

Perth and Kinross Council  
Development Management Committee – 25 August 2020  
Pre-Application Report by Head of Planning and Development (Report No. 20/138)

Extension of substation, comprising installation of 2 replacement transformers and plant equipment, formation of access track, hardstanding, laydown area, SUDS, associated works and infrastructure at land south of Jamesfield Garden Centre  
Abernethy

Ref. No: [20/00005/PAN](#)

Ward No: P9 - Almond and Earn

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major/national development for an extension to an existing substation, and associated works near Abernethy. 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**

- 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 10 June 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/national 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 This PoAN seeks to formally establish a national development. The exact scale and design of the development will be arrived at during pre-application discussions but based on the applicants EIA Screening Opinion request, indicating the proposed building footprint will be approximately 8,000sqm and up to 10m in height.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 3 The proposal required to be screened as to whether it was an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening request (20/00501/SCRN) was submitted and the Council have issued a screening decision advising that the development was not EIA development, based on mitigation proposed and background environmental reports being provided in support of any planning application.

## **PRE-APPLICATION PROCESS**

- 4 Because of the COVID-19 pandemic the applicant was required to modify their public consultation process, to ensure they are in line with the latest guidance

from the Scottish Government on holding public consultations associated with major planning applications. This saw an online/virtual consultation presentation followed by a live 'Question and Answer' session held on 7 July 2020. Pete Wishart MP; Roseanna Cunningham MSP; PKC Ward 9 Councillors; as well as Abernethy and District Community Council were all 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 (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 6 The 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 a 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.

### **The 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
  - Valuing the Historic Environment: paragraphs 135 – 151
  - Delivering Heat and Electricity: paragraphs 152-174
  - 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
- 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 1/2011 Planning and Noise
  - PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 60 Planning for Natural Heritage
  - PAN 61 Planning and Sustainable Urban Drainage Systems

- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2016-2036**

- 9 TAYPlan sets out a vision for the region in 2032 and what must occur to bring about change to achieve this. The vision set out 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”*

- 10 The following sections TAYplan are of particular importance in the assessment of this application:

- Policy 7: Energy, Waste and Resources
- Policy 9: Managing TAYplans Assets
- Policy 8: Green Networks

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

- 11 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.

- 12 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.”*

- 13 Within LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 15: Public Access
- Policy 23: Delivery of Development Sites
- Policy 26: Scheduled Monuments and Archaeology
- Policy 35: Electricity Transmission Infrastructure
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage

- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 58: Contaminated and Unstable Land
- Policy 60: Transport Standards and Accessibility Requirements

## **OTHER POLICIES**

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

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

## **PLANNING SITE HISTORY**

- 15 20/00501/SCRN An EIA Screening for the extension of the existing substation was undertaken and a decision issued in June 2020 advising that EIA was not required.

## **CONSULTATIONS**

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

### **External**

- Health and Safety Executive (HSE)
- Historic Environment Scotland (HES)
- Perth and Kinross Heritage Trust (PKHT)
- Scottish Environmental Protection Agency (SEPA)
- Natural Scotland (NS) – formerly known as Scottish Natural Heritage (SNH)
- Scottish Water (SW)
- Transport Scotland (TS)
- Network Rail (NR)
- Abernethy and District Community Council (ADCC)

### **Internal**

- Environmental Health (Noise and Light)
- Land Quality
- Strategic Planning and Policy
- Transport Planning
- Structures and Flooding
- Biodiversity Officer
- Community Greenspace (Paths)
- Conservation Planning

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

- 17 The key considerations against which any application will be assessed include:
- a. Visual Impact and Landscape
  - b. Scale, Design and Layout
  - c. Relationship to Nearby Land Uses
  - d. Natural Heritage and Ecology
  - e. Water Resources and Soils
  - f. Impacts from Construction and Operational Noise
  - g. Transport Implications
  - h. Waste
  - i. Flooding and Drainage
  - j. Cultural Heritage (Archaeology, Scheduled Monument, Conservation Area)
  - k. Light Pollution

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

- 18 Although an EIA is not required, the following documents are required to support any planning application:
- Planning Statement
  - Design and Access Statement
  - Pre-Application Consultation (PAC) Report
  - Transport Statement/Assessment
  - Flood Risk and Drainage Assessment
  - Phase 1 Habitat Survey including protected species and breeding birds
  - Sustainability Assessment
  - Noise and Light Assessment
  - Landscape and Visual Impact Assessment
  - Cultural Heritage Assessment
  - Draft Construction Environment Management Plan

## **CONCLUSION AND RECOMMENDATION**

- 19 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: Steve Callan  
Date: 13 August 2020

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING AND DEVELOPMENT**

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