

Perth and Kinross Council  
Development Management Committee – 12 April 2017  
Pre-Application Report by Interim Head of Planning

Residential development at LDP site H24 Land 150 Metres South West of Moncur Farm Moncur Road Inchtute

Ref. No: 17/00003/PAN  
Ward No: N1 – Carse of Gowrie

**Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development at a site south west of Moncur Farm, Inchtute, within a site designated as H24 in the Perth and Kinross Local Development Plan 2014. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which may 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 valid Proposal of Application Notice on 6 March 2017. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major residential development. 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 extends to 3.6 ha, with 2.0 Ha identified for residential development, as set out by site criteria of the H24 Local Development Plan (LDP) designation, and along with associated developer requirements. The site is triangular in shape, bounded and sandwiched on its two main sides by Moncur road and the A90. The shortest western boundary is bounded by designated open space and is on the edge of Inchtute Conservation Area. The site is currently unmanaged and relatively flat.
- 3 This proposal of application notice (PAN) relates to the development of residential use with associated infrastructure, access, landscaping, SUDs and open space. The exact layout, scale and mix of the dwelling types, core path integration, landscape framework provision and noise attenuation measures would be arrived at through pre-application discussions and the submission of a detailed planning application.

**ENVIRONMENTAL IMPACT ASSESSMENT**

- 4 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 2011 regulations. A screening request has not been submitted to date

## **PRE-APPLICATION PROCESS**

- 5 The Proposal of Application Notice (reference 17/00003/PAN) outlines that a public drop in session is intended to take place on 26 April 2017 at Inchtute Hotel. The ward Councillors (Douglas Pover, Gordon Walker and Mac Roberts) have all been notified. It will also be recommended in the PAN decision notice that Inchtute Area Community Council is notified. The results of the community consultation should be submitted with the 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 (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework**

- 7 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 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**

- 8 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
  - Enabling Delivery of New Homes: paragraphs 109 – 134
  - 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
- 9 The following Scottish Government Planning Advice Notes (PAN) are likely to be of relevance to the proposal,
  - PAN 3/2010 Community Engagement
  - PAN 1/2011 Planning and Noise
  - PAN 2/2011 Planning and Archaeology
  - PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation

- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 69 Planning and Building Standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer places

**Designing Places (2001), Designing Streets (2010), Creating Places (2013) and National Roads Development Guide (2014)**

- 10 National policy statements setting out the Scottish Government's determination to raise standards of urban and rural development.

**LOCAL POLICY AND GUIDANCE**

**TAYPlan Strategic Development Plan 2012-2032**

- 11 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"*

- 12 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.

- Policy 1 - Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets
- Policy 5 – Housing

**Perth and Kinross Local Development Plan 2014**

- 13 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.

- 14 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."*

15 Under the LDP, the following policies are of particular importance in the assessment of this application:

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- RD1 – Residential Areas
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER6 – Managing Future Landscape Change
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial Light and Light Pollution
- EP8 – Noise Pollution
- EP11- Contaminated Land

#### **OTHER POLICIES**

16 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
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Perth and Kinross Community Plan 2013/2023

#### **PLANNING SITE HISTORY**

17 There is no known planning history for the proposed site.

## **CONSULTATIONS**

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

### **External**

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Royal Society for the Protection of Birds
- Perth and Kinross Heritage Trust
- Inchtute Area Community Council

### **Internal**

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

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

- 19 The key considerations against which the eventual application will be assessed includes:
- a. Visual Impact
  - b. Scale, Design and Layout
  - c. Relationship with surrounding land uses
  - d. Natural heritage and ecology
  - e. Landscaping
  - f. Water resources and soils
  - g. Dust
  - h. Transport implications
  - i. Water resources and soil
  - j. Open space provision
  - k. Access provision
  - l. Waste
  - m. Noise
  - n. Affordable housing
  - o. Education provision

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

20 Should an EIA not be required the following supporting documents will need to be submitted with any planning application.

- Planning Statement
- Design and Access Statement
- Noise Assessment
- Pre-Application Consultation (PAC) Report
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment
- Waste Management and Minimisation Plan
- Construction and Environmental Management Plan (CEMP) including Construction Method Statement (CMS)

## **CONCLUSION AND RECOMMENDATION**

21 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

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Date: 23 March 2017

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