

Perth and Kinross Council
Planning and Development Management Committee – 24 September 2019
Pre-Application Report by Head of Planning and Development (Report No. 19/273)

Erection of 196 holiday lodges, hub buildings, landscaping, open space, vehicular access, parking area and associated works at land at East Third Farm, Auchterarder.

Ref. No: [19/00005/PAN](#)
Ward No: P7 - Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a proposed holiday lodge development on the western edge of Auchterarder near Gleneagles. The report 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 26 July 2019. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming 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 site is not allocated for any particular use within the adopted Perth and Kinross Local Development Plan (LDP) 2014 and is outwith both the Auchterarder and Gleneagles settlement boundaries. The site is in close proximity of the National Grid Gas Pipeline. This PoAN seeks to formally establish a major development comprising uses as set out above. The exact range of uses, scale, design and layout of the development may be arrived at during pre-application discussions or through the ultimate submission of a detailed planning application.

ENVIRONMENTAL IMPACT ASSESSMENT

- 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 request has yet to be submitted.

PRE-APPLICATION PROCESS

- 4 The PoAN confirmed that a public exhibition will be held on 26th September at Aytoun Hall, Auchterarder. The Ward Councillors, Auchterarder Community Council, Blackford Community Council and Muthill & Tullibardine Community Council have been notified. The applicant has also been advised to notify the

local MP and MSP of the proposal and conduct a leaflet drop in the surrounding area. 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. The document 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 of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Promoting Rural Development: paragraphs 74 - 91
 - Supporting Business and Employment: paragraphs 92 - 108
 - 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 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 63 Waste Management Planning
 - PAN 65 Planning and Open Space
 - PAN 68 Design Statements
 - PAN 75 Planning for Transport
 - PAN 73 Rural Diversification

- PAN 77 Designing Safer Places
- PAN 79 Water and Drainage
- Planning and Waste Management Advice (July 2015)

Designing Streets 2010

- 9 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.

Creating Places 2013– A policy statement on architecture and place for Scotland 2013

- 10 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.

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 2032 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 2032 the TAYplan region 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 policies of TAYplan 2016 are of particular importance in the assessment of this application.
 - Policy 1: Locational Priorities
 - Policy 2: Shaping Better Quality Places
 - Policy 3: Managing TAYplans Assets
 - Policy 6: Developer Contributions
 - Policy 8: Green Networks

Perth and Kinross Local Development Plan 2014

- 14 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 15 The LDP 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 Under the LDP, the following policies are of particular importance in the assessment of this application:-
 - PM1 – Placemaking
 - PM2 – Design Statements
 - PM3 – Infrastructure Contributions
 - PM4 – Settlement Boundaries
 - ED3 – Rural Business and Diversification
 - ED4 – Caravan Sites, Chalets and Timeshare Developments
 - ED5 – Major Tourism Resorts
 - TA1 – Transport Standards and Accessibility Requirements
 - CF1 - Open Space Retention and Provision
 - CF2 – Public Access
 - HE4 - Gardens and Designed Landscapes
 - NE2 – Forestry, Woodland and Trees
 - NE3 – Biodiversity
 - NE4 – Green Infrastructure
 - EP2 – New Development and Flooding
 - EP3 – Water Environment and Drainage
 - EP4 – Health and Safety Consultation Zones
 - EP5 – Nuisance from Artificial Light and Light Pollution
 - EP8 – Noise Pollution

OTHER POLICIES

- 17 The following supplementary guidance are of particular importance in the assessment of this application:-
 - Developer Contributions including Affordable Housing September 2016
 - Flood Risk and Flood Risk Assessments –June 2014

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 18 The Proposed LDP2 2017 represents Perth & Kinross Council's settled view in relation to land use planning and is a material consideration in determining planning applications. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. It is now the subject of an Examination Report (published 11 July 2019).

This includes the Reporter's consideration of issues and recommended modifications to the Plan, which are largely binding on the Council. It is therefore anticipated that they will become part of the Adopted Plan; however, this is subject to formal confirmation. The Council is progressing the Proposed Plan (as so modified) towards adoption which will require approval by the Council and thereafter submission to the Scottish Ministers. It is expected that LDP2 will be adopted by 31 October 2019. The following policies are of particular importance and will be material to the assessment.

- Policy 1 – Placemaking
- Policy 2 – Design Statements
- Policy 5 – Infrastructure Contributions
- Policy 6 – Settlement Boundaries
- Policy 8 – Rural Business and Diversification
- Policy 9 – Caravan Site, Chalets and Timeshare Developments
- Policy 14 – Open Space Retention and Provision
- Policy 15 – Public Access
- Policy 23 – Delivery of Development Sites
- Policy 29 – Gardens and Designed Landscapes
- Policy 37 – Landscape
- Policy 38 – Forestry, Woodland and Trees
- Policy 39 – Biodiversity
- Policy 40 – Green Infrastructure
- Policy 50 – New Development and Flooding
- Policy 51 – Water Environment and Drainage
- Policy 52 – Health and Safety Consultation Zones
- Policy 53 – Nuisance from Artificial light and Light Pollution
- Policy 54 – Noise Pollution
- Policy 58 – Transport Standards and Accessibility Requirements

PLANNING SITE HISTORY

- 19 There is no known planning history for the proposed site.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Historic Environment Scotland (HES)
- Scottish Water
- Transport Scotland
- Health and Safety Executive (HSE)
- National Grid
- Forestry Commission Scotland

- Perth and Kinross Heritage Trust (PKHT)
- Auchterarder Community Council
- Blackford Community Council
- Muthill and Tullibardine Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Economic Development
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 21 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 including gas pipelines
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils including private water supplies
 - g. Impact of Noise
 - h. Transport Implications
 - i. Open Space Provision
 - j. Waste
 - k. Tourism and Economy
 - l. Impact on agriculture
 - m. Flooding and Drainage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 22 In the absence of an EIA, 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 Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Phase 1 Habitat Survey including protected species and breeding birds

- Landscape and Visual Impact Assessment
- Archaeological Assessment
- Sustainability Assessment
- Noise Assessment

CONCLUSION AND RECOMMENDATION

- 23 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: 12 September 2019

DAVID LITTLEJOHN
HEAD OF PLANNING AND DEVELOPMENT

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