>

Background Papers: 8 letters of representation

Contact Officer: Claire Myles

Date: 10 March 2023

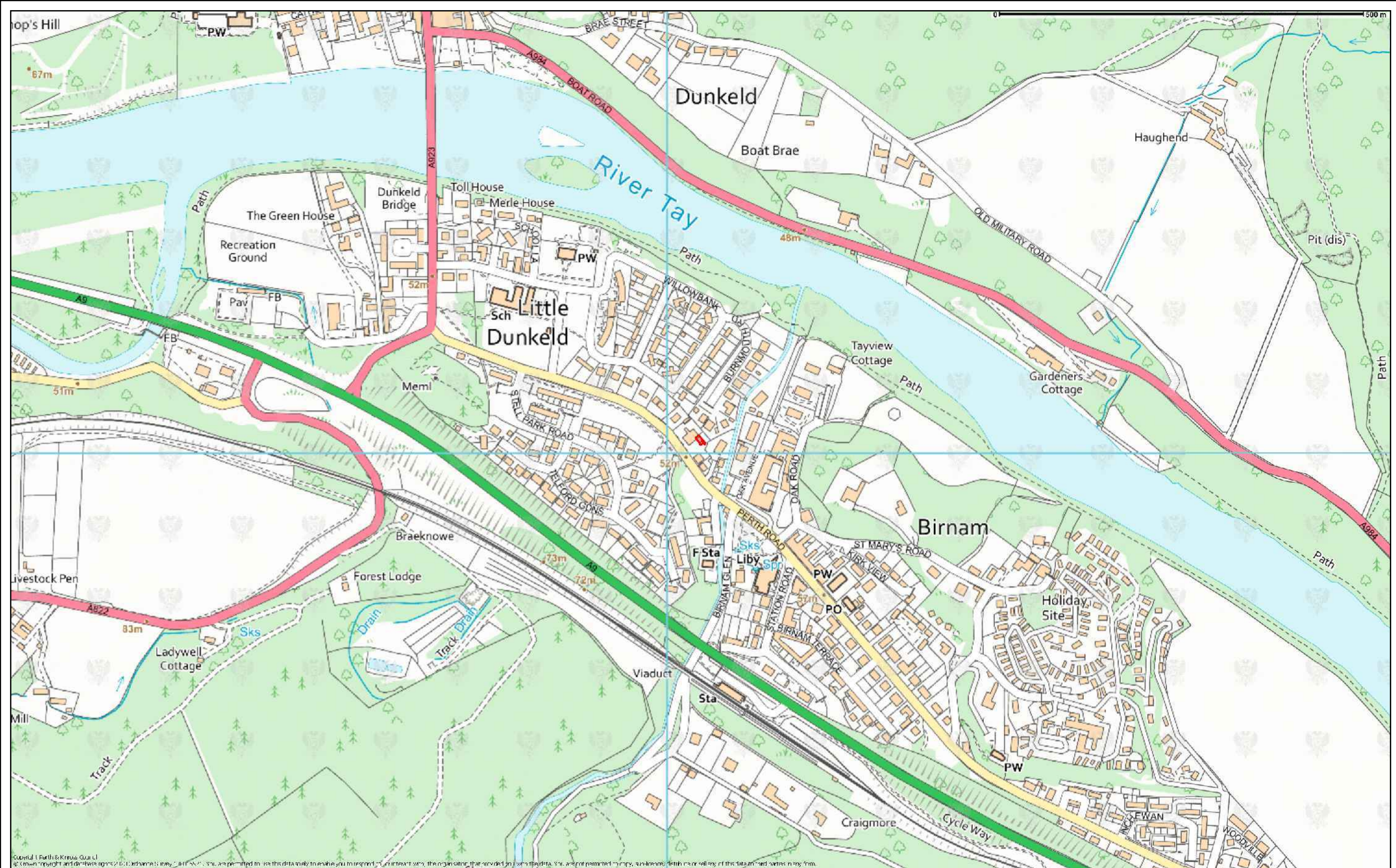
**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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Planning and Placemaking  
 Committee 22 March 2023

Scale 1:5000



22/01905/FLL

Change of use from residential flat to short term let accommodation unit – Flat 1 Merlin  
 House, Perth Road, Birnam













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Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Report of Handling by Head of Planning & Development  
 (Report No. 23/93)

**PROPOSAL:** Change of use, alterations and extension to shop to form 4 flats

**LOCATION:** 29 Reform Street, Blairgowrie, PH10 6AZ

Ref. No: [22/01242/FLL](#)

Ward No: P3 - Blairgowrie And Glens

### Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

## BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 Planning application site relates to a vacant, two storey retail unit and adjoining single storey storage building, set at the junctions of Reform and Union Streets, on the edge of Blairgowrie town centre.
- 2 The former garden and pet centre premises are located within the Blairgowrie Conservation Area and comprise two unlisted buildings of contrasting heights and characteristics. It is proposed to retain and alter the retail unit which fronts onto Reform Street to form 2 flats and remove the lesser scaled building to the rear, in order to construct a new extension which will accommodate a further 2 flats.
- 3 An earlier Planning Application and Conservation Area Consent submission (22/00397/FLL & 22/00776/CON) were withdrawn because of concerns expressed about key detailed aspects of the scheme forwarded. The scheme has now been amended to an extent which is now considered acceptable.
- 4 The demolition of the storage building is being assessed separately via the submission of Conservation Area Consent reference 22/01243/CON.

### Pre-Application Consultation

- 5 Pre application Reference: 17/00481/PREAPP sought a view as to the total demolition of the buildings and the erection of 10 flats. Advice was provided as to what steps and information would be required.

- 6 Pre application Reference: 19/00597/PREAPP sought an informal opinion as to the demolition of both buildings at the site to create a heritage centre. Advice was given in respect of the need to submit supporting information such as reports on the structural condition of the buildings to justify their removal.
- 7 Pre-application reference:21/00046/PREAPP proposed a similar scheme which was broadly supported in principle and culminated in the submission of applications 22/00776/CON & 22/00397/FLL which were later withdrawn.
- 8 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, therefore the applicant was not required to undertake not any formal pre-application consultation with the local community.

## **DEVELOPMENT PLAN**

- 9 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### **National Planning Framework 4**

- 10 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve peoples lives by making sustainable, liveable and productive spaces.
- 11 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 12 The Council's assessment of this application has considered the following policies of NPF4 :

The principal relevant policies are, in summary;

- Policy 2: Climate Mitigation & Adaption Policy
- Policy 3: Biodiversity
- Policy 7: Historic Assets & Places
- Policy 13: Sustainable Transport
- Policy 14: Design, Quality & Place
- Policy 15: Local Living & 20 Minute Neighbourhoods
- Policy 18: Infrastructure First

### **Perth and Kinross Local Development Plan 2019**

- 13 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.



The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 17: Residential Areas
- Policy 28A: Conservation Areas: New Development
- Policy 28B: Demolition within Conservation Areas
- Policy 31: Other Historic Environment Assets
- Policy 41: Biodiversity
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

### **Statutory Supplementary Guidance**

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

### **OTHER POLICIES**

#### **Non Statutory Guidance**

- [Planning Guidance - Planning & Biodiversity](#)
- [Conservation areas](#)

### **NATIONAL GUIDANCE**

- 14 The Scottish Government expresses its planning policies and guidance through The National Planning Frameworks, Planning Advice Notes , Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

#### **Planning Advice Notes**

- 15 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 68 Design Statements
  - PAN 75 Planning for Transport
  - PAN 77 Designing Safer Places

#### **Creating Places 2013**

- 16 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant

communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

### **Designing Streets 2010**

- 17 Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

### **National Roads Development Guide 2014**

- 18 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

### **Site History**

- 19 **22/00397/FLL** Full Planning Permission application was withdrawn On 28 June 2022 for change of use, alterations and extension to shop to form 4 flats
- 20 **22/00776/CON** application was withdrawn On 28 June 2022 for part demolition of building
- 21 **22/01243/CON** Part demolition of building

### **CONSULTATIONS**

- 22 As part of the planning application process the following bodies were consulted:

#### **External**

##### **Perth and Kinross Heritage Trust**

- 23 Have noted that the building proposed for demolition, retains historic character that adds value to the historic townscape and acknowledge that the site is archaeologically sensitive as it includes the partial demolition and alteration of a traditional historic building within the Blairgowrie Conservation Area that pre-dates the 1st Edition Ordnance Survey. A condition requiring an historic building survey has been recommended.

##### **Scottish Water**

- 24 Have advised that they have no objections to the proposals; however they are unable to accept surface water connections at this time and the developers will have to obtain separate approval from them commencing with a Pre-Development Enquiry.

## Internal

### Development Contributions Officer

- 25 Has confirmed that the site is within the Newhill Primary school catchment, however contributions are not applicable in this instance as the flats will only have one bedroom.

### Biodiversity/Tree Officer

- 26 Is content with the survey forwarded and supports conditional approval.

### Transportation And Development

- 27 Acknowledge that there is no off-street parking provision proposed but have raised no objections given the central location of the site and nearby car parking facilities. Conditions have been added to secure cycle storage, a residential travel plan and a construction traffic management scheme.

### Conservation Team

- 28 While not formally objecting to the planning proposals, the Conservation Officer has requested clarity in respect of the type of windows to be installed and finishes proposed. Concerns have been expressed about the lack of justification and loss of the storage building which is covered in the Conservation Area Consent proposals.

## Representations

- 29 A total of 10 representations were received from 7 individuals. The main issues raised within the representations are:
- Impact on Conservation Area
  - Loss and lack of car parking, traffic congestion and off-site impacts
  - Overshadowing
  - Overlooking and loss of privacy
  - Inappropriate layout and scale
  - Health and safety concerns
- 30 These issues are addressed in the Appraisal section of the report.

## ADDITIONAL STATEMENTS

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Bat survey submitted
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

## **APPRAISAL**

- 31 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, namely relating to biodiversity, developer contributions, placemaking and conservation areas.
- 32 In this instance, Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

### **Principle**

- 33 The site is located within the central core of the settlement of Blairgowrie in an area of white land . As such, the general principle of residential use is therefore accepted.
- 34 Policy 17 of LDP2 requires proposals to protect and enhance established amenity levels where possible. Changes away from uses such as local shops, are also proposed to be resisted, unless market evidence indicates that the existing use is no longer viable as a commercial venture.
- 35 The extent of the retail area is modest in comparison with the overall existing floorspace. The loss of the retail unit whilst disappointing, is not entirely unexpected given the pressures town centres have and continue to face to adapt to external forces and changes in consumer habits.
- 36 Vacant shops and offices are unfortunately now commonplace as noted in the plan provided with the submission which provides a snapshot in time, indicating that there are 7 vacant units in close to the application site. It is acknowledged that this number will fluctuate and has been challenged by some objectors. Irrespective, the change of use of the vacant shop is deemed acceptable in terms of LDP2 and NPF4 policy compatibility and is being supported holistically, given the site context and proximity to a number of other retail outlets.

### **Design and Layout**

- 37 The proposed replacement building although smaller in footprint of the demolished store, is reflective of the original linear layout and well contained building pattern that has developed in this central part of the Blairgowrie Conservation Area. The alterations proposed to the exterior of the main building include the bricking of the shop door, removal of shop window and installation of timber sash and case windows. The new building shares a

similar, simple, rectangular, one and half storey pitched roof form. Conservation rooflights are proposed for the northwest and two wall head single dormers to the rear (southeast) Both the old and new wings have an acceptable design and should sit in harmony with each other and the diverse streetscape.

### **Landscape**

- 38 There are no on or off-site landscape impacts.

### **Residential Amenity**

- 39 There are a number of residential properties within close proximity to the site. The high-density layout and historic building pattern close to road frontages is a characteristic of this edge of town centre location. As such there is already a degree of overlooking and close interaction between public and private spaces.
- 40 Comments have been expressed about the scale of the new build proposals and the impact the development will have on nearby residents in terms of loss of privacy or over-shadowing given the proposed increase in ridge height.
- 41 A shadow cast analysis has been provided which indicates that the proposed building will not have any more of a significant effect than the existing church building to the south has during summer months. Some shadow cast will be evident to property frontages during winter months; this is not unexpected given the seasonal low light levels and temporary impacts of residing in such a close-knit urban area.
- 42 The revised plans have been designed so that the main outlook from the new building is to the south away from the street and neighbouring properties. Windows already exist within the building proposed for demolition as to rooflights. Their new replacements will serve a hallway and bathroom at ground floor level with only rooflights on the upper floor north elevation. Loss of amenity by reason of overlooking is therefore not a concern.
- 43 The existing two storey unit readily converts to the use proposed without issue. Adequate private amenity space will exist at the site to cater for the needs of the four x 1 bedroomed units.

### **Conservation Considerations & Visual Amenity**

- 44 The associated removal of the single storey building will undoubtedly have a degree of impact on the Conservation Area through the loss of historic fabric. There is however some noticeable benefit to be had to the wider public realm due to the refurbishment works proposed for the building containing the vacant retail unit, such as removal of extensive cement coatings for new lime pointing, the installation of more traditional windows and securing use which will help to support its long-term upkeep and appearance more befitting to the Conservation setting.

- 45 The plans forwarded have addressed concerns raised in the previous withdrawn submission, in respect of the design and scale of the new build element. The replacement building has now been set down from the ridge by around 500cm to continue the clear distinction in character between the original element and the new extension.
- 46 The changes are considered acceptable and supportable in this location. Conditions have been attached in respect of securing external finishes and fenestration which is appropriate to the Conservation Area. Accordingly, the character of Conservation Area should be maintained, and visual amenity ultimately improved by the proposals, as required by policies 17 & 28A of LDP2 and 7 of NPF4.

### **Roads and Access**

- 47 A key objective within NPF4 is for a stronger emphasis towards developments which promote or assist with sustainable local living goals. This site is located on the edge of the town centre well within walking distance of a variety of local services. Transport Planning Officers have therefore raised no objections to the lack of any designated off-street, car parking provision.
- 48 Representations have made issue about the lack of parking and congestion which may be apparent in the area. There is an adequate level of on street spaces nearby as well as provision within local authority car parks. Conditions have however been added to regulate and mitigate for the demolition and construction works required at the site. The need to provide a Traffic Management Scheme and Residential Travel Plan in advance of work commencing, in addition to secure cycle storage facilities should help address third party concerns.

### **Drainage and Flooding**

- 49 The property is already served by utilities. An informative has been added advising the applicants of the need to secure separate approval for connection to Scottish Waters assets.

### **Natural Heritage and Biodiversity**

- 50 Policy 3 of NPF4 seeks to reverse biodiversity and deliver positive effects from development. As advised during pre-application enquiries, the need for a survey was highlighted to ensure compatibility with LDP2 policy and supplementary guidance. This has been undertaken and a report forwarded which the biodiversity officer is content with. Conditions have been added to secure next boxes at the site

### **Developer Contributions**

- 51 In accordance with Council objectives, no contributions are applicable in this instance due to the modest scale of development and tenure proposed, comprising one-bedroom units. It is understood that the applicants have received some financial assistance from the vacant property feasibility funds.

## **Economic Impact**

- 52 The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

## **VARIATION OF APPLICATION UNDER SECTION 32A**

- 53 This application was not varied prior to determination.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

none

## **DIRECTION BY SCOTTISH MINISTERS**

- 54 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 55 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the Development Plan.
- 56 Accordingly the proposal is recommended for approval subject to the following conditions.

## **A RECOMMENDATION**

### **Approve the application**

### **Conditions and Reasons for Recommendation**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been lawfully started within that period.

Reason: This is a Planning Permission in terms of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of the Planning (Scotland) Act 2019.

2. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.



Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

3. Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be set by Perth and Kinross Heritage Trust on behalf of the Council as Planning Authority. The name of archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon completion of the survey.

Reason To ensure an appropriate archaeological standing building survey is carried out and the resulting survey is recorded properly.

4. All original external materials to be removed from the building shall be assessed individually by hand to determine their condition and suitability for re-use. Once assessed, details shall be forwarded to the Planning Authority confirming their condition and potential for future re-use in advance of any demolition work.

Reason: In order to protect the traditional character and appearance of the Conservation Area and in the interests of sustainability.

5. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used in any new build works or areas subject to repair or reinstatement, shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

6. Prior to the commencement of the development hereby approved, full details of the existing and proposed, form proportion, construction, opening method and finishes of all new or replacement window units shall be submitted to and agreed in writing by the Council as Planning Authority. The fenestration; as subsequently agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality and protect the character of the surrounding Conservation Area.

7. The conclusions and recommended action points within the supporting biodiversity survey submitted and hereby approved (document(s) bat survey report relates) shall be fully adhered to, respected and undertaken as part of

the construction phase of development, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of protecting environmental quality and of biodiversity.

8. Prior to the completion or occupation of the building(s) hereby approved, whichever is the earlier, four swift boxes and a triple sparrow terrace nest box shall be provided on the completed building). Thereafter, the agreed scheme shall be maintained in a reasonable condition for the life of the development, to the satisfaction of the Council as Planning Authority.

Reason: In the interests of protecting environmental quality and of biodiversity.

9. Prior to commencement of any development on site, a detailed design for the proposed secure cycle parking facility for a minimum of 8 cycles shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The cycle parking, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority prior to the occupation of the first flat.

Reason: To encourage active travel and meet advice within Scottish Planning Policy on transport.

10. No part of the development shall be occupied until a Residential Travel Plan (RTP), aimed to encourage more sustainable means of travel, has been submitted and approved in writing by the Council. The RTP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan.

Reason: To promote sustainable transport options and to meet advice within Scottish Planning Policy on transport.

11. Prior to the commencement of the development hereby approved, the applicant shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures), a Construction Traffic Management Scheme (TMS) taking cognisance of the one way street on Union Street, which shall include the following:
  - (a) restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used;
  - (b) timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events;
  - (c) arrangements to ensure that access for emergency service vehicles are not impeded; and
  - (d) details of HGV movements to and from the site.

The TMS as approved shall be strictly adhered to during the entire site construction programme.

Reason: In the interest of proper site management and free traffic flow.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C PROCEDURAL NOTES**

Conservation Area Consent submission requires to be assessed concurrently.

## **D INFORMATIVES**

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
5. The developer is advised to contact Sophie Nicol, Historic Environment Manager (tel 01738 477027) Perth and Kinross Heritage Trust, to discuss terms of reference for work required.
6. Application for a new postal address should be made via the Street Naming and Numbering page on the Perth & Kinross Council website at [www.pkc.gov.uk/snn](http://www.pkc.gov.uk/snn). Please note there is a charge for this service and submission cannot be made until the relevant Building Warrant has been approved.
7. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required

information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk). Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website [www.pkc.gov.uk](http://www.pkc.gov.uk).

8. The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.
9. The applicants can seek guidance on the detailed design and positioning of the cycle storage from Transport Scotland's Cycling by Design 2021 or similar design guide.
10. The applicant is advised that the granting of planning permission does not guarantee a connection to Scottish Water's assets. The applicant must make a separate application to Scottish Water Planning & Development Services team for permission to connect to the public wastewater system and/or water network and all their requirements must be fully adhered to.
11. Please remember that the granting of planning permission, listed building consent or other associated consent by the Planning Authority does not affect the responsibility of the developer to ensure all other necessary permissions, consents and approvals are in place prior to commencement of works. Developers should also ensure appropriate accommodations are made in respect of services and third party infrastructure and may wish to check proposals against the information held at <https://www.linesearchbeforeudig.co.uk/>.

Background Papers: 10 letters of representation  
Contact Officer: Alma Bendall  
Date: 10 March 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

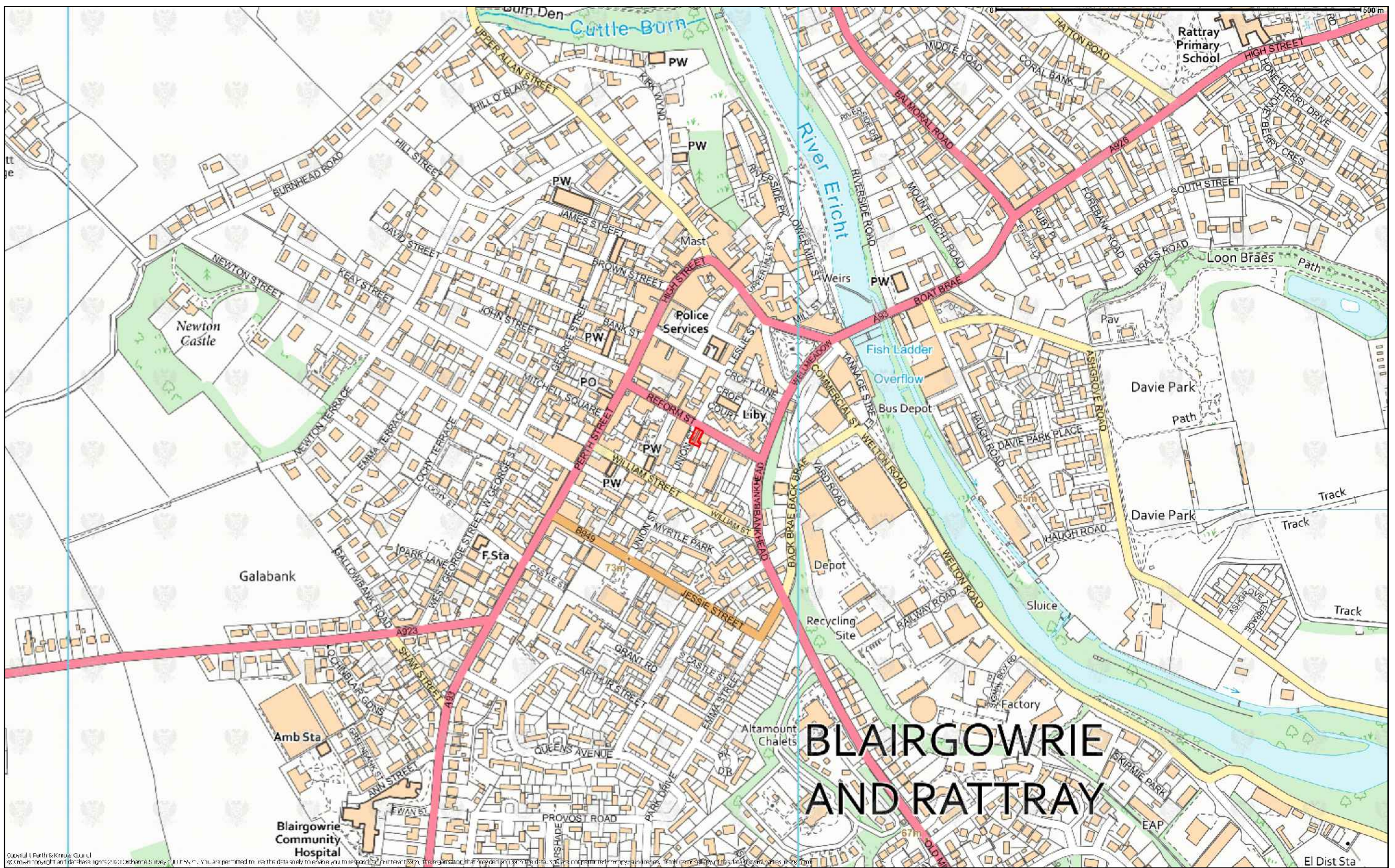
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Planning and Placemaking Committee 22 March 2023  
Scale 1:5000



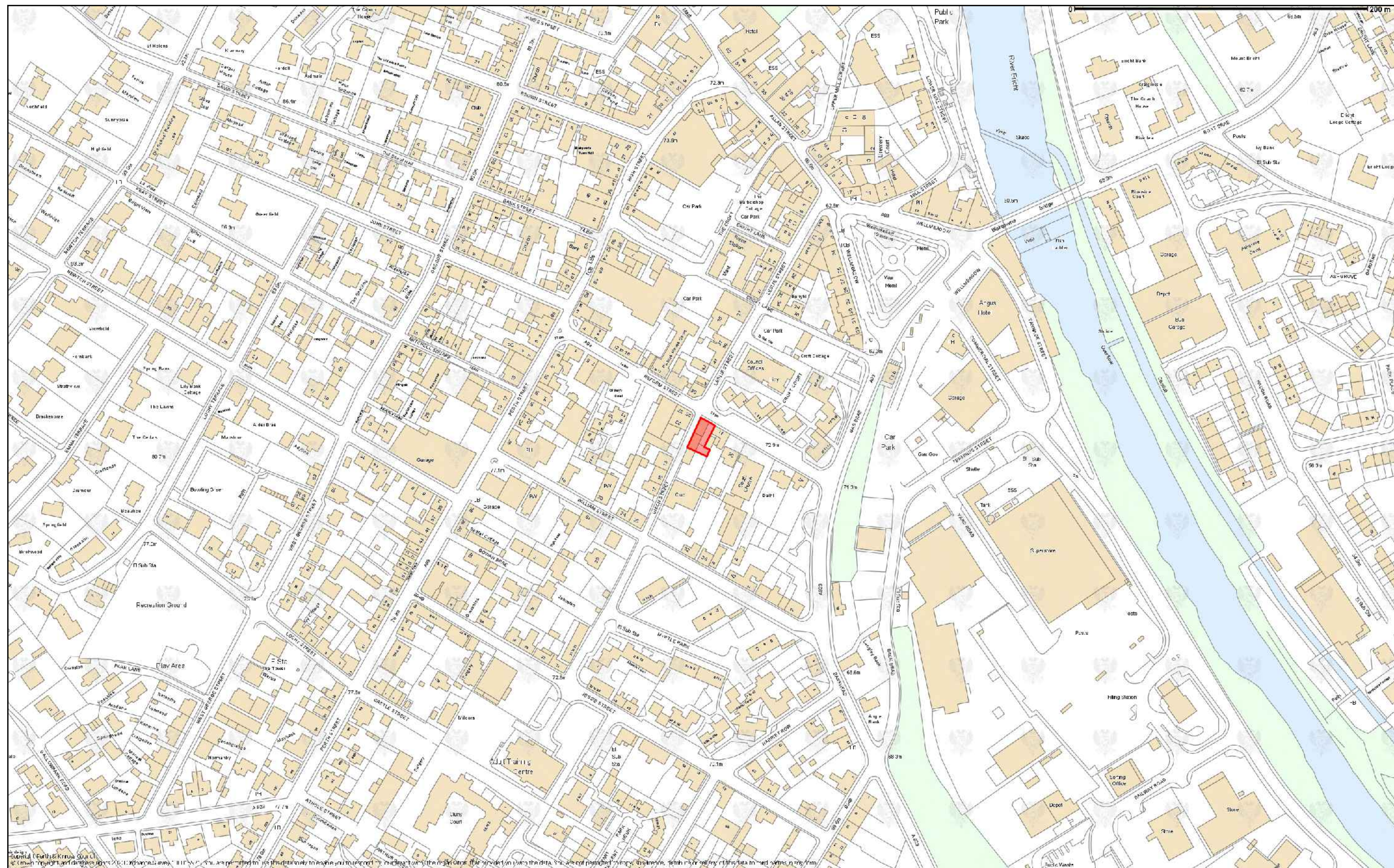
22/01242/FLL  
Change of use, alterations and extension to shop to form 4 flats, 29 Reform Street Blairgowrie PH10 6AZ











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Planning and Placemaking Committee 22 March 2023

Scale 1:2500



22/01242/FLL

Change of use, alterations and extension to shop to form 4 flats, 29 Reform Street  
Blairgowrie PH10 6AZ







Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Report of Handling by Head of Planning & Development  
 (Report No. 23/94)

**PROPOSAL:** Part demolition of building

**LOCATION:** 29 Reform Street, Blairgowrie, PH10 6AZ

Ref. No: [22/01243/CON](#)

Ward No: P3- Blairgowrie and Glens

### **Summary**

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

### **BACKGROUND AND DESCRIPTION OF PROPOSAL**

- 1 Conservation Area Consent is being sought to demolish a long-established, single storey, storage building set to the rear of a vacant retail unit which is located on the edge of Blairgowrie Town Centre.
- 2 The former garden and pet centre premises comprise two unlisted buildings of contrasting heights and characteristics. It is proposed to retain and alter the two-storey unit which fronts onto Reform Street and remove the lesser scaled building which faces onto Union Street.
- 3 A separate planning application has been submitted (22/01242/FLL) which is seeking consent to build on part of the demolished footprint of the store, to link with proposals to alter and convert the remaining two-storey property to form 4 residential flats. An earlier Conservation Area Consent submission and associated planning application (22/00776/CON & 22/00397/FLL) were withdrawn because of concerns expressed about key detailed aspects of the scheme forwarded. Essentially there is no change to the Conservation Area Consent proposals re-submitted for consideration; the subsequent planning application proposals for the re-development of the site have however been modified to a point which is now considered on balance, to be appropriate. The planning application is also being put before members with a similar recommendation of approval.

## **Pre-Application Consultation**

- 4 Pre application Reference: 17/00481/PREAPP sought a view as to the total demolition of the buildings and the erection of 10 flats. Advice was provided as to what steps and information would be required.
- 5 Pre application Reference: 19/00597/PREAPP sought an informal opinion as to the demolition of both buildings at the site to create a heritage centre. Advice was given in respect of the need to submit supporting information such as reports on the structural condition of the buildings to justify their removal.
- 6 Pre-application reference: 21/00046/PREAPP proposed a similar scheme which was broadly supported in principle and culminated in the submission of applications 22/00776/CON & 22/00397/FLL which were later withdrawn.
- 7 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, therefore the applicant was not required to undertake not any formal pre-application consultation with the local community.

## **DEVELOPMENT PLAN**

- 8 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### **National Planning Framework 4**

- 9 The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve peoples lives by making sustainable, liveable and productive spaces.
- 10 NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 11 The Council's assessment of this application has taken into account the policies of NPF4 and considers that the proposals accord with the intentions of this document.

The principal relevant policy is:

- Policy 7 Historic Assets and Places.

### **Perth and Kinross Local Development Plan 2019**

- 12 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth." It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policy is:

- Policy 28B: Demolition within Conservation Areas

## **OTHER POLICIES**

### **Non Statutory Guidance**

- [Conservation areas](#)

## **NATIONAL GUIDANCE**

- 13 The Scottish Government expresses its planning policies and guidance through The National Planning Frameworks, Planning Advice Notes , Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### **Planning Advice Notes**

- 14 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
  - PAN 68 Design Statements

### **Site History**

- 15 **22/00397/FLL** Full Planning Permission application was withdrawn on 28 June 2022 for change of use, alterations and extension to shop to form 4 flats
- 16 **22/00776/CON** application was withdrawn on 28 June 2022 for part demolition of building
- 17 **22/01242/FLL** Full Planning Permission for change of use, alterations and extension to shop to form 4 flats

## **CONSULTATIONS**

- 18 As part of the planning application process the following bodies were consulted:

### **External**

#### **Perth And Kinross Heritage Trust**

- 19 Have noted that the building retains historic character that adds value to the historic townscape and acknowledge that the site is archaeologically sensitive as it includes the partial demolition and alteration of a traditional historic building within the Blairgowrie Conservation Area that pre-dates the 1st Edition Ordnance Survey. A condition requiring an historic building survey has been recommended.

### **Historic Environment Scotland**

- 20 Whilst not expressly objecting, HES have again intimated that the building makes a positive contribution to the character of the Blairgowrie Conservation Area and expressed a preference for the retention and reuse of the building on the basis that evidence has not been provided to confirm it is beyond the point of repair or that alternative options such as façade retention have been explored.

### **Internal**

#### **Conservation Team**

- 21 In respect of this Conservation Area Consent proposals, internal Conservation Officers share a similar view as Historic Environment Scotland in that the building contributes to the character of the Conservation Area and that the supporting information does not make a clear case that the building is beyond repair or that its demolition is necessary to allow for the re-use of the site.

### **Representations**

- 22 A total of 10 representations were received from 7 individuals. The main issues raised within the representations are:
- 23 The issues raised relate primarily to the detailed redevelopment proposals and include:
- Impact on Conservation Area
  - Loss of car parking, traffic impacts
  - Overlooking and loss of privacy
  - Inappropriate layout and scale
  - Health and safety concerns
- 24 Comments received which are aimed at concerns such as traffic generation attributed to the new development proposals are not relevant to this proposal and which will be addressed in the planning submission. Issues pertinent to the Conservation Area Consent proposals will be addressed in the Appraisal section of the report.

### **ADDITIONAL STATEMENTS**

Screening Opinion	Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Bat survey submitted
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required



## **APPRAISAL**

- 25 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, namely Conservation Areas.
- 26 In this instance, Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

### **Principle**

- 27 The site is located within the central core of the settlement of Blairgowrie. Both Policy 28B of the LDP2 and Policy 7 of NPF4 share an expectation that buildings which are considered to contribute to the Conservation Area will be retained and demolition will only be supported in certain situations. Additionally, that any demolition will not be considered in isolation, to ensure any redevelopment proposals are acceptable within such a sensitive historic environment.
- 28 Neither property is contained within or benefits from inclusion within the statutory list compiled by Historic Environment Scotland of buildings of architectural or historic merit.
- 29 NPF4 specifically makes it clear when proposing the demolition of unlisted buildings in Conservation Area's that there is a need to demonstrate:
- reasonable efforts have been made to retain, repair and reuse the building
  - the building is of little townscape value
  - the structural condition of the building prevents its retention at a reasonable cost; or
  - the form or location of the building makes its reuse extremely difficult.
- 30 In this instance, as a structural engineer's assessment has not been provided, a definitive conclusion as to the capability of the subjects for conversion or economic repair cannot be taken. Whilst this survey would routinely be expected to accompany such applications; it is not mandatory and was not suggested as being a key component in the most recent pre-application enquiry. The focus instead was on justifying the loss of a commercial enterprise in favour of residential use with the town centre. As a result, a map featuring vacant outlets in close proximity to the site has been prepared, which together with the other information, will be taken into account in the determination of the associated planning application.

- 31 The supporting design statement and site photographs forwarded with this Conservation Area Consent submission provide confirmation, that both buildings have been poorly maintained for a considerable period of time and appear the worse of wear, bordering on dilapidation. Further, that the building to the rear has been subject to some unfortunate past render work which has covered much of its original exterior. As such, its current value lies primarily in its simplistic slated roofed form, industrial style collection of rooflights and past association with the forerunner to the RAF – the Royal Air Force Association, which is inscribed above the door.
- 32 Although the signs of water damage and structural deflection raised by the agent are evident, it is highly probable that both units could be converted to an alternative use - if there was a will and funds to do so. The applicants have made it clear however that their aim is to proceed with the partial demolition. In view of this, and after careful deliberation, it is considered that in this prominent location the greater concern to be addressed, is the need to secure some investment and viable re-use of the more public unit, to secure its long-term future and a noticeable improvement to the Conservation Area townscape. The demolition of the rear store is regrettable, but on balance, deemed appropriate and compatible with the weight of policy considerations relative to its level of value, condition and context as implied in policy 28B of LDP2 and 7 of NPF4.

### **Conservation Considerations, Design and Layout**

- 33 The removal of the single storey building will undoubtedly have a degree of impact through the loss of historic fabric within the Conservation Area. Cognisance has to been taken of the long-term outlook and viability of the site however to avoid further degeneration or potential enforced demolition for safety reasons.
- 34 The proposed replacement building is reflective of the original linear layout and well contained building pattern that has developed in this central part of the Blairgowrie Conservation Area. The plans forwarded have addressed concerns raised in the previous withdrawn submissions, in terms of revisions to the design and scale of the new build element. The replacement building has now been set down from the ridge by around 500cm to continue the clear distinction in character between the two units. The changes are considered acceptable and supportable in this location. Conditions have been attached to secure further enhancements in respect of external finishes and fixtures; including the need to survey the building before it is removed and to re-use salvaged materials. Accordingly, the visual impact of the development will be minimised and the character of Conservation Area maintained.

### **VARIATION OF APPLICATION UNDER SECTION 32A**

- 35 This application was not varied prior to determination.

### **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

- 36 None.

## **DIRECTION BY SCOTTISH MINISTERS**

- 37 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 38 To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with NPF4, and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the Development Plan.
- 39 Accordingly the proposal is recommended for approval subject to the following conditions.

### **A RECOMMENDATION**

#### **Approve the application**

#### **Conditions and Reasons for Recommendation**

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason: To ensure the development is carried out in accordance with the approved drawings and documents.

2. Development shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be set by Perth and Kinross Heritage Trust on behalf of the Council as Planning Authority. The name of archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon completion of the survey.

Reason: To ensure an appropriate archaeological standing building survey is carried out and the resulting survey is recorded properly.

3. All original external materials to be removed from the building shall be assessed individually by hand to determine their condition and suitability for re-use. Once assessed, details shall be forwarded to the Planning Authority

confirming their condition and potential for future re-use in advance of any demolition work.

Reason: In order to protect the traditional character and appearance of the Conservation Area and in the interests of sustainability.

4. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used in any new build works or areas subject to repair or reinstatement, shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason: In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

5. Prior to the commencement of any work at the site, a Demolition Management Plan (DMP) shall be submitted to and approved in writing by the Council as Planning Authority. The DMP shall include details and phases of the demolition works, anticipated dates and timings, method for disposal, re-use and transfer of waste any associated road closures required. The DMP, as approved in writing, shall be strictly adhered to for the duration of the construction phase of the development.

Reason: In the interests of residential amenity and free traffic flow; to ensure the demolition phase is carefully managed.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **C PROCEDURAL NOTES**

None

## **D INFORMATIVES**

1. This Conservation Area Consent will last only for three years from the date of this decision notice, unless the development has been started within that period (see Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended by Section 20 of the Planning etc (Scotland) Act 2006).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
  4. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk). Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website [www.pkc.gov.uk](http://www.pkc.gov.uk).
- The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.
5. No work shall be commenced until an application for building warrant has been submitted and approved.
  6. The developer is advised to contact Sophie Nicol, Historic Environment Manager (tel 01738 477027) Perth and Kinross Heritage Trust, to discuss terms of reference for work required.

Background Papers: 10 letters of representation  
 Contact Officer: A Bendall  
 Date: 10 March 23

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

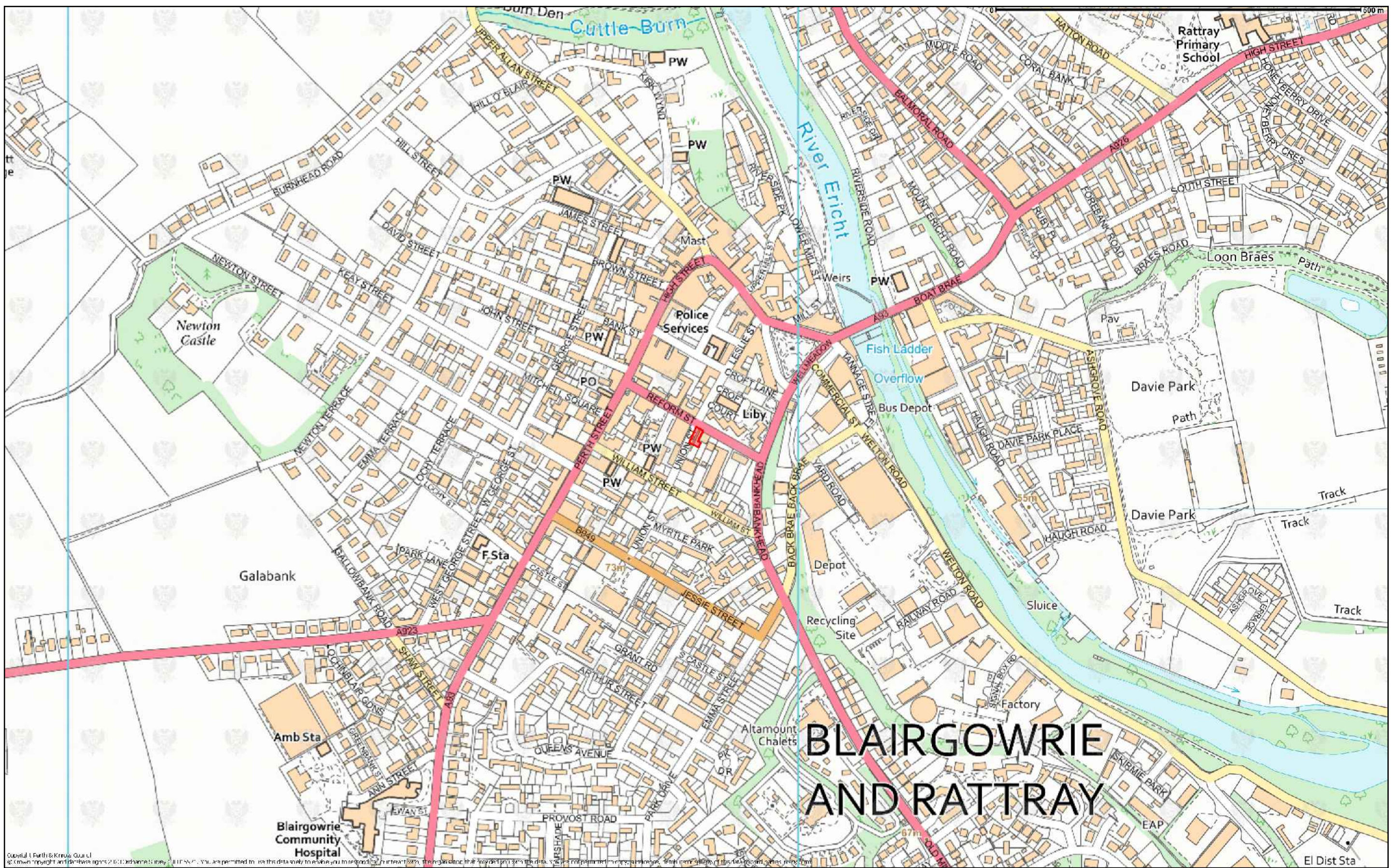
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Planning and Placemaking Committee 22 March 2023  
Scale 1:5000



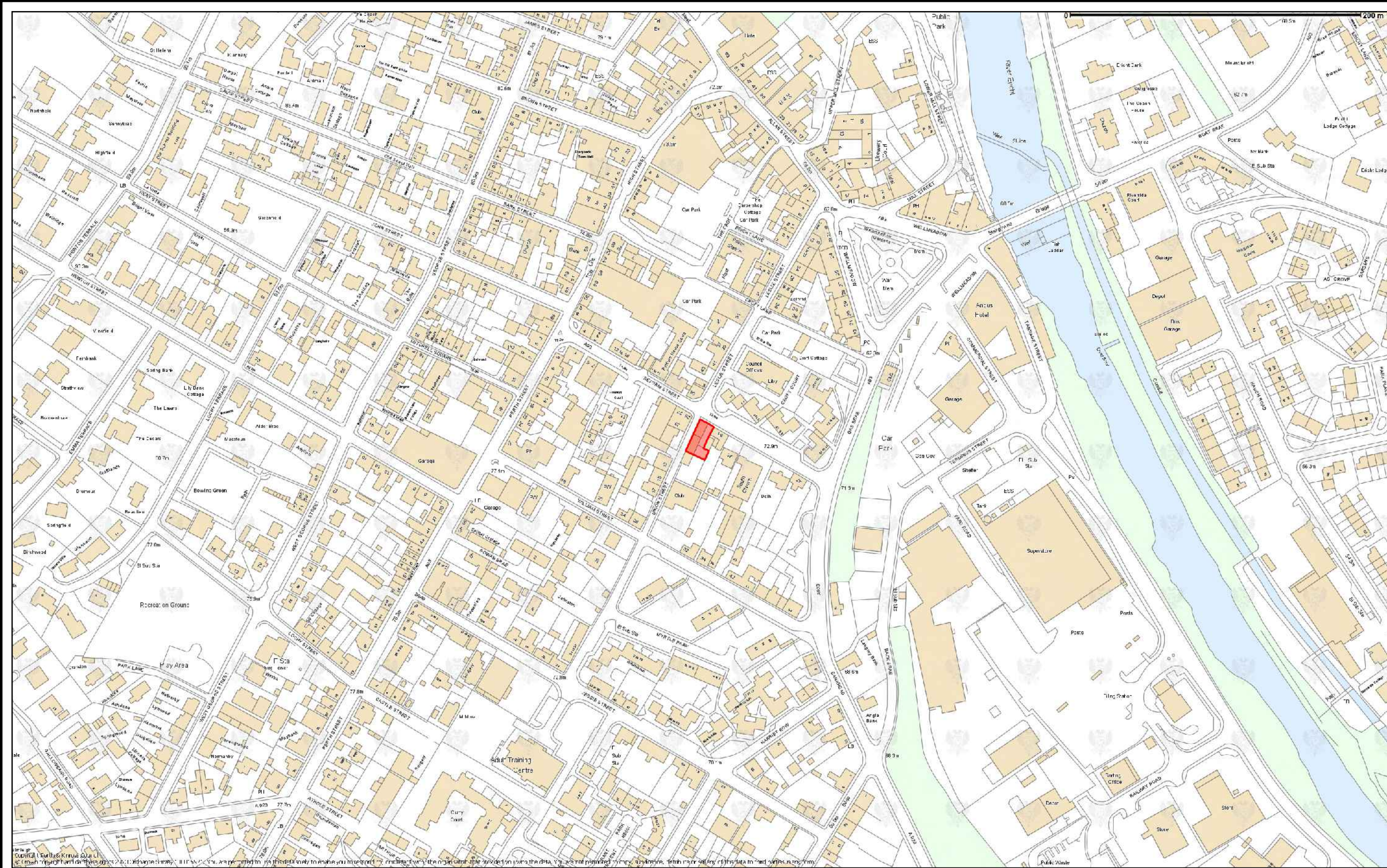
22/01243/CON  
Part demolition of building 29 Reform Street Blairgowrie PH10 6AZ












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Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2023  
Pre-Application Report by Head of Planning and Development  
 (Report No. 23/95)

**PROPOSAL:** Residential development, extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites and associated access, drainage, and landscaping works (in principle).

**LOCATION:** Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH

Ref. No: [22/00023/PAN](#)  
 Ward No: P2- Strathmore

### Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development, extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites and associated access, drainage, and landscaping works (in principle) at Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

## BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 21 November 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for the residential development, extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites and associated access, drainage, and landscaping works (in principle) at Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH.

- 2 Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 3 This PoAN seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 4 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request is required to be submitted by the applicant. It is noted that a Screening Opinion has already been provided, for a previous application for the same proposal reference 20/01688/SCRN and is not subject of an EIA development.

### **PRE-APPLICATION PROCESS**

- 5 The PoAN (reference 22/00023/PAN) confirmed that a public exhibition was to be held at Murrayshall Hotel, Murrayshall, Scone on Monday 12th December 2022 between the hours of 13:00 and 19:00 and a 2nd event was to be held on Tuesday 31st January 2023 between the hours of 13:00 and 19:00. The Ward Councillors, Scone and District Community Council and nearest residential properties have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

### **NATIONAL POLICY AND GUIDANCE**

- 6 The Scottish Government expresses its planning policies through the National Planning Framework (NPF4), the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

#### **National Planning Framework 4**

- 7 The National Planning Framework 4 (NPF4) was approved by the Scottish Parliament on 11 January 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 8 The Council will consider NPF4 as a material consideration when assessing any forthcoming planning application.

#### **Planning Advice Notes**

- 9 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
  - PAN 2/2011 Planning and Archaeology
  - PAN 3/2010 Community Engagement
  - PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation



- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 73 Rural Diversification
- PAN 75 Planning for Transport

## **LOCAL POLICY AND GUIDANCE**

### **Perth and Kinross Local Development Plan 2019**

- 10 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 11 The LDP2 sets out a vision statement for the area and states that:  
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”
- 12 Under the LDP2, the following policies are of particular importance in the assessment of this application:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 1C: Placemaking

Policy 1D: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 8: Rural Business and Diversification

Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites

Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership

Policy 13: Retail and Commercial Leisure Proposals

Policy 14B: Open Space Retention and Provision: Open Space within New Developments

Policy 15: Public Access

Policy 17: Residential Areas

Policy 19: Housing in the Countryside

Policy 20: Affordable Housing

Policy 22: Particular Needs Housing Accommodation

Policy 23: Delivery of Development Sites

Policy 24: Maintaining an Effective Housing Land Supply

Policy 25: Housing Mix

Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments

Policy 26B: Scheduled Monuments and Archaeology: Archaeology

Policy 27A: Listed Buildings

Policy 31: Other Historic Environment Assets

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 34A: Sustainable Heating & Cooling: Heat Networks, Major Development and LDP Site Allocations

Policy 38B: Environment and Conservation: National Designations

Policy 38C: Environment and Conservation: Local Designations  
 Policy 39: Landscape  
 Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy  
 Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development  
 Policy 41: Biodiversity  
 Policy 42: Green Infrastructure  
 Policy 43: Green Belt  
 Policy 47: River Tay Catchment Area  
 Policy 50: Prime Agricultural Land  
 Policy 51: Soils  
 Policy 52: New Development and Flooding  
 Policy 53A: Water Environment and Drainage: Water Environment  
 Policy 53B: Water Environment and Drainage: Foul Drainage  
 Policy 53C: Water Environment and Drainage: Surface Water Drainage  
 Policy 53E: Water Environment and Drainage: Water Supply  
 Policy 54: Health and Safety Consultation Zones  
 Policy 55: Nuisance from Artificial Light and Light Pollution  
 Policy 56: Noise Pollution  
 Policy 57: Air Quality  
 Policy 58A: Contaminated and Unstable Land: Contaminated Land  
 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals  
 Policy 61: Airfield Safeguarding

## **OTHER POLICIES**

- 13 The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- Developer Contributions Supplementary Guidance April 2016
  - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Perth and Kinross Community Plan 2013/2023
  - Perth City Plan 2015-2016
  - Perth and Kinross Local Transport Strategy (2010)
  - Perth's Transport Future Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016

## **PLANNING SITE HISTORY**

- 14 87/01582/FUL Full Planning Permission was Approved On 10 December 1987 for Alterations to Clubhouse
- 15 91/01000/FUL Full Planning Permission was Approved On 25 September 1991 for Change use of land to 18 hole golf course
- 16 98/00988/FUL Full Planning Permission was Refused On 14 October 1998 for Erection of accommodation units

- 17 99/00905/OUT was Refused On 8 May 2001 for Erection of lodge accommodation (in outline)
- 18 99/00906/OUT was Approved On 20 August 1999 for Erection of clubhouse pavilion (in outline)
- 19 99/00907/FUL Full Planning Permission was Approved On 20 August 1999 for Erection of accommodation units including additional parking facilities
- 20 02/01754/FUL Full Planning Permission was Approved On 6 February 2003 for Alteration and extension to Clubhouse facilities
- 21 [07/00283/OUT](#) was Refused On 11 September 2007 for Erection of 12 dwellinghouses (plot F) (in outline)
- 22 [07/00284/OUT](#) was Approved On 11 September 2007 for Replacement of existing indoor driving school with 1no dwellinghouse (plot E) (in outline)
- 23 [07/00285/OUT](#) was Approved On 11 September 2007 for Leisure and health facilities 'timeshare' lodge and fractional ownership accommodation 70 bedrooms and 10 staff living/bedroom studio residences (plot A) (in outline)
- 24 [07/00286/OUT](#) was Refused On 11 September 2007 for Erection of 4 dwellinghouses (plot B) (in outline)
- 25 [07/00287/OUT](#) was Approved On 11 September 2007 for Erection of 17 bedroom suite accommodation including public lounge (plot D) (in outline)
- 26 [10/00133/FLL](#) Full Planning Permission was Approved On 28 April 2010 for Erection of dwellinghouse
- 27 [10/00505/IPL](#) was Approved On 17 May 2010 for Leisure and health facilities 'timeshare' lodge and fractional ownership accommodation 70 bedrooms and 10 staff living/bedroom studio residences (plot A) (in principle) (renewal of 07/00285/OUT)
- 28 [10/00506/IPL](#) was Approved On 17 May 2010 for Erection of 17 bedroom suite accommodation including public lounge (plot D) (in principle) (renewal of 07/00287/OUT)
- 29 [20/01688/SCRN](#) On 24 December 2020 for Screening opinion request, not EIA Development.
- 30 [20/00010/PAN](#) On 9 December 2020 for Residential development, extension to hotel, erection of hotel accommodation units and staff accommodation units, spa facility, golf training and indoor sports buildings, formation of camping grounds, outdoor sports grounds, photovoltaic sites, access roads, SUDS ponds, landscaping and associated works
- 31 [21/01673/FLL](#) Full Planning Permission was Approved On 11 July 2022 for Relocation of driving range, erection of golf academy building and shop,

formation of parking area, part diversion of core path, landscaping and associated works

- 32 [22/00024/PAN](#) On 2 February 2023 for Extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites, associated access, drainage, and landscaping works (phase 1)

## **CONSULTATIONS**

- 33 As part of the planning application process the following would be consulted: -

### **External**

- Scottish Environment Protection Agency
- Nature Scot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Forestry Commission Scotland
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Scone and District Community Council
- INEOS
- SHELL

### **Internal**

- Environmental Health
- Planning and Housing Strategy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 34 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship to Nearby Land Uses
  - d. Natural Heritage and Ecology



- e. Landscape
- f. Water Resources and Soils
- g. Air Quality
- h. Transport Implications
- i. Tourism and Economy
- j. Impact on Agriculture
- k. Archaeology and Cultural Heritage

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

35 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Leisure/Economic Impact Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment

## **CONCLUSION AND RECOMMENDATION**

36 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None  
 Contact Officer: Kirsty Strong  
 Date: 10 March 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

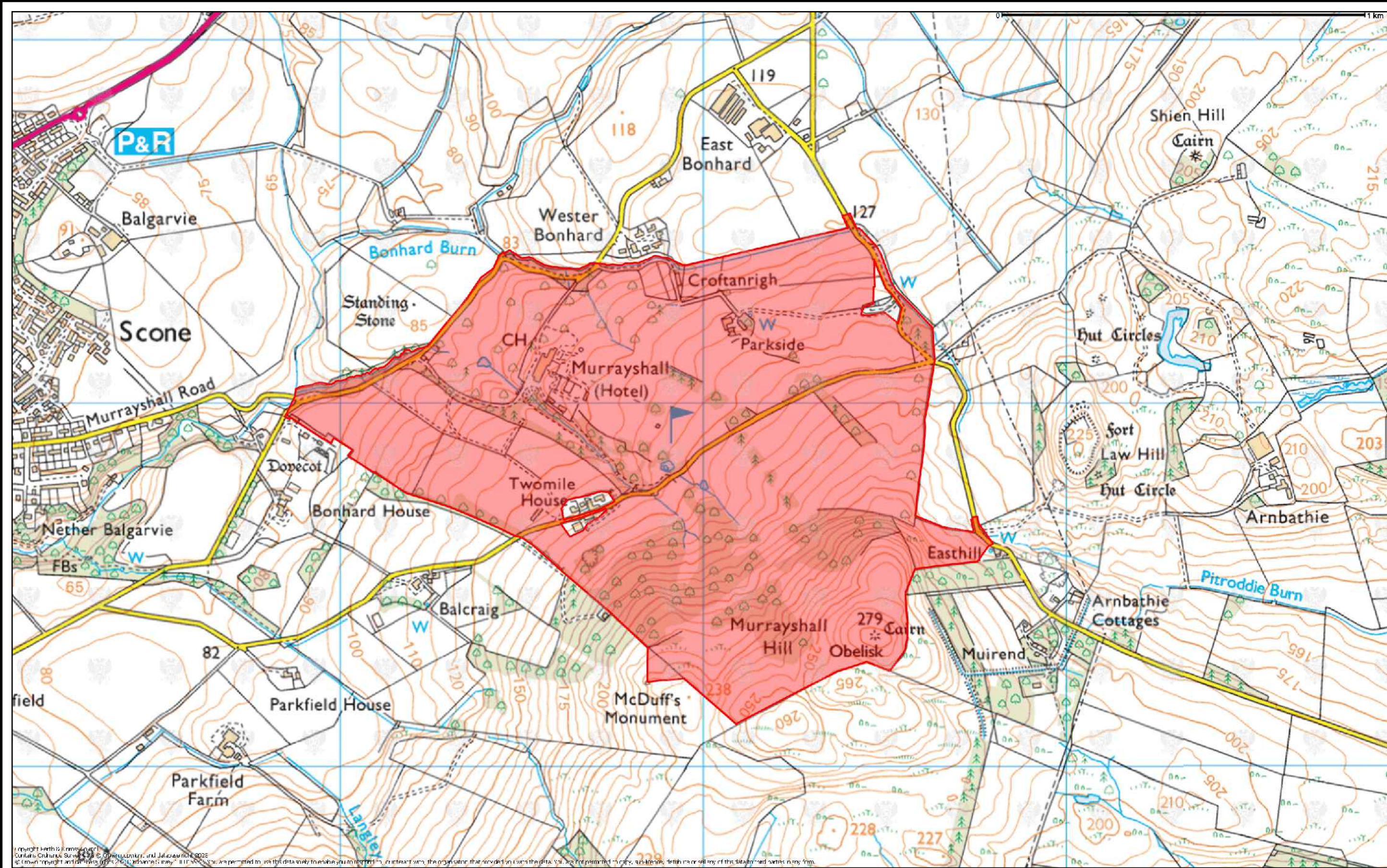
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Perth and Kinross Council  
Planning and Placemaking Committee – 22 March 2022  
Pre-Application Report by Head of Planning and Development  
 (Report No. 23/96)

**PROPOSAL:** Extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites, associated access, drainage, and landscaping works (phase 1).

**Location:** Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH

Ref. No: [22/00024/PAN](#)  
 Ward No: P2- Strathmore

### Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for Extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites, associated access, drainage, and landscaping works (phase 1) at Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH . The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

## BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 22 November 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for Extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites, associated access, drainage, and landscaping works (phase 1) at Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

- 2 This PoAN seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request is required to be submitted by the applicant. It is noted that a Screening Opinion has already been provided, for a previous application for the same proposal (reference 20/01688/SCRN) and is not subject of an EIA development.

### **PRE-APPLICATION PROCESS**

- 4 The PoAN (reference 22/00024/PAN) confirmed that a public exhibition was to be held at Murrayshall Hotel, Murrayshall, Scone on Monday 12th December 2022 between the hours of 13:00 and 19:00 and a 2nd event was to be held on Tuesday 31st January 2023 between the hours of 13:00 and 19:00. The Ward Councillors, Scone and District Community Council, and the nearest residential properties have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

### **NATIONAL POLICY AND GUIDANCE**

- 5 The Scottish Government expresses its planning policies through the National Planning Framework (NPF4), the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

#### **National Planning Framework 4**

- 6 The National Planning Framework 4 (NPF4) was approved by the Scottish Parliament on 11 January 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 7 The council will consider NPF4 as a material consideration when assessing any forthcoming planning application.

#### **Planning Advice Notes**

- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
- PAN 2/2011 Planning and Archaeology
  - PAN 3/2010 Community Engagement
  - PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 61 Planning and Sustainable Urban Drainage Systems

- PAN 73 Rural Diversification
  - PAN 75 Planning for Transport
- LOCAL POLICY AND GUIDANCE**

### **Perth and Kinross Local Development Plan 2019**

- 9 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 10 The LDP2 sets out a vision statement for the area and states that:  
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”
- 11 Under the LDP2, the following policies are of particular importance in the assessment of this application:

Policy 1A: Placemaking  
 Policy 1B: Placemaking  
 Policy 1C: Placemaking  
 Policy 1D: Placemaking  
 Policy 2: Design Statements  
 Policy 5: Infrastructure Contributions  
 Policy 6: Settlement Boundaries  
 Policy 8: Rural Business and Diversification  
 Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites  
 Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership  
 Policy 13: Retail and Commercial Leisure Proposals  
 Policy 14B: Open Space Retention and Provision: Open Space within New Developments  
 Policy 15: Public Access  
 Policy 17: Residential Areas  
 Policy 19: Housing in the Countryside  
 Policy 20: Affordable Housing  
 Policy 22: Particular Needs Housing Accommodation  
 Policy 23: Delivery of Development Sites  
 Policy 24: Maintaining an Effective Housing Land Supply  
 Policy 25: Housing Mix  
 Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments  
 Policy 26B: Scheduled Monuments and Archaeology: Archaeology  
 Policy 27A: Listed Buildings  
 Policy 31: Other Historic Environment Assets  
 Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development  
 Policy 34A: Sustainable Heating & Cooling: Heat Networks, Major Development and LDP Site Allocations  
 Policy 38B: Environment and Conservation: National Designations  
 Policy 38C: Environment and Conservation: Local Designations  
 Policy 39: Landscape

Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy  
 Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development  
 Policy 41: Biodiversity  
 Policy 42: Green Infrastructure  
 Policy 43: Green Belt  
 Policy 47: River Tay Catchment Area  
 Policy 50: Prime Agricultural Land  
 Policy 51: Soils  
 Policy 52: New Development and Flooding  
 Policy 53A: Water Environment and Drainage: Water Environment  
 Policy 53B: Water Environment and Drainage: Foul Drainage  
 Policy 53C: Water Environment and Drainage: Surface Water Drainage  
 Policy 53E: Water Environment and Drainage: Water Supply  
 Policy 54: Health and Safety Consultation Zones  
 Policy 55: Nuisance from Artificial Light and Light Pollution  
 Policy 56: Noise Pollution  
 Policy 57: Air Quality  
 Policy 58A: Contaminated and Unstable Land: Contaminated Land  
 Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals  
 Policy 61: Airfield Safeguarding

## **OTHER POLICIES**

12 The following supplementary guidance and documents are of particular importance in the assessment of this application:-

- Developer Contributions Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Perth and Kinross Community Plan 2013/2023
- Perth City Plan 2015-2016
- Perth and Kinross Local Transport Strategy (2010)
- Perth's Transport Future Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016

## **PLANNING SITE HISTORY**

- 13 87/01582/FUL Full Planning Permission was Approved On 10 December 1987 for Alterations to Clubhouse
- 14 91/01000/FUL Full Planning Permission was Approved On 25 September 1991 for Change use of land to 18 hole golf course
- 15 98/00988/FUL Full Planning Permission was Refused On 14 October 1998 for Erection of accommodation units
- 16 99/00905/OUT was Refused On 8 May 2001 for Erection of lodge accommodation (in outline)



- 17 99/00906/OUT was Approved On 20 August 1999 for Erection of clubhouse pavilion (in outline)
- 18 99/00907/FUL Full Planning Permission was Approved On 20 August 1999 for Erection of accommodation units including additional parking facilities
- 19 02/01754/FUL Full Planning Permission was Approved On 6 February 2003 for Alteration and extension to Clubhouse facilities
- 20 [07/00283/OUT](#) was Refused On 11 September 2007 for Erection of 12 dwellinghouses (plot F) (in outline)
- 21 [07/00284/OUT](#) was Approved On 11 September 2007 for Replacement of existing indoor driving school with 1no dwellinghouse (plot E) (in outline)
- 22 [07/00285/OUT](#) was Approved On 11 September 2007 for Leisure and health facilities 'timeshare' lodge and fractional ownership accommodation 70 bedrooms and 10 staff living/bedroom studio residences (plot A) (in outline)
- 23 [07/00286/OUT](#) was Refused On 11 September 2007 for Erection of 4 dwellinghouses (plot B) (in outline)
- 24 [07/00287/OUT](#) was Approved On 11 September 2007 for Erection of 17 bedroom suite accommodation including public lounge (plot D) (in outline)
- 25 [10/00133/FLL](#) Full Planning Permission was Approved On 28 April 2010 for Erection of dwellinghouse
- 26 [10/00505/IPL](#) was Approved On 17 May 2010 for Leisure and health facilities 'timeshare' lodge and fractional ownership accommodation 70 bedrooms and 10 staff living/bedroom studio residences (plot A) (in principle) (renewal of 07/00285/OUT)
- 27 [10/00506/IPL](#) was Approved On 17 May 2010 for Erection of 17 bedroom suite accommodation including public lounge (plot D) (in principle) (renewal of 07/00287/OUT)
- 28 [20/01688/SCRN](#) On 24 December 2020 for Screening opinion request, not EIA Development.
- 29 [20/00010/PAN](#) On 9 December 2020 for Residential development, extension to hotel, erection of hotel accommodation units and staff accommodation units, spa facility, golf training and indoor sports buildings, formation of camping grounds, outdoor sports grounds, photovoltaic sites, access roads, SUDS ponds, landscaping and associated works
- 30 [21/01673/FLL](#) Full Planning Permission was Approved On 11 July 2022 for Relocation of driving range, erection of golf academy building and shop, formation of parking area, part diversion of core path, landscaping and associated works

- 31 [22/00023/PAN](#) On 2 February 2023 for Residential development, extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites and associated access, drainage, and landscaping works (in principle)

## **CONSULTATIONS**

- 32 As part of the planning application process the following would be consulted:-

### **External**

- Scottish Environment Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Forestry Commission Scotland
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Scone and District Community Council
- INEOS
- SHELL

### **Internal**

- Environmental Health
- Planning and Housing Strategy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 33 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship to Nearby Land Uses
  - d. Natural Heritage and Ecology
  - e. Landscape
  - f. Water Resources and Soils
  - g. Air Quality

- h. Transport Implications
- i. Tourism and Economy
- j. Impact on Agriculture
- k. Archaeology and Cultural Heritage

### **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

34 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Leisure/Economic Impact Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment

### **CONCLUSION AND RECOMMENDATION**

35 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None  
 Contact Officer: Kirsty Strong  
 Date: 10 March 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

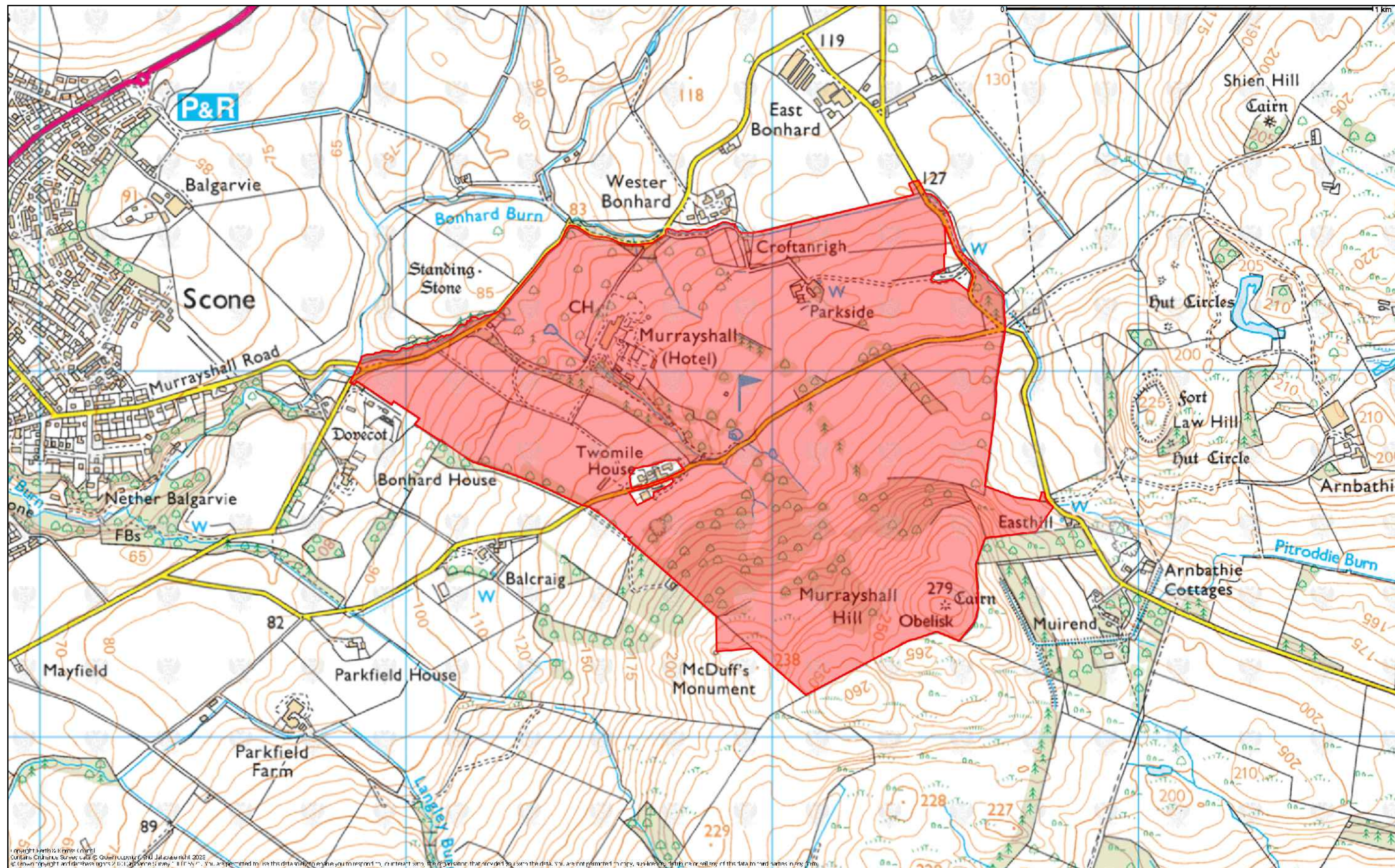
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Planning and Placemaking Committee 22 March 2023

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22/00024/PAN

Extension to hotel, erection of hotel accommodation units, timeshare and fractional ownership accommodation units, café, spa and leisure facility, formation of camping grounds including camping pods, outdoor sports grounds, relocation of green keeping buildings, formation of central delivery hub, photovoltaic sites, associated access, drainage, and landscaping works (phase 1) at Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH





