

Perth and Kinross Council
Development Management Committee – 23 September 2020
Pre-Application Report by Head of Planning and Development (Report No. 20/172)

Erection of 109 dwellinghouses, garages and associated works (change of house types and revised designs for plots 1-80 and 88-117 associated with planning permission 17/00961/AMM) at land south west of Maple Place, Blairgowrie

Ref. No: [20/00007/PAN](#)

Ward No: P3 - Blairgowrie and Glens

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a proposed residential development on a site in Blairgowrie benefitting from extant planning permission for 117 dwellinghouses (17/00961/AMM). The report highlights 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 OF PROPOSAL

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (PoAN) on 5 August 2020. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application in respect of a major planning application. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The application site has extensive planning history as set out below. This PoAN requires to be submitted procedurally due to the new developer and material departure from the extant planning permission. The exact scale and design of the development will be arrived at during pre-application discussions and through the ultimate submission of a detailed planning application.

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 Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening was historically undertaken in association with planning 10/01360/IPM, where it was found that EIA was not required. A screening request has yet to be submitted for the new development.

PRE-APPLICATION CONSULTATION

- 4 The PoAN (20/00006/PAN) confirmed that local ward Councillors, Community Council and Constituency MSP had received notice of the PoAN. As a result of the COVID-19 pandemic, the applicant followed current guidance from the Scottish Government on holding public consultations associated with major

planning applications, which includes a live event on the applicant's website from 14 September 2020 with a virtual online event hosted on early evening of 17 September 2020. The event was publicly advertised in the Courier at least 7 days prior to the website publishing the information. The applicant was recommended to extend the virtual event beyond an hour on the evening of 17 September. 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 (NPF) 3, the Scottish Planning Policy (SPP) 2014, the National Roads Development Guide 2014 and Planning Advice Notes (PAN).

National Planning Framework

- 6 NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. NPF3 provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

Scottish Planning Policy 2014

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections will be of particular importance in the assessment of this proposal:
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Supporting Business & Employment: paragraphs 92-108
 - Maintaining a 5-year Effective Land Supply: paragraphs 123 - 125
 - Affordable Housing: paragraphs 126 - 131
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291
 - Annex B – Parking Policies and Standards

Planning Advice Notes

- 8 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
 - PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 40 Development Management
 - PAN 44 Fitting New Housing Development into the Landscape
 - PAN 51 Planning, Environmental Protection and Regulation

- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 65 Planning and Open Space
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 78 Inclusive Design
- PAN 77 Designing Safer Places

Creating Places 2013

- 9 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

- 10 Designing Streets is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government's place-making agenda, alongside Creating Places, which sets out Government aspirations for design and the role of the planning system in delivering these.

National Roads Development Guide 2014

- 11 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.

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 12 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”

- 13 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:
 - Policy 2: Shaping Better Quality Place
 - Policy 8: Green Networks
 - Policy 9: Managing TAYplans Assets

Perth and Kinross Local Development Plan 2019

- 14 The Local Development Plan 2 (2019) (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.
- 15 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.”*
- 16 Within LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
 - Policy 2: Design Statements
 - Policy 5: Infrastructure Contributions
 - Policy 14: Open Space Retention and Provision
 - Policy 15: Public Access
 - Policy 17: Residential Areas
 - Policy 20: Affordable Housing
 - Policy 22: Particular Needs Housing Accommodation
 - Policy 23: Delivery of Development Sites
 - Policy 24: Maintaining and Effective Housing Land Supply
 - Policy 25: Housing Mix
 - Policy 32: Embedding Low and Zero Carbon Generating Technology in New Development
 - Policy 35: Electricity Transmission Infrastructure
 - Policy 39: Landscape
 - Policy 40: Forestry, Woodland and Trees: Forest and Woodland Strategy
 - Policy 41: Biodiversity
 - Policy 42: Green Infrastructure
 - Policy 53: Water Environment and Drainage
 - Policy 55: Nuisance from Artificial Light and Light Pollution
 - Policy 56: Noise Pollution
 - Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

- 17 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

SITE HISTORY

- 18 The site is allocated for residential development in LDP2 as site H64, Blairgowrie South.

- 19 [10/00007/PAN](#) Proposal of Application Notice (PoAN) for residential development. Content of PoAN satisfactory, decision Issued May 2010.
- 20 [10/01360/IPM](#) Residential development and associated works (in principle) Application approved September 2014.
- 21 [17/00961/AMM](#) Erection of 117 dwellinghouses, garages and associated works (approval of matters specified in conditions 10/01360/IPM). Application approved April 2019.
- 22 [19/01467/FLL](#) Erection of a sales office (for a temporary period). Application approved November 2019.
- 23 [19/01566/FLL](#) Formation of vehicular access (temporary period) Application approved March 2020.
- 24 20/01175/FLL Erection of 7 dwellinghouses and associated works (revised design and layout for plots 81 to 87) (17/00961/AMM). This application has been submitted but remains invalid at the time of writing this Report.
- 25 20/01176/FLL Erection of temporary Cabin with associated parking spaces and access. This application has been submitted but remains invalid at the time of writing this Report.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- NatureScot (NS) – formerly known as Scottish Natural Heritage (SNH)
- Scottish Water (SW)
- Blairgowrie and Rattray Community Council (BRCC)
- Perth and Kinross Heritage Trust (PKHT)

Internal

- Biodiversity Officer
- Community Waste Advisor
- Community Greenspace
- Developer Negotiations Officer
- Environmental Health (Noise and Light)
- Planning & Housing Strategy
- Structures and Flooding
- Transport Planning

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 27 The key considerations against which any application will be assessed include:
- a. Principle of Development
 - b. Visual Impact and Landscape
 - c. Scale, Design and Layout
 - d. Open Space Provision and Management
 - e. Waste
 - f. Relationship to Neighbouring Land Uses
 - g. Natural Heritage and Ecology
 - h. Water Resources and Soils
 - i. Impacts from Construction and Operational Noise
 - j. Transport Implications
 - k. Flooding and Drainage
 - l. Light Pollution
 - m. Economic Impact

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 28 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
 - Transport Statement/Assessment
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment
 - Habitat Survey
 - Sustainability Assessment
 - Noise and Light Assessment
 - Draft Construction Environmental Management Plan
- 29 If an EIA Report is required, the necessary topics within the assessment will be determined through the EIA Scoping process. This would likely include at least some if not all of the above.

CONCLUSION AND RECOMMENDATION

- 30 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: Callum Petrie
Date: 10 September 2020

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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