

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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