

**LRB-2021-38 - 21/00947/FLL - Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works, land 70 metres south east of Coup Steps, Powmill**

## **INDEX**

- (a) Papers submitted by the Applicant (***Pages 353-394***)
- (b) Decision Notice (***Pages 379-380***)
  - Report of Handling (***Pages 381-388***)
  - Reference Documents (***Pages 397-440***)
- (c) Representations (***Pages 441-446***)



**LRB-2021-38 - 21/00947/FLL - Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works, land 70 metres south east of Coup Steps, Powmill**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

## Applicant(s)

Name FOSSOWAY CABINS

Address COW STEPS  
POWMILL  
DOLLAR

Postcode FK14 7NP

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* [REDACTED]

## Agent (if any)

Name MARK WILLIAMSON

Address 34 HERMITAGE DRIVE  
PERTH

Postcode PH1 2SY

Contact Telephone 1 07761 908656

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail\* markjw102@virginmedia.com

Mark this box to confirm all contact should be  
through this representative: ☒ Yes ☐ No

\* Do you agree to correspondence regarding your review being sent by e-mail? ☒ Yes ☐ No

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

21/00947/FL

Site address

COW STEPS, POWMILL, DOLLAR FK14 7NP

Description of proposed  
development

SITING OF 4 HOLIDAY ACCOMMODATION UNITS, FORMATION OF  
PARKING AREA, LANDSCAPING AND ASSOCIATED WORKS.

Date of application

28 MAY 2021

Date of decision (if any)

4 AUGUST 2021

**Note.** This notice must be served on the planning authority within three months of the date of the decision  
notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

**Reasons for seeking review**

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

PREFERABLE TO CONTACT APPLICANT PRIOR TO SITE INSPECTION.

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

\* SEE STATEMENT ATTACHED

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes  
☐

No  
☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

DOC 1. DECISION NOTICE 21/00947/FLL  
 DOC 2. REPORT OF HANDLING 21/00947/FLL  
 DOC 3. DECISION NOTICE 21/00189/FLL  
 DOC 4. SITE PROFILE  
 DOC 5. AGRICULTURAL HOLDING & HOUSE CURTIWAGE  
 DOC 6. VISIT SCOTLAND LETTER  
 PHOTO 1. SITE PHOTO

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

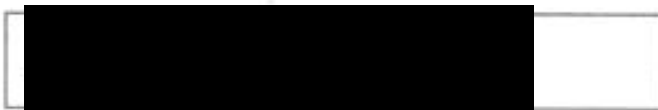
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

14 OCTOBER 2021

## Statement

### Notice of Review

Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works on Land 70 Metres South East of Coup Steps, Powmill.

21/00947/FLL

### Introduction

This Notice of Review is submitted following the refusal of planning permission 21/00947/FLL under delegated powers on the 3 August 2021. (Doc 1)

The 4 reasons for refusal are outlined below relating to impact on landscape character, need in relation to existing tourist facilities and unsustainable travel patterns :-

1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 (2019), travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).

2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 (2019) as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.

3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019).

4. There is no bus route to Powmill, the site's location will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2 (2019).

It should be noted that the application was assessed without the Planning Officer conducting a site visit. It was stated in the Report of Handling (Doc 2) that:-

*"The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties."*

The lack of a site visit is considered to be prejudicial to a fair and comprehensive assessment of the Review site, as the topography of the site and that of the surrounding land cannot be appreciated fully in 2 dimensions, nor can the physical relationship be appreciated between the site and its wider context and character, for example views from public roads, nearby housing or from the surrounding countryside or countryside paths.

This point is important in assessing the site context and capacity and whether or not the Review proposal has any detrimental impact on landscape character or environmental quality.

It is argued that the Review proposals can be adequately absorbed within the semi-rural landscape context, given their small scale and rural design and that there is sufficient environmental capacity at this location to accommodate them.

### Background to the review proposal

The background to the development proposals at Coup Steps is important and helps to explain the reasons and the context of the Review proposals.

The applicant is looking to diversify and support his business at Coup Steps by proposing a small-scale tourist development. The Review application is a re-submitted application where a similar application reference 21/00189/FLL for the siting of 4 caravans for holiday accommodation use, formation of parking area, landscaping and associated works was refused on the 5 May 2021. (Doc 3)

The reasons for refusal on the first application were:-

1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, as no suitable justification or business plan has been provided for the erection of caravan/pods in this location. Furthermore, travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).
2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.

3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2019
4. As there is no bus route to Powmill and due to the sites location the development will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2019.

Following this refusal, the applicant re-submitted the Review proposal with supporting information and justification against the reasons for refusal.

The proposed development would comprise of 4 mobile glamping pods, which would include removable axles. The pods would be 3 metres in width and 6 metres in length, with a barrel roof design. The finishing materials would comprise of locally sourced timber cladding and lightweight steel roofing. Each pod would have a small timber decking area, which would be enclosed by a 1m high timber balustrade.

Each pod would be separated by at least 8 metres from the neighbouring pod and access would be provided via a gravel path to the rear.

- The proposed scale, massing and use of finishing materials would ensure that there would not be an adverse visual impact on the countryside setting at this location and that they would be appropriate in this setting.
- The pods would be positioned approximately 150 metres from the village boundary.
- The pods cannot be viewed from any view point including the village or residents of the Aldie Road.
- The pods from a distance would look similar to the materials used on equestrian field shelters and in scale.

Construction materials would be sourced from local and/or sustainable sources; water conservation and sustainable urban drainage measures are in place and facilities are provided for the separate collection of dry recyclable waste and food waste.

## Material considerations in the determination of the review proposal

It is important to consider the main purpose and context of the review application.

Under Section 25 the Town and Country Planning (Scotland) Act 1997 it states that:-

*“where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”*

Economic and business issues are important material considerations in the determination of a planning application, as stated above in Section 25 of the 1997 Act, and therefore these material issues need to be given appropriate weight in any assessment.

Despite the conclusions reached by the Planning Authority in the refusal of the application, it is concluded in this statement that the review proposal is generally in accordance with the Development Plan policies and as such :-

- Will not have any adverse impact on the visual amenity or character of the countryside;
- There is sufficient environmental capacity at the Review site to absorb this small-scale development.
- Satisfy a demand for tourist accommodation in the Powmill area;
- Will not lead to unsustainable travel patterns;
- Will contribute positively to the local economy

## Current Planning Policy Context

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

### TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“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.”*

## Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

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 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 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 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## OTHER POLICIES

National Roads Development Guide

## Reasons for Refusal and Grounds of the Review

The reasons for the review and matters to be taken into account in the determination of the review refer to the reasons for refusal. It is considered that the 4 reasons for refusal can be summarised and relate to 3 main points or issues to be addressed in the Review. These issues are as follows:-

- 1) That the Review proposal will lead to unsustainable travel patterns.
- 2) That the siting of the pods is not appropriate and does not respect the character or contribute positively to the quality of the natural environment or wider landscape character of the area.
- 3) The proposed site does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities.

The 3 main points or issues will be considered below along with the applicant's argument in support of the Review proposal.

### Unsustainable Travel Patterns

In the Report of Handling it was stated that:-

*“Given the sites location and the fact there is no bus route the development in this location will lead to unsustainable travel patterns.”*

This reasoning is unquestionably flawed and is not a credible or justifiable reason for refusal. The lack of a public transport system serving Powmill should not prejudice the applicant's right to develop and diversify his business. The provision of public transport infrastructure is the responsibility of national and local government and failings in providing a comprehensive public system has led to systemic unsustainable travel patterns. Encouragement and wider support for rural communities and businesses is crucial at the national and regional scale where local development is encouraged.

This aside, in the Review proposal it was stated by the applicant that there is a bus stop at Rumbling Bridge, which is a 10-15minute walk from the Review site. This is not considered to be an unreasonable walk to access the public bus service. This point however was not acknowledged in the Council's assessment of the application.

Furthermore, the development is encouraging and facilitating the use of sustainable transport appropriate to the development, promoting in the following order of priority: walking, cycling, public transport, cars. More specifically the applicant can provide a sustainable travel plan for the development by condition and can provide the following sustainable travel measures:-

- i)Using local knowledge to promote the local walking pathways
- ii)Using local knowledge to promote the local pathways and roads suitable for safe bike riding
- iii)Bicycle hire and bicycle tour guiding both on road and mountain biking - per business case
- iv)Working with the latest transport trends the applicant will provide EV charging points at site – per the business case
- v)DRT scheme (Demand Responsive Transport) - PKC have recognised the lack of bus and support a subsidised local taxi to directly replace (at bus fare prices) and will pick up at Glamping site therefore catering for the less able visitors – per the business case.

It is not a realistic argument to propose that the majority of customers using the pods will be relying totally on public transport and this should not prejudice the viability of the proposal.

In the absence of adequate infrastructure (i.e.public transport) local opportunities for growth can be missed. Where potential for business growth can be adequately demonstrated, such as in the Review development, support needs to be forthcoming, and enabled, not discouraged. The Review development is small in scale and in keeping with the nature and size of the landscape and village it serves. It is acknowledged that the location of the proposed development would most likely render itself to access only by car, taxi and mini-bus. In this instance, the lack of alternative transport options, i.e.public transport should not be a burden for this development as this is a wider national and regional issue.

Given the nature of the Review proposal which is modest in scale and actively encourages outdoor activity such as walking and cycling once on site, then it should be encouraged as a development which supports more sustainable tourist activity. It will not only be a complimentary business to the existing business at Coup Steps, it will also complement businesses in the local area.

Central to rural sustainability is access to employment and services, such as rural businesses, shops, pubs, garages and post offices. These are seen to play a much wider role in rural areas, both as service providers, focal points for villages and more importantly as employers. The decline of such services is seen to be driven by wider economic and social forces and changes, evidenced by the growth of supermarkets. The result has been that access to services for many in rural areas has become more difficult and some have been excluded, through for example the lack of adequate public transport provision.

The sustainable communities' argument for high quality rural investment links the value that people place upon greenspace, (in terms of opportunity for recreation, improved image of place, attractiveness to visitors and increased community cohesion

and civic pride), with the additional value upon land and property that well planned and high-quality recreational investment brings. Improvements can in turn be shown to attract further new investment to an area in terms of new employment opportunities, and more visitors attracted to natural rural resources and landscapes.

Furthermore, green-conscious rural investment is well linked to the increasing need to ameliorate the effects of climate change both through adaptation and mitigation of effects. This development is small in scale and the glamping pods selected are well placed, being a high-quality and environmentally conscious investment at this location.

It is concluded that the Review proposal will not lead to or exacerbate unsustainable travel patterns. The availability of a sustainable public transport system serving Powmill is not the appellant's responsibility and the lack of it should not prejudice investment and the generation of added value in the local area. As illustrated above the Review proposal will actively encourage a sustainable approach to recreational tourism.

#### Impact on Landscape Character and Environmental Quality

The site context is semi-rural in character being close to the village of Powmill to the west and with sporadic rural built development to the north, south and east along the minor roads.

The proposed pods are small in scale and timber construction and are more rural than urban in character. It is argued that because of their scale and character, the pods will not have a detrimental visual impact within their semi-rural context. The Review application proposed a planting scheme to provide natural screening and shelter which would strengthen the site framework. This planting, along with the scale and character of the pods, was considered to be suitable to mitigate any impact on landscape character or visual amenity and could be guaranteed by a condition on any consent.

The pods will be positioned within a natural dip in the site and framed within this, with rising ground to the East and this slope forming an immediate backdrop to the site which reinforces containment. The pods will be 'dug in', which will further lessen their visual impact. (See Photo 1 and site profile - Doc 4)

Appendix 3 illustrates the visual containment of the site and demonstrates that the Review proposal will not be readily visible from the public domain, nor will it be visible from nearby housing, Aldie Road and the public footpath/farm track.

The Review proposal will fit into its landscape setting satisfactorily with suitable containment.

The design of the pods is rural in character and small-scale which will not have an adverse impact on the visual amenity or character of the landscape at this location. This would have been apparent from a site visit to assess properly the site context and physical character.

The Review proposal is considered to be in accordance with Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019).

#### Specific Need for the Review Proposal

As indicated in the Review application and Supporting Business Plan the purpose of the proposal is to diversify the existing business at Coup Steps by providing tourist accommodation on the farm holding land, in accordance with Policy 8 – Rural Business and Diversification.

In the Report of Handling it was stated that:-

*“Two of the pods are located within the curtilage of the existing dwelling house Coup Steps, Powmill a further two pods are in the adjacent field.”*

For clarification all 4 pods are located within the land licenced as an agricultural holding and not in the curtilage of the dwellinghouse. This is illustrated in Doc 5 which distinguishes between these 2 areas.

The business case for the Review proposal outlines the need for it and how it will support an existing rural business and is in line with the main aims of the Scottish Rural Development Programme (SRDP).

*The key purpose of the SRDP is to help achieve sustainable economic growth in Scotland’s rural areas. It’s main priorities are:-*

- *Enhancing the rural economy*
- *Supporting agricultural and forestry businesses*
- *Protecting and improving the natural environment*
- *Addressing the impact of climate change*
- *Supporting rural communities*

The Review proposal will contribute to these aims and priorities of the SRDP initiative and will contribute positively to the local economy. The appellant has a letter of support from VisitScotland outlining the clear demand and lack of capacity for this type of accommodation in the area, where the next nearest similar glamping business would be Scotlandwell over 10 miles away in Perth and Kinross. (Doc 6)

In addition to the need for tourist accommodation generally in the area, as evidenced by statistics published by [www.visitscotland.org](http://www.visitscotland.org) Regional Factsheet, (summary in Appendix 2) there are a number of local businesses and tourist attractions which bring in tourists to the area with little or varied accommodation available, these are listed in more detail in Appendix 2.

Some of these include the Ochil Hills, Rumbling Bridge Gorge, various local riding schools/racing yards, Ochil Hills fishing reservoirs, Balado fishing, Balado Airfield and restaurants such as the Crook of Devon Inn, Milkbar Cafe and Pizza Shack. These are attractions/ businesses which have no accommodation and are within walking distance of the Review site. The Review site is well placed for visitors to explore attractions such as castles & country houses, farmers markets, museums, Loch Leven Heritage Trail, RSPB Vane Farm and attend many local events which take place every year.

Appendix 2 summarises in more detail

1. Tourist demand historically including 2019
2. Demand for what type of attractions/businesses
3. Local tourist businesses within 12 miles and larger tourist destinations

Appendix 2 is further evidenced by the letter of support from VisitScotland for the proposed business at Coup Steps and provides further backing of the economic assessment of this business.

As indicated earlier the economic benefit of the Review proposal is an important material consideration in the assessment of the development. The Economic Impact Assessment illustrates the benefit to the local economy of the Review proposal where it will generate:

1. A yearly visitor expenditure of £104 000 and
2. It will create 2 full time jobs.

The Review proposal does meet a specific need by virtue of its quality and location in relation to existing businesses and tourist facilities, in accordance with Policy 8 Rural Business and Diversification.

The specific need is to expand and diversify an existing rural based business which will complement and create further added value to the local area.

As stated in the letter of support from Visit Scotland there is a need for this type of tourist accommodation and responsible tourism in the area, which will complement existing visitor and tourism businesses, connecting visitors with the local rural community and the regional tourism market.

## Conclusions

It is concluded that the Review proposal will not lead to or exacerbate unsustainable travel patterns. The availability of a sustainable public transport system serving Powmill is not the appellant's responsibility and the lack of it should not prejudice investment and the generation of added value in the local area. As illustrated above the Review proposal will actively encourage a sustainable approach to recreational tourism.

The design of the pods is rural in character and small-scale and they are sited to make use of the natural containment of the topography at Coup Steps and therefore will not have an adverse impact on the visual amenity or character of the landscape at this location, in accordance with Policies 1A,1B and 39 of the adopted Perth and Kinross Local Development Plan 2 (2019).

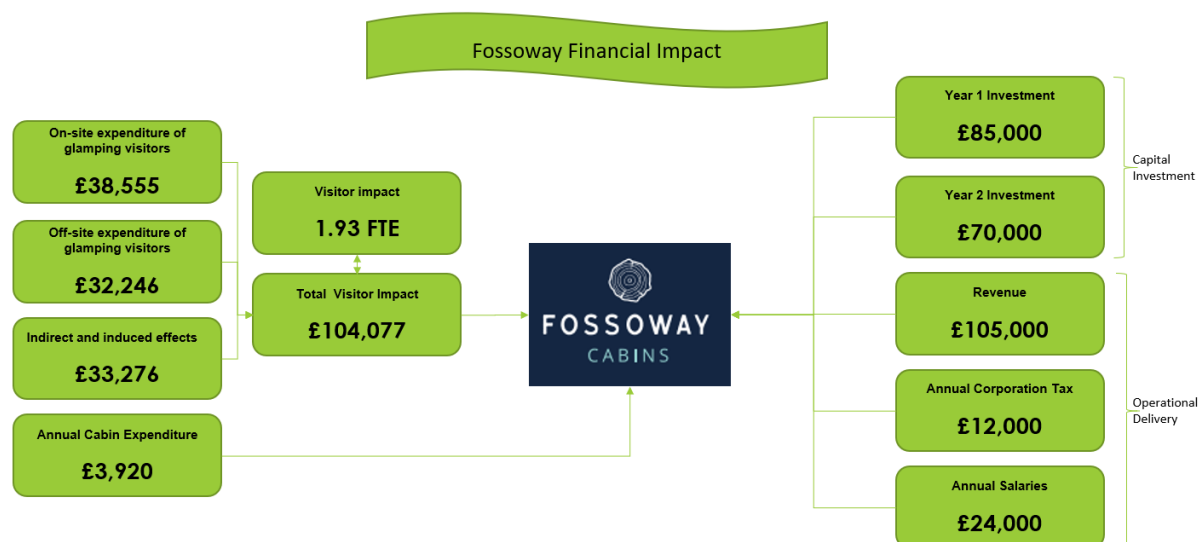
The Review proposal does meet a specific need by virtue of its quality and location in relation to existing businesses or tourist facilities criteria. The specific need is to expand and diversify an existing rural based business which will complement and create further added value to the local area by generating £104 000 of expenditure in the local economy and creating 2 full time jobs.

The Review proposal is in accordance with Policy 8 – Rural Business & Diversification.

The lack of a site visit is considered to be prejudicial to a fair and comprehensive assessment of the Review site, as the topography of the site and that of the surrounding land cannot be appreciated fully in 2 dimensions, nor can the physical relationship be appreciated between the site and it's wider context and character, for example views from public roads, nearby housing or from the surrounding countryside or countryside paths.

For the reasons outlined above it is requested that the Notice of Review is upheld for the siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works at Coup Steps.

## Appendix 1 - Detailed Economic Impact Assessment



### Economic Impact Assessment – Fossoway Cabins

The main objectives of this financial analysis is to use market based measure and evidence backed occupancy rates to assess the total value of visitor spend attributable to the proposed business which has been taken from the UK holiday park/campsite sector data based on the 12 months to December 2018.

As part of the impact model, an economic impact figure was calculated using 48% occupancy days of the year. Below we will present a range of economic impact calculations for Fossoway Cabins.

The table below illustrates how the revenue figures were estimated. 48% occupancy based on average of Perth and Kinross, Fife and Forth Valley historical average occupancy rates as documented in the Visit Scotland fact sheets 2019.

Total number of glamping cabins on site (x4) @ 100% occupancy	1,460
<i>Multiplied by:</i>	
Average occupancy rate annually	48%
Number of Glamping Cabins occupied	701
<i>Multiplied by:</i>	
£150 per overnight stay	£150
<b>= On-site expenditure of glamping cabin visitors annually</b>	<b>£105,120k</b>

The table below illustrates how the revenue figures will build up over 5 years.

Year 1 Revenue – 25% x £105k = £26k (2 cabins installed)
Year 2 Revenue – 60% x £105k = £63k (additional 2 cabins installed)
Year 3 Revenue – 75% x £105k = £78k
Year 4 Revenue – 85% x £105k = £89k
Year 5 Revenue – 100% x £105k = £105k



## Measuring on-site and off-site expenditure – Fossoway Cabins

The table below illustrates how the on-site expenditure figures were estimated from sales of local produce, local art, walking and bike tour guiding and fire pit wood pack sales.

Total number of glamping cabins on site (x4) @ 100% occupancy	1,460
<i>Multiplied by:</i>	
Average occupancy rate annually	48%
Number of Glamping Cabins occupied	701
<i>Multiplied by:</i>	
Ave. on-site expenditure per day for holiday-makers	£55
<b>= On-site expenditure of glamping cabin visitors annually</b>	<b>£38,555</b>

The off-site expenditure was measured similarly, total off-site expenditure by visitors is presented in the table below:-

Total number of glamping cabins on site (x4) @ 100% occupancy	1,460
<i>Multiplied by:</i>	
Average occupancy rate annually	48%
Number of Glamping Cabins occupied	701
<i>Multiplied by:</i>	
Ave. off-site expenditure per day for holiday-makers	£46
<b>= Off-site expenditure of glamping cabin visitors annually</b>	<b>£32,246</b>

## Measuring indirect and induced expenditure – Fossoway Cabins

In addition to the types of impacts highlighted above, the local economy would also benefit from additional knock-on impacts on this proposal as a result of:

**Indirect expenditure:** the knock-on benefits that take place further down the supply chain.

**Induced expenditure:** the knock-on benefits that take place as a result of employees' expenditure of income.

The most up-to-date multipliers for the tourism accommodation sector in the UK are derived from the UK Input-Output Analytical Tables (March 2018). This publication recommended that the 0.47 multiplier be used as a proxy for the combined indirect and induced multipliers associated with tourist accommodation.

The table below presents the Indirect and Induced expenditure workings for Fossoway Cabins

Total on-site expenditure	£38,555
<i>Plus</i>	
Total off-site expenditure	£32,246
<b>Total combined on and off-site expenditure</b>	<b>£70,801</b>
<i>Multiplied by:</i>	0.47
<b>= Indirect and induced effects:</b>	<b>£33,276</b>

## Measuring visitor impact – Fossoway Cabins

The expenditure impact is equal to the sum of the on-site expenditure, off-site expenditure and multiplier impacts.

The table below shows visitor impact in monetary terms:-

Total on-site expenditure	£38,555
<i>Plus</i>	
Total off-site expenditure	£32,246
Indirect and induced effects	£33,276
<b>Visitor impact</b>	<b>£104,077</b>

## Measuring the overall impact across visitor expenditure, employment and GVA

### Impact of Fossoway Cabins on the Local Economy

Based on the research by VisitBritain, every £54,000 spent by tourists in a local economy sustains one full-time equivalent (FTE) job, the table below illustrates the impact of Fossoway Cabins on the local economy and clearly demonstrates the business will provide local economic benefit for 2.648 FTE in the local economy.

The table below summaries visitor impact in employment terms

	Visitor expenditure	Employment (FTE jobs)
Fossoway Cabins	£104,077	1.93

The table below summaries the predicted average predicted annual maintenance expenditure on visitor accommodation

Area of expenditure	Holiday Home
Servicing	£232
Insurance	£207
Road Tax	N/A
General Upkeep	£541
Per Glamping Cabins	£980
<b>Total for 4 Glamping Cabins</b>	<b>£3,920</b>

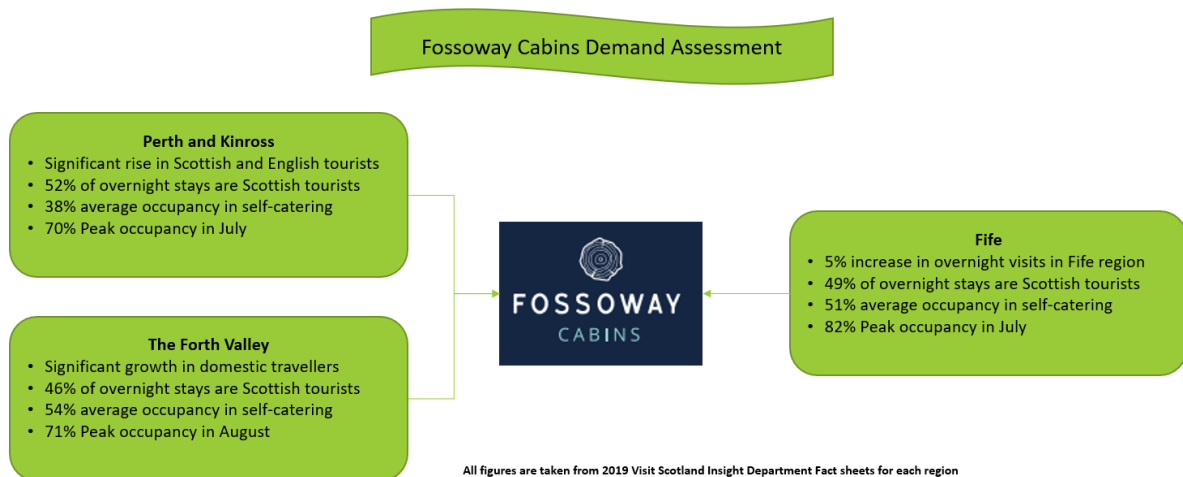
Source: Frontline Holiday Park/Campsite Visitor Survey, 2018

## Appendix 2 Tourism Demand and Activities

- Perth and Kinross
- Fife
- Forth Valley

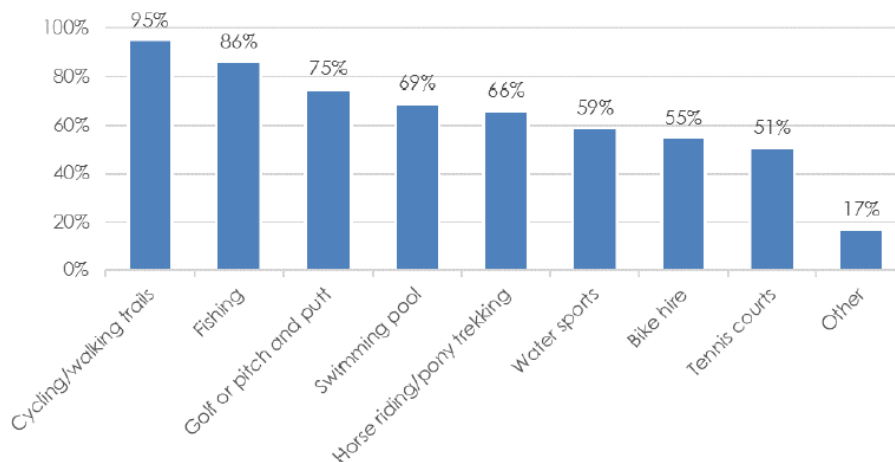
Due to the location of the site we can triangulate tourist demand from 3 districts to provide a much more detailed review of demand – Perth and Kinross, Fife and Forth Valley.

In addition we have also included a letter of support at the end of this appendix from Visit Scotland to highlight the demand and changing trends in the market place for this type of demand.



Surveyed holiday parks/campsites provided information about the **range of activities provided in the local area**. The vast majority of holiday parks/campsites had cycling/walking trails (95%) in the areas as well as fishing (86%). A further 75% had golf or pitch and putt, while 69% had a swimming pool and 66% had horse riding/pony trekking.

### Range of activities in the local area



Source: Frontline Holiday Park/Campsite Operator Survey, 2018 (figures sum to over 100% as most holiday parks/campsites had more than one type of activity in the local area)

As you can see from the above activities summary all of these are well represented locally within a 12 miles radius. The next table details the businesses locally that support the above range of activities locally.

## Local Tourist Destinations

As you can see from the above activities summary all of these are well represented locally within a 12 miles radius. Appendix 3 details the business and locations locally that

Tourist Businesses within 12 miles	Tourist Destinations within 22miles
<ul style="list-style-type: none"> <li>• Powmill Milkbar – 0.1mile</li> <li>• Powmill Pizza Shack – 0.1mile</li> <li>• Crook of Devon Inn – 1mile</li> <li>• Muckhart Golf Club – 1.5miles</li> <li>• Muckhart Inn – 2miles</li> <li>• Monas of Muckhart – 2miles</li> <li>• Tullibole Castle – 2.4miles</li> <li>• Tullibole Cemetry – 2.4miles</li> <li>• Japanese Garden – 3miles</li> <li>• Castlehill Reservoir – 3miles</li> <li>• Knockhill Racetrack – 3.5miles</li> <li>• Knockhill Karting – 3.5miles</li> <li>• Dollar Glen – 4miles</li> <li>• Dollar Museum – 4miles</li> <li>• Dollar School – 4miles</li> <li>• Castle Campbell – 4miles</li> <li>• Dollar Parish Church – 4miles</li> <li>• Saline Farm Shop – 4.5miles</li> <li>• Balado Fishery – 5miles</li> <li>• Balado Airfield – 5miles</li> <li>• Tormaukin Hotel – 5miles</li> <li>• Exmoor Pony Trekking – 5.5miles</li> <li>• Fastrax Offroad Activity Centre – 5.5miles</li> <li>• Frandy Revisor – 6miles</li> <li>• Firpark Ski Centre – 6miles</li> <li>• Courthouse Restaurant – 6.5miles</li> <li>• Muirs Bar and Restaurant – 6.5miles</li> <li>• Lock Leven Micro Brewery – 6.5miles</li> <li>• Kinross Golf Club – 6.5miles</li> <li>• Muircot Farmshop – 7miles</li> <li>• Loch Leven – 8miles</li> <li>• Loch Leven Larder – 8miles</li> <li>• Vane Farm Nature Reserve – 8.5miles</li> <li>• Lochore Meadows Country Park – 9miles</li> <li>• Alloa Golf Driving Range – 9miles</li> <li>• Tullibardine Chapel – 10miles</li> <li>• Scottish Gliding Centre – 10miles</li> <li>• Golf at Gleneagles – 11miles</li> <li>• Spa at Gleneagles – 11miles</li> <li>• The Kelpies – 12miles</li> </ul>	<ul style="list-style-type: none"> <li>• Dunfermline – 7miles</li> <li>• Linlithgow – 13miles</li> <li>• Stirling – 15miles</li> <li>• South Queensferry – 15miles</li> <li>• Perth – 17miles</li> <li>• Crieff – 18miles</li> <li>• Doune – 20miles</li> <li>• Edinburgh – 21miles</li> <li>• Comrie – 21miles</li> </ul>

## Appendix 3 Landscape Review



The review site is not readily visible from the public domain

Photo 1 – View from Mossend Green residents

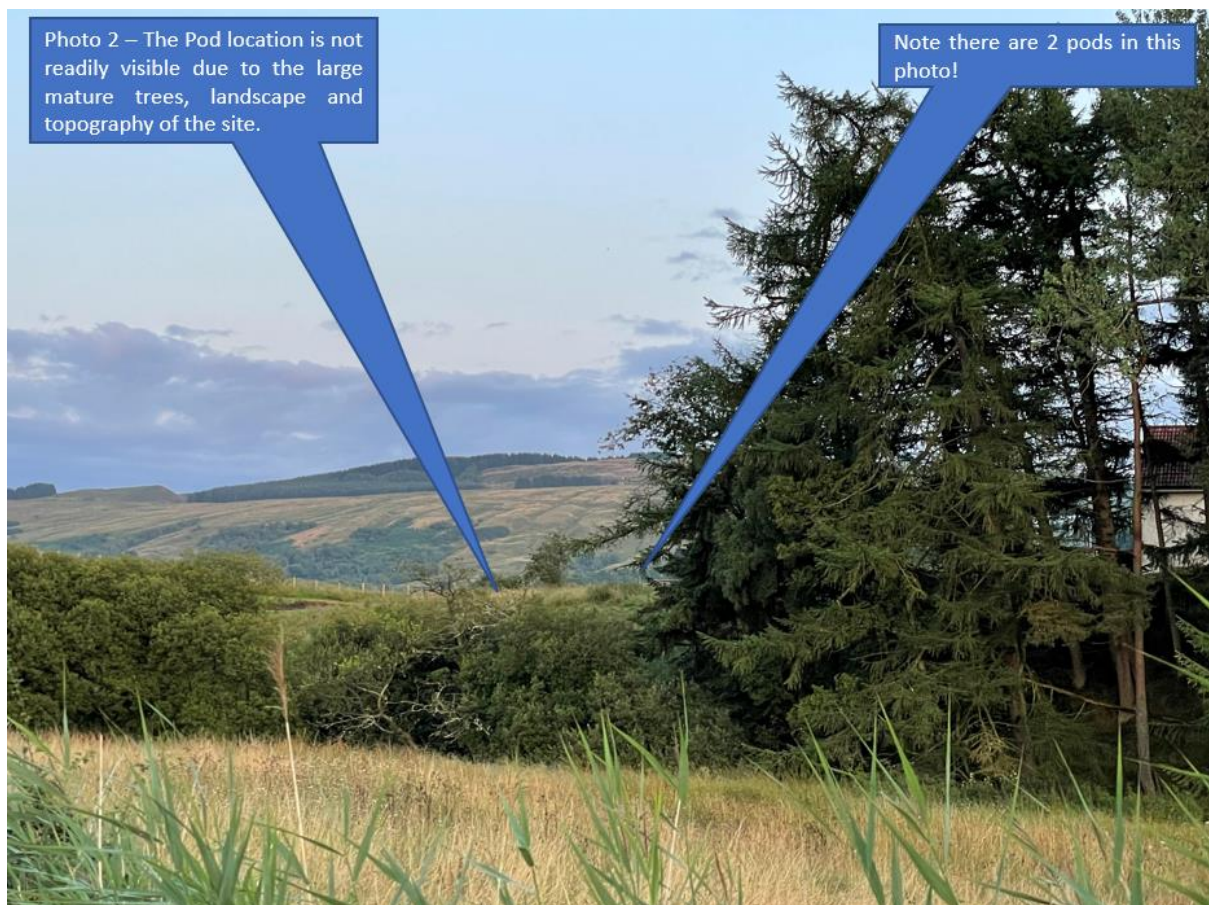
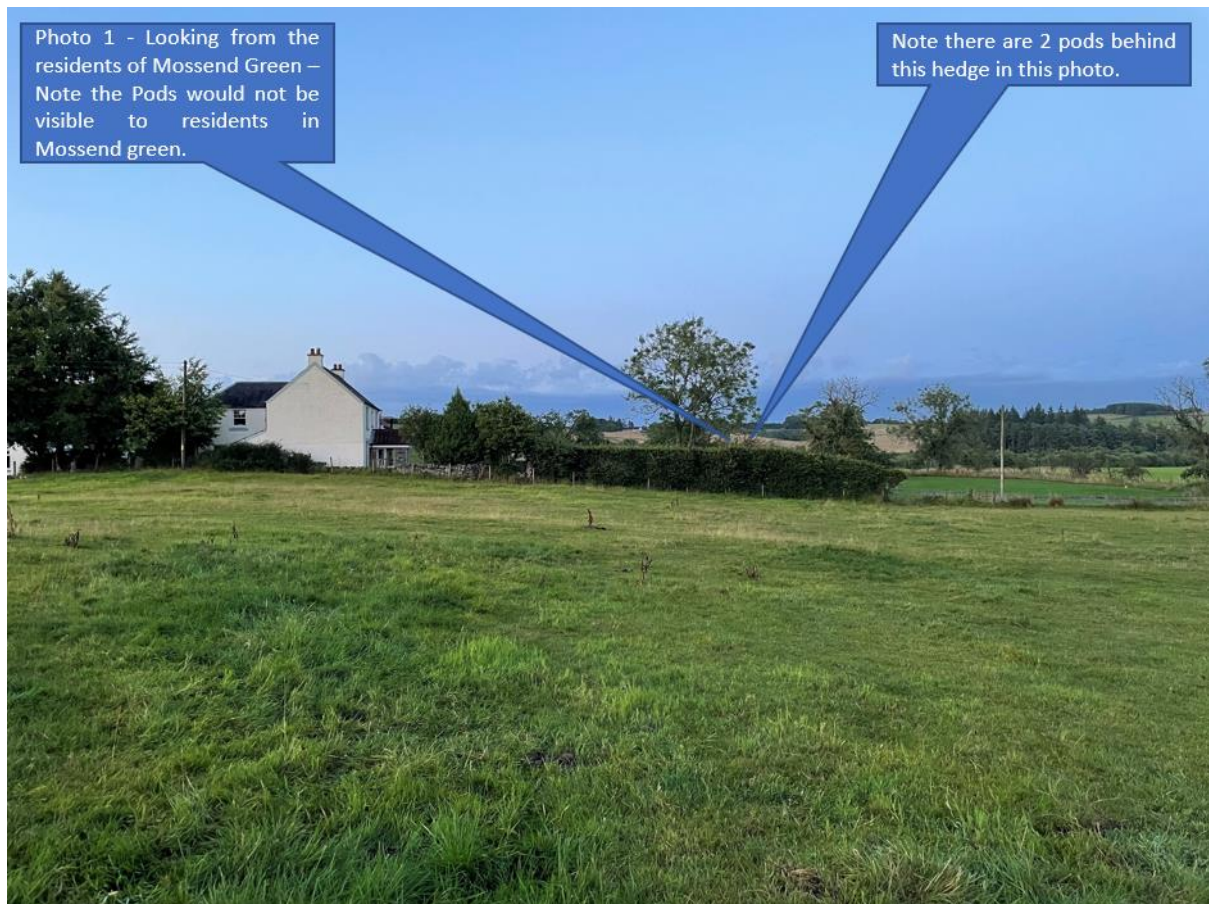
Photo 2 – View from northern residential area of Powmill

Photo 3 – View from the farm track to the south west of the proposed site

Photo 4 – View from the Aldie Road riding stables entrance

Other details in the map above show the location of local complimentary businesses this site would support within Powmill village.















Fossoway Cabins  
c/o Andrew Megginson Architecture  
Andrew Megginson  
128 Dundas Street  
Edinburgh  
EH3 5DQ

Date of Notice:  
**3rd August 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/00947/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 10th June 2021 for Planning Permission for **Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works Land 70 Metres South East Of Coup Steps Powmill**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 (2019), travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).
2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 (2019) as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.
3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area contrary to Policy 39:Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 (2019).

## Doc 1

4. There is no bus route to Powmill, the sites location will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2 (2019).

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

**The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

### **Plan Reference**

**01**

**02**

**03**

**04**

**05**

**06**

**07**

**08**

**09**

**10**

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	21/00947/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	9th August 2021	
Draft Report Date	3rd August 2021	
Report Issued by	JHR	Date 03.08.2021

**PROPOSAL:** Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works

**LOCATION:** Land 70 Metres South East Of Coup Steps Powmill

#### SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

#### SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

#### BACKGROUND AND DESCRIPTION OF PROPOSAL

This application is for the Siting of 4 caravans (pods) for holiday accommodation use, formation of parking area, landscaping and associated works. Two of the pods are located within the curtilage of the existing dwelling house Coup Steps, Powmill a further two pods are in the adjacent field. The proposal would utilise a private foul drainage system which would be drained to the north of the site to the River Devon.

This application is a resubmission following an earlier refusal.

## **SITE HISTORY**

21/00189/FLL Siting of 4 caravans for holiday accommodation use, formation of parking area, landscaping and associated works 5 May 2021 Application Refused

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: None

## **NATIONAL POLICY AND GUIDANCE**

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“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.”*

### **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

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 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 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 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## OTHER POLICIES

National Roads Development Guide

## CONSULTATION RESPONSES

Structures And Flooding – No objection

Transport Planning – No objection received.

Environmental Health (Noise Odour) – No objection subject to conditional control.

Scottish Environment Protection Agency – No planning remit. Standing advice applicable.

## REPRESENTATIONS

None

## ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted/Not Required

## APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

### Policy Appraisal

Policy 8: Rural Business and Diversification is of relevance in the determination of any tourist related development. This confirms that the Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to an existing site-specific resource or opportunity.

Proposals for new tourism- related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism- related developments must be justified through a business plan.

This site is located out with the settlement of Powmill. At some 160 metres from the settlement boundary along a private access track it is not directly adjacent to the settlement.

The proposal does not diversify an existing business. There are no details provided on how this development, partly within the curtilage of a dwelling house and partly within a corner of a field relates to an existing site-specific resource or opportunity that differentiates the site from any other field or dwelling curtilage within Perth and Kinross.

While a marketing report has now been submitted justifying the development at the site when considered against Policy 8 and 9C the proposal still fails.

Proposals under Policy 8 are also required to meet number of criteria. The applicable criteria to this proposal is listed in italics with the consideration of the criteria thereafter;

a) *that the proposal will contribute to the local economy through the provision of visitor accommodation* – the proposal will contribute by providing visitor accommodation.

b) *the proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns* – the proposal is small scale however travel to this site

would result in unsustainable travel patterns as the area would generally be visited by car.

*c) the proposed use is compatible with surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site* – the site is adjacent to applicants dwelling which should help site management and avoid/minimise noise complaints (discussed further in the residential amenity section)

*d) the proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site* – the site straddles a field boundary, the site is part curtilage of Coup Steps and part agricultural field. The site is not fully contained and there is minimal landscaping to frame the proposed caravan/pods. While I note the applicant's intention to plant an orchard this will take a significant amount of time to develop and provide a landscape framework with sufficient environmental capacity to accommodate the pod/caravans.

*e) the proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities* – The site is not considered to meet a specific need by virtue of its quality as it forms part of a dwelling curtilage and the corner of an agricultural field with no specific qualities which would set the site apart from others.

The proposal is still considered to conflict with the aims of Policy 6: Settlement Boundaries and Policy 8: Rural Business and Diversification.

The proposal is also not considered acceptable under Policy 9C Chalets, Timeshare and Fractional Ownership Criteria (c) as it does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities which has been derailed previously in the assessment of Policy 8 criteria (e).

## **Design, Layout and Landscape**

The placemaking policies Policy 1A and Policy 1B are also applicable to the assessment of this proposal along with Policy 39: Landscape.

While the pods are timber clad, modest in scale with a shared living/bed space and a small en-suite bathroom/kitchen area to the rear. The proposed caravan/pods have no existing landscape containment to the west, north and east. The landscaping to the south is minimal.

While there is an intention to plant an orchard to the north this will take a significant amount of time to develop a landscape framework with sufficient environmental capacity to accommodate the pod/caravans.

The linear layout of pods which straddle the boundary between dwelling curtilage and agricultural field does not respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area. Even with the orchard planted and matured the encroachment into the corner of the agricultural field will still be noticeable.

Accordingly, the proposal does not comply with the Placemaking or Landscape policies of the adopted local development plan.

### **Residential Amenity**

Consultation with environmental health notes there are residential properties to the west and south west of the application site and the closest residential outwith the applicant's ownership is Wellpack which is approximately 170 metres to the south west.

Given the location and distance to neighbouring residential properties out-with the ownership of the applicant it is environmental health's contention that proposed units are unlikely to have a significant impact on the residential amenity of neighbouring properties, however the applicant should be mindful of noise that may be generating by the users of the site as well as any fixed plant/equipment. In light of this Environmental Health recommend conditional control.

### **Roads and Access**

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals encourages sustainable travel patterns. Given the sites location and the fact there is no bus route the development in this location will lead to unsustainable travel patterns.

### **Drainage and Flooding**

Previous consultation with Environmental Health noted that there are no known private water supplies in the area and they expect the development will be serviced by a public supply. While the planning application form stipulates that no connection is required a source of water will be required. The connection to the public system could be secured by condition.

With regards to foul drainage the developer proposes a private system with a discharge to the River Devon. SEPA are not consulted on a development of this scale however a building warrant and SEPA CAR Licence will be required for the private drainage system. The installation of a suitable foul and suds drainage scheme could be secured by conditional control to ensure compliance with Policy 53B and C.=

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

There will be a small economic impact associated with the construction phase of the development. There is no business plan to illustrate a positive economic impact associated with the tourist accommodation proposal.



## **Precedent**

The agent has highlighted that the development should be supported as it has similarities to other schemes that have been approved. It is worth noting that every site presents different characteristics and policies do change.

With regards to Lomondmuir Farm this was assessed under the previous local development plan and weight was attached to the site characteristics and relationship with Loch Leven.

South Ardbennie Farmhouse relates to the diversification of an existing farm/tourist business which has a site-specific resource. The site also had an existing landscape framework.

These applications are not considered to be comparable.

## **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination.

## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **CONCLUSION AND REASONS FOR DECISION**

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly, the proposal is refused on the grounds identified below:

### **Reasons**

- 1 The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).
- 2 The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 2019 as

the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.

- 3 The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area contrary to Policy 39:Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019
- 4 There is no bus route to Powmill, the sites location will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2 2019.

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

None

### **Procedural Notes**

Not Applicable.

### **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01  
02  
03  
04  
05  
06  
07  
08  
09  
10



Mr And Mrs Grant Smith  
c/o Andrew Megginson Architecture  
Andrew Megginson  
128 Dundas Street  
New Town  
Edinburgh  
EH3 5DQ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **30th April 2021**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **21/00189/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 5th March 2021 for Planning Permission for **Siting of 4 caravans for holiday accommodation use, formation of parking area, landscaping and associated works Land 70 Metres South East Of Coup Steps Powmill**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, as no suitable justification or business plan has been provided for the erection of caravan/pods in this location. Furthermore, travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).
2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.
3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of

the area contrary to Policy 39:Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019

4. As there is no bus route to Powmill and due to the sites location the development will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2 2019.

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Notes**

- 1 There are no relevant Informatives

**The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

Plan Reference

01

02

03

04

05

06

Doc 4.

Post & Wire

Coupssteps

Boasting Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Boasting Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Access Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Boasting Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Access Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Boasting Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Access Surface

Wooden Bridges

Doc 4.

Post & Wire

Coupssteps

Access Surface

Wooden Bridges

Doc 4.

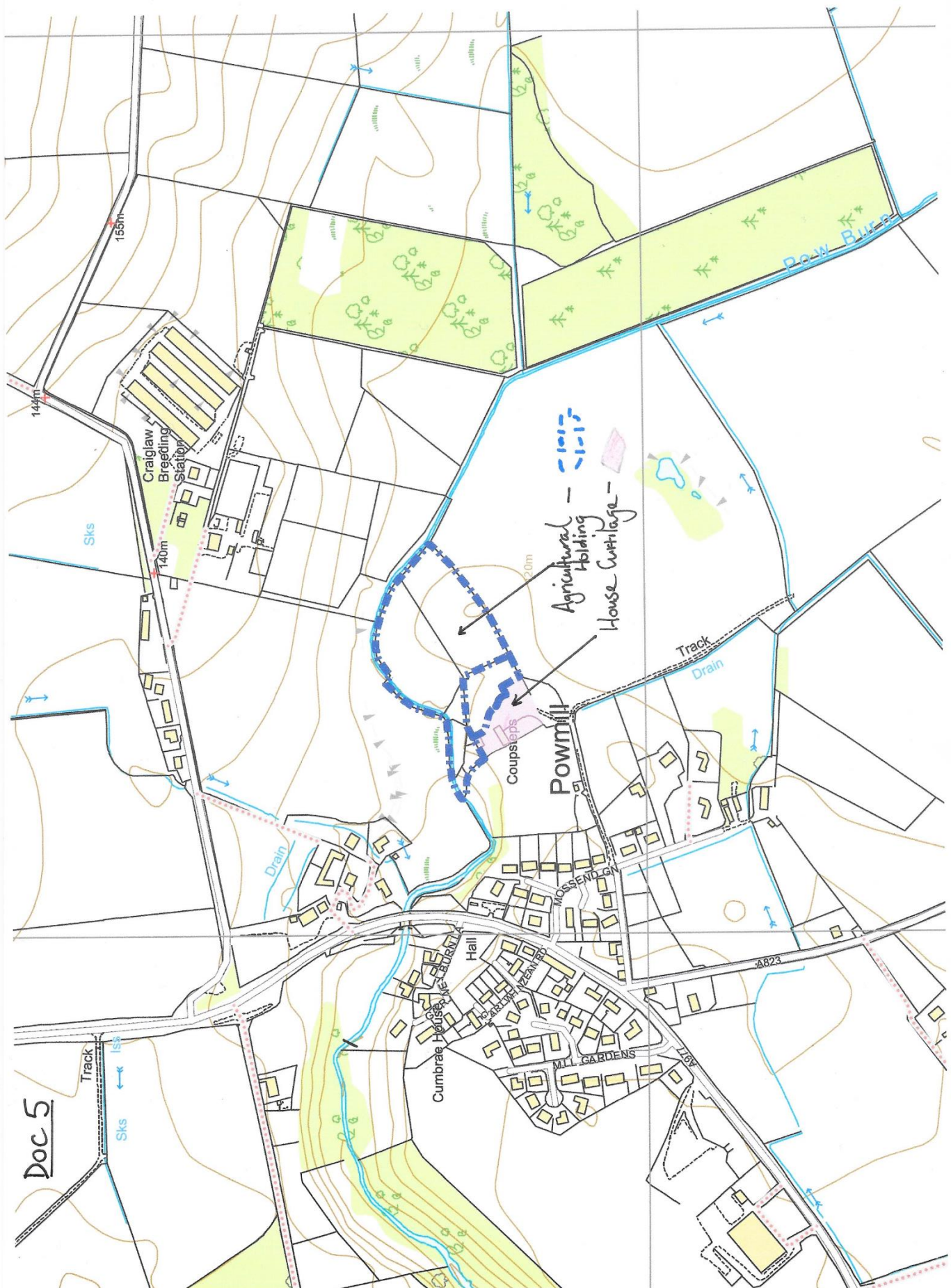
Post & Wire

Coupssteps

Boasting Surface

Wooden Bridges





VisitScotland  
First Floor, Pullar House  
35 Kinnoull Street  
Perth, PH1 5GD  
caroline.warburton@visitscotland.com

22<sup>ND</sup> September 2021

**PLANNING APPLICATION 21/00947/FLL**

This letter is provided in relation to a proposed glamping development for Fossoway Cabins at Coup Steps Powmill FK14 7NP

Tourism is a key economic sector in Perth & Kinross, generating over £564 million per annum in economic impact and accounting for around 13% of total employment in the area. (Figures from the Perth & Kinross Council Tourism Action Plan 2018/9)

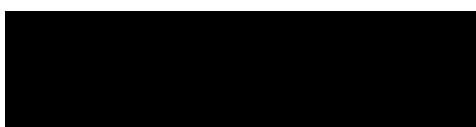
The Kinross & Loch Leven area has the potential for developing their tourism product, capitalising on initiatives such as Loch Leven Heritage Trail, the expansion of RSPB Loch Leven and the exciting prospect of Aero Space Kinross, all of which continue to offer reasons for visitors to explore this part of the region. In addition, with rural and outdoor experiences being a key attractor of visitors to Perth & Kinross, the proposed glamping site is well located to embrace and capitalise on these trends.

Searches on our consumer website [www.visitscotland.com](http://www.visitscotland.com) specifically for glamping in 2021 (to 19 September) as a percentage of total accommodation searches have increased by more than 57% on the 2019 full year figures. Consequently, we are seeing high demand for glamping sites. A further facility in the region would be welcomed by visitors and by the tourism industry alike.

Mr & Mrs Smith have proactively engaged with VisitScotland, and we wish them every success with their plans. Their commitment to connecting visitors with the local rural community is particularly relevant given our focus on responsible tourism.

Please do not hesitate to get in touch if you have any questions.

Yours sincerely,



Regional Leadership Director



PHOTO 1





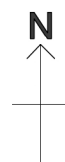
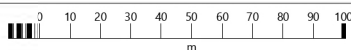
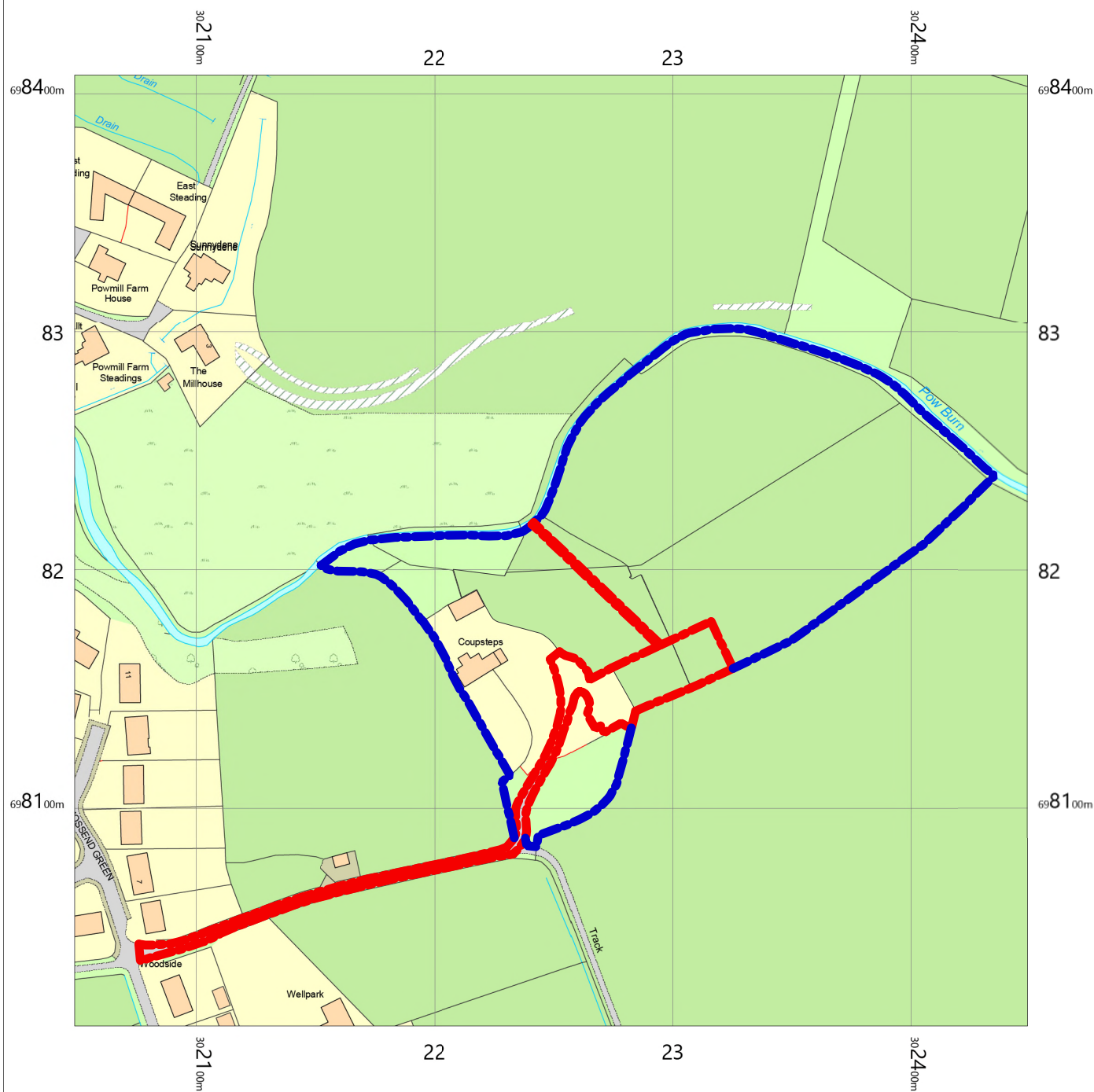
**LRB-2021-38 - 21/00947/FLL - Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works, land 70 metres south east of Coup Steps, Powmill**

**PLANNING DECISION NOTICE** *(included in applicant's submission, pages 379-380)*

**REPORT OF HANDLING** *(included in applicant's submission, pages 381-388)*

**REFERENCE DOCUMENTS**



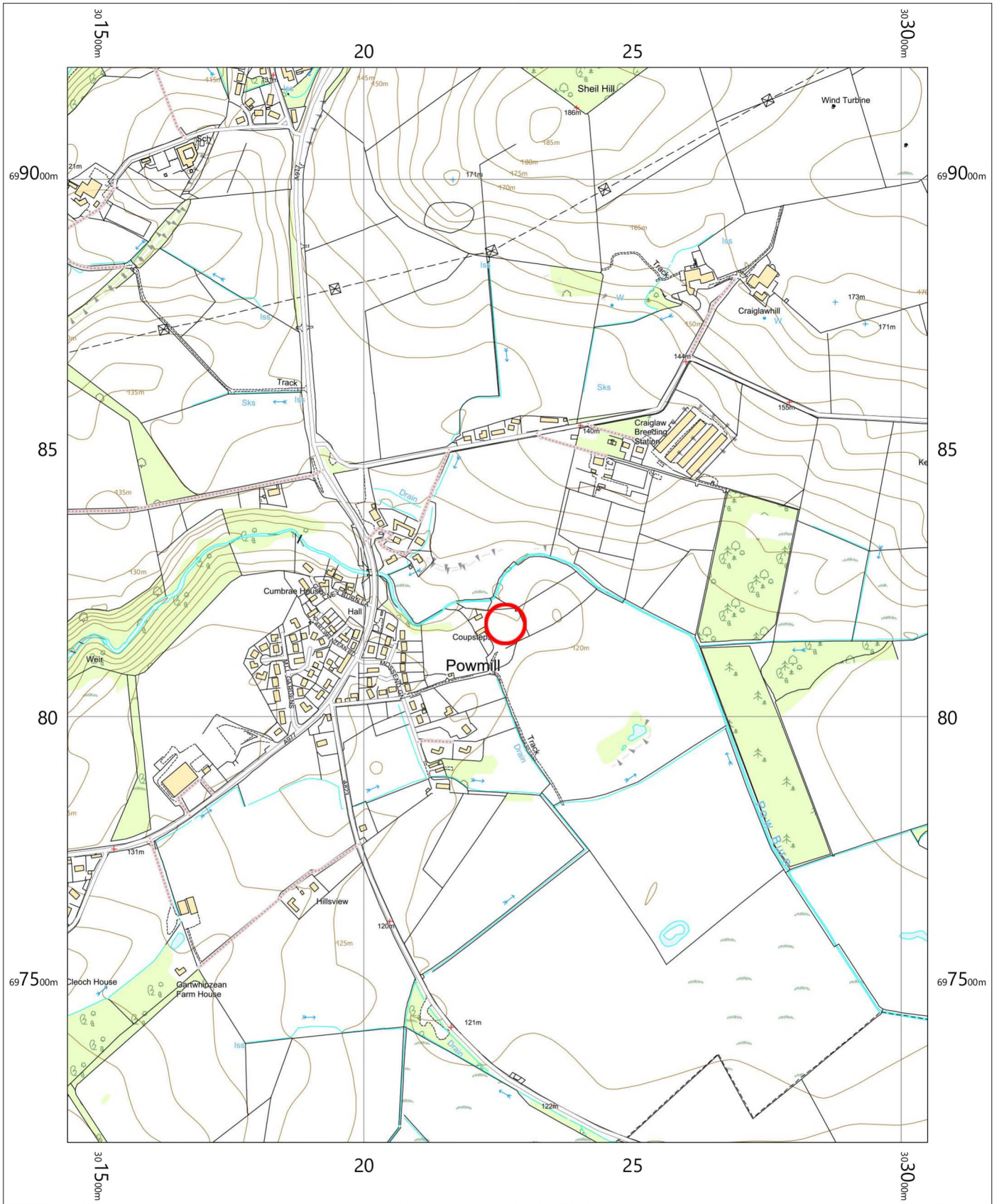


Tuesday, November 10, 2020, ID: HMC-00915612  
[www.themapcentre.com](http://www.themapcentre.com)

1:2500 scale print at A4, Centre: 302249 E, 698208 N

©Crown Copyright and database rights 2020 OS Licence no. 100018971

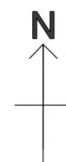




OS VectorMap Local - Landplan Style  
 Wednesday, February 24, 2021, ID: HMC-00941495  
[www.themapcentre.com](http://www.themapcentre.com)

1:10000 scale print at A4, Centre: 302249 E, 698208 N

©Crown Copyright Ordnance Survey. Licence no. 100018971



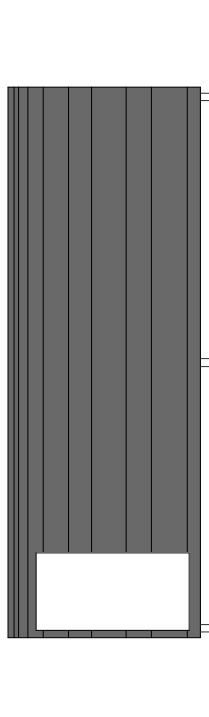
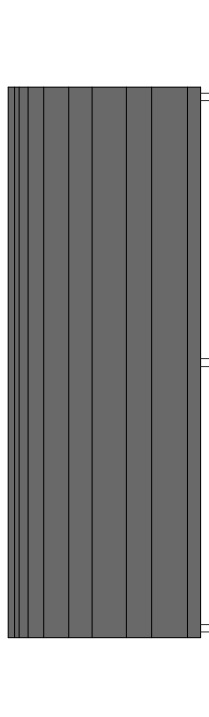
**THE MAP CENTRE**  
[www.themapcentre.com](http://www.themapcentre.com)



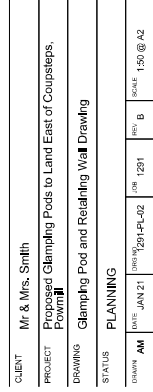








A floor plan of a small house. The layout includes a **DECK** at the top with a table and two chairs. Below the deck is a **SOFA**. To the left of the sofa is a **BED**. Below the bed is a **SHOWER ROOM** containing a toilet, a bathtub, and a shower. To the right of the shower room is a **KITCHEN** with a sink, a stove, and a refrigerator. Adjacent to the kitchen is a **DINING** area with a table and two chairs. A dashed line indicates a doorway between the shower room and the kitchen area.

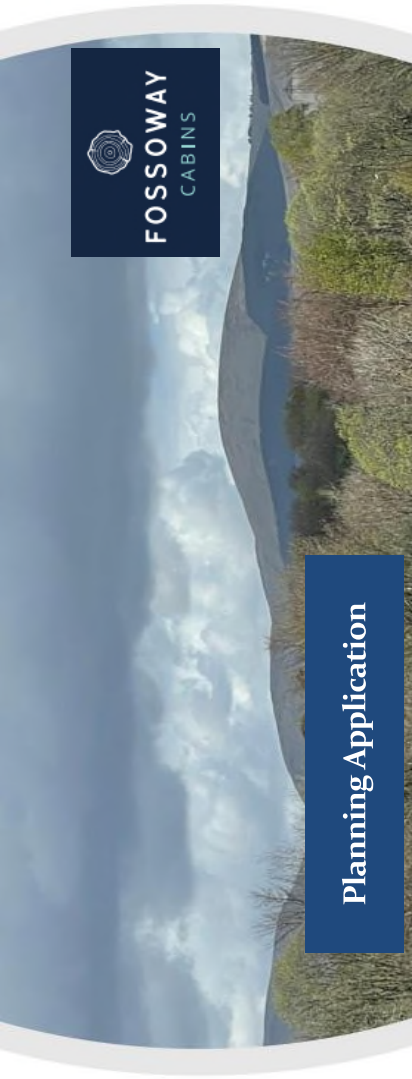


ANDREW MEGGINSON ARCHITECTURE

Revisions	Drawn	Date	Drawings amended - following validation process
Rev B	AM	20/21	Drawings amended - following validation process
Rev A	AM	23/21	Drawings amended - following validation process
Rev	Drawn	Date	







**Name**      Siting of 4 Glamping Pods for Holiday Accommodation, landscaping and associated works

Revision	File Name	File Description
	Design Statement	Fossoway Cabins overview of design, associated works and new business proposal
	Marketing Plan	Fossoway Cabins marketing plan An assessment of demand for the facility and market research to confirm there is a need for the facilities in this area, Backing from Tourist Board
	Business Plan	Fossoway Cabins Business Plan including business justification, forecasting information and context on the added value the development will bring to the local economy through spending in the local area and employment.
	Landscape Overview and Plan	Fossoway Cabins Landscape Plan is a visual assessment of current vegetation and future complimentary landscaping
	Proposed Site Plan	Per file name
	Proposed Elevations and Floor Plan	Per file name
	Existing Site Plan	Per file name
	Rural Location Plan	Per file name
	OS Extract	Per file name
	Application Form for Planning Permission	Per file name

DESIGN STATEMENT TO SUPPORT THE DEVELOPMENT OF A GLAMPING POD  
SITE AT COUPSTEPS, POWMILL.  
MAY 2021

Smith, Grant BSc, MBA, RPP  
GSA LTD Coupsteps, Powmill, FK14 7NP

## Contents

1. Introduction .....	2
2. The Site Specification and Context .....	2
3. The Development Proposals .....	7
4. Justification for Proposed Use .....	7
5. Access.....	8
6. Form Scale & Density .....	8
7. Materiality.....	9
8. Landscape Impact .....	10
9. Drainage.....	12
10. Environment, Waste and Recycling .....	12
11. Precedents - Cabins at Lomondmuir Farm .....	13
12. Precedents - Cabins at Ardbennie Farm .....	14
13. Precedents Summary .....	15
14. Planning Policy Appraisal .....	17
15. Conclusions and Recommendations .....	20

## PROPOSED ERECTION OF FOUR GLAMPING PODS TO LAND SOUTH-EAST OF DWELLING AT COUPSTEPS, POWMILL DESIGN STATEMENT

### 1. Introduction

This Design Statement has been submitted on behalf of Mr. & Mrs. Smith in support of a detailed planning application for the erection of four glamping cabins and associated works.

The application site is located adjacent to the dwelling named Coupsteps, a small holding (ref 81/486/0172) in Powmill FK14 7NP (hereafter referred to as the 'site').

The Design Statement summarises the relationship between the project and policy, covering development planning issues as well as other key material considerations of relevance to the planning application.

This Design Statement has been prepared by Mr and Mrs Smith and is in addition to the plans, drawings and information which in total comprise the overall package for the site. This document is structured as follows:

- It describes the site and its context;
- It provides detail on the development proposals ;
- It appraises planning policies and the material considerations against which the planning application should be judged;
- It reaches conclusions in relation to the acceptability of the planning application in the context of the Development Plan and other material considerations.

### 2. The Site Specification and Context

The application site is 2,285sqm or 1,355sqm when omitting the access road/ focusing on the main development site and is situated adjacent to the settlement of Powmill which is approximately 6 miles South West of Kinross. The A977 runs through Powmill, along with Pow Burn.

The applicant owns the land intended for the proposed development (Agricultural Ref 81/486/0172). Like many rural Perth locations, the land is well suited to glamping, in that it consists of unspoilt green fields that lend themselves well to sustainable eco-accommodation. The site is also sufficiently distanced from existing residencies so that residential amenity impacts should not be significant, yet close enough to benefit from the existing services infrastructure. This will minimise ground disturbance in order to preserve the visual appearance of the landscape as much as possible.

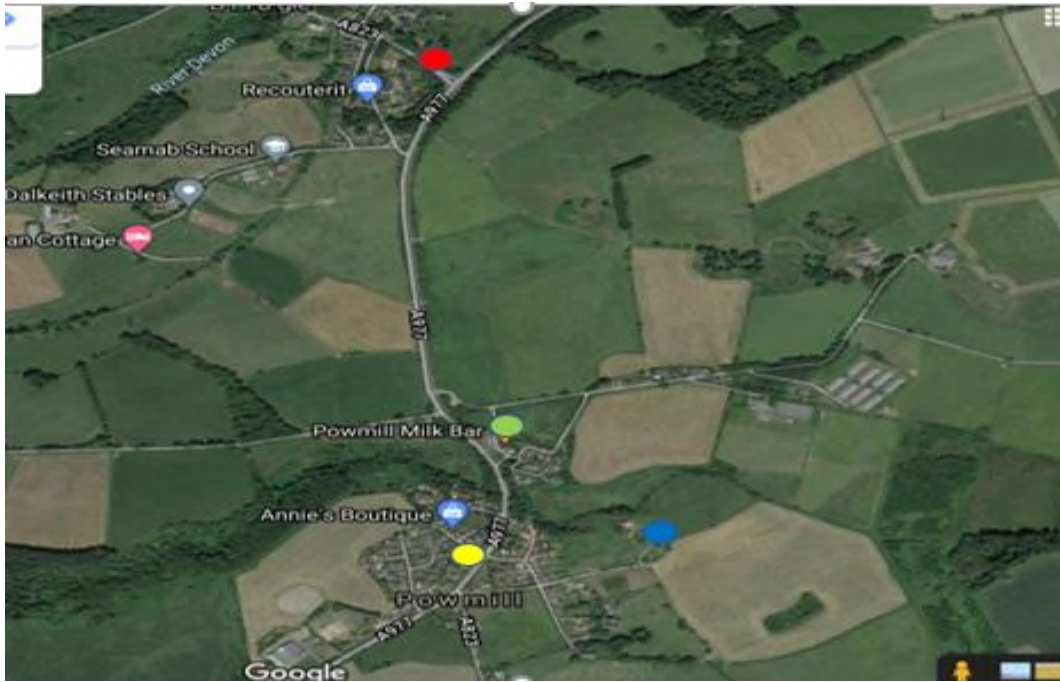


Figure 1 – Extract from Google Maps indicating site location in blue, the local shop in yellow, Powmill Milkbar in green and local bus stop in red.

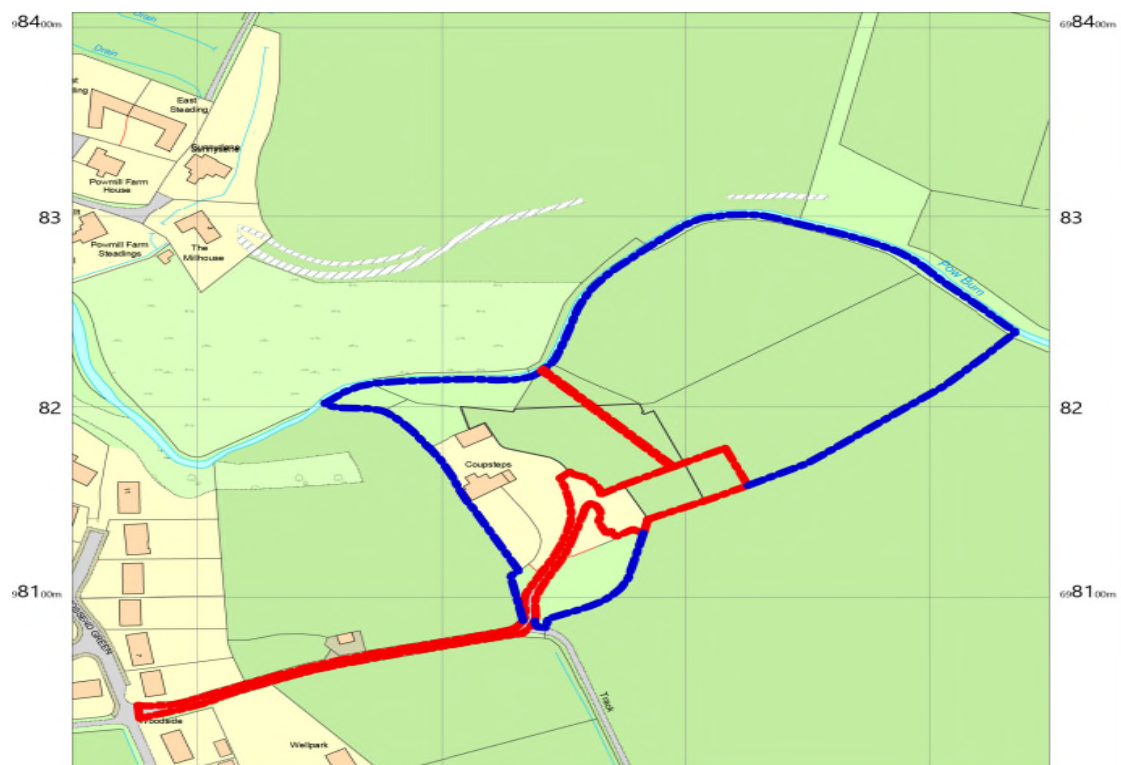


Figure 2 – Location Plan

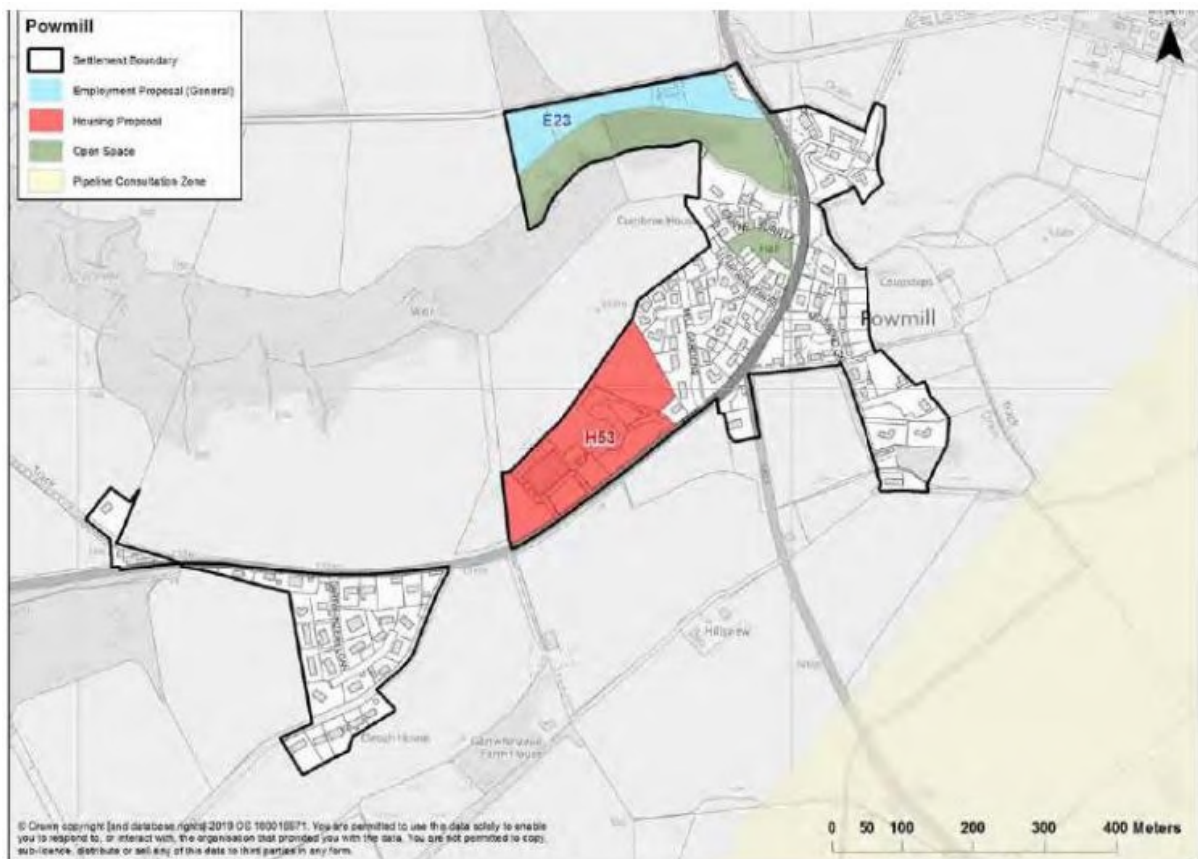


Figure 3 – Extract from the Perth and Kinross Local Development Plan 2019 showing the Powmill settlement boundary with the site adjacent to this.

The site is predominantly surrounded by grassland and agricultural land with the applicant's dwelling to the North-West. The development site topography has a prominent incline to the East. The site is contained by a combination of post and wire fencing, low lying dyke, hedgerow to the South and wooden stable and outbuilding to the west.

The proposed development site is a mixture of a grazing field and pre-existing aggregate area.

Vehicular access to the site is available from the existing access road which connects to Mossend Green.

The site benefits from the rolling landscape setting and close proximity to Powmill with great views to the north to the stunning Ochil Hills, which is classified as a 'special landscape area' and immediately to the south un-interrupted views of the Cleish Hills/Cleish valley, which is an existing 'landscape designation'. The interesting topography of the site and green backdrop, re-use of the yard as car parking minimising urbanisation and connection to the existing outbuildings and house lends itself to a development that can be integrated within the site to respect and admire the vast landscape and unique setting of the area.





Figure 4 – View looking towards site from house



Figure 5 – Views towards existing outbuildings and aggregate surface from the house



Figure 6 – Views South towards Cleish Hills and Cleish valley that the glamping pods will gain



### 3. The Development Proposals

Introduction - The proposed application consists of a design by which a grassy field and aggregate piece of land is developed into a site where four one-bedroom glamping pods will be sited. The pods are designed to be open plan and contain modern technology to suit contemporary living. Each cabin will be fully serviced and will have its own car parking space, bike parking area and external amenity area.

The works look to preserve or even enhance the site's existing features and will not affect the character or appearance of the settlement area.

### 4. Justification for Proposed Use

Being located so close to Kinross in Perth & Kinross. The pods will offer high quality, luxurious and contemporary accommodation in a rural setting for tourists visiting the area and nearby attractions. The intention is for the site to provide an idyllic, relaxing retreat with stunning views out over the dramatic landscape to the South of the Cleish Valley, Cleish Hills and North towards the Ochils. Our hope is that guests will stay for several days at a time (short stays) as opposed to more common day-trip visits. This will allow more time to explore attractions such as castles & country houses, hill walking close by, farmers markets, museums, Loch Leven Heritage Trail, Knockhill Racing Track, the many Championship golf courses such as The Old Course St Andrews, Gleneagles, and for events such as the Solas festival, Game Fair and the Kinross Show. This in turn brings more custom and money to the local economy. The site sits a few hundreds yards from the longstanding Powmill Milkbar and village store and is conveniently placed to directly access the Heart 200 route around Central Scotland.

We anticipate a large portion of guests will be residents of Edinburgh, Glasgow, Dundee and even Northern England as they are all relatively accessible by car. That said, Perth & Kinross residents & tourists on larger tours of Scotland will also be attracted to the site due to glamping's popularity and the previously mentioned proximity to fantastic attractions. Existing accommodation offering short term stays tend to be limited to either bed & breakfast & guest houses. In fact, there only appears to be two hotels in nearby Kinross (Green & Kirklands Hotels). By offering 'on-trend' high-end Glamping accommodation, the pods will attract new visitors, be profitable and bring new custom to the local economy.

Please also see marketing report for further information that has been submitted with this application.

## 5. Access

The development will be accessed off Mossend Green via the existing access to the house. The access into the site is planned to be shared by the existing house as it/ the applicant will take on the role of supervising the pod site by acting as the reception/ management building.

A small car parking area will be formed utilising the existing aggregate surface and fencing to avoid cars entering deeper into the site in order to preserve the landscape setting. The car park will provide one space per unit and will be connected to the pods in the form of a gravel pedestrian footpath.

Recycling & waste bins will be sited in the car park to allow council collections, along with subtle signage for the glamping business.

## 6. Form Scale & Density

The proposed pods have been limited to one-bedroom units which minimises the overall footprints of the accommodation and creates buildings that are an appropriate scale in relation to the rural setting of the site taking cognisance of the scale of the adjacent outbuildings. The pods will be single storey minimising the visual impact on the surroundings. The pods external finish will be in keeping and blend in with the rural area being similar in appearance to a field shelter. Glazing to the front door will take advantage of the views towards the South and the open countryside. A small terrace area will also be provided which will form an extension to the main living space and will enhance the connections to the exterior spaces and the countryside.

The glamping pods are manufactured locally within Perthshire and measure 7m by 3m (please see drawing for full elevations & layout). They are to be built onto 400mm of compacted crushed stone pads. A benefit of using temporary accommodation (glamping pods) for this development, is that should the pods need to be removed at a later date, utility supplies are disconnected, and the pods are lifted off-site, with minimal disruption/environmental impact.

These luxury pods come fully insulated in the floor and roof and are fitted with double glazing throughout. They have full glass patio doors to the front for guests to enjoy the spectacular views from the comfort of the sofa in the living area. Also included as standard within each pod are full electrics i.e. led lights, sockets, usb charging, a kitchenette, toilet and shower, double bed, sofa and dining area is also on offer.

The main path from the parking area will be enclosed within the pod site by fence and hedge planting to run West to East along the back of the pods. An individual access path will lead from the main path to each pod. The pods will be oriented to allow views from the pod entrances out to the un-interrupted view of the landscape beyond.

## 7. Materiality

Due to the rural nature of the site the material palette is proposed to be as natural as possible whilst also resembling the surrounding context. A simple, minimal palette is proposed which consists of timber cladding, grey aluminium openings and a metro tile roof. The external amenity area also uses natural stone and timber in its construction.

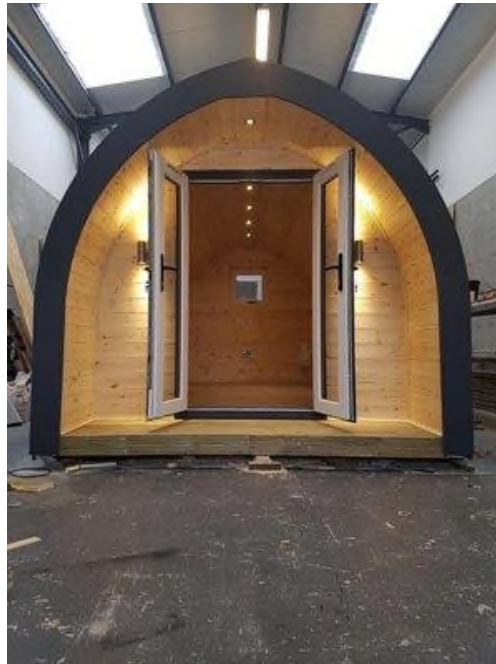


Figure 8 – Proposed front of Pod showing natural material palette and patio double doors.



Figure 9 – Proposed side view of Pod finish

## 8. Landscape Impact

Minor levelling will be required to create suitable footings for the pods. The 2 pods nearest the aggregate area have been located on a relatively flat area of land and the intention is the 2 furthest from the aggregate area will be recessed into the slope to ensure they look more natural against the backdrop of the field maintaining their low profile complimenting the landscape framework. The base structure to which the pods sit will vary slightly in height depending on the topography of the pod placement, with the other external areas being formed unobtrusively to each pod.

The existing trees, hedges and dyke stone wall will both shelter and help blend the pods into the context of the landscape. Hawthorn hedge (native to Scotland) planting will be undertaken around the decking/paved area to provide a natural privacy for each pod and wild flowers will be planted on the banking in front of the pods to encourage and create a new habitat for insects and wildlife as well as enhancing the natural beauty of the environment with rich colours. All footpaths will consist of stone chips, all to be sourced locally. Locally sourced hedging is also being used to screen/tone the larger areas of the site per the landscape Overview and plan submitted with this application.

The landscaping will be sensitive and in keeping with this type of development site, it will focus on balancing both guest privacy, the vast vistas of the Ochils to the north and Cleish Hills /Cleish Valley to the south, enticing the special landscape views into the pods whilst maintaining the open outlook. On clear days you can see as far as The Wallace Monument across the Ochil valley to Stirling.

It should be noted that there is a significant degree of complementary landscape framework to the east which keeps the pods low and prevents them from breaking the skyline of the field in which they are sited. The overall landscape framework is further complemented by the large hill ranges to the north and south. The pods have also been consciously set relatively close and in line to adjacent existing buildings which collectively result in a suitable and pleasantly grouped location for this type of development. Being located adjacent to the house and associated outbuildings along with to the side nearest the Powmill settlement mean that the pods are not disconnected or disjointed from the residential side of the applicant's property and land, they are still associated with these parts.

In terms of the impact on the wider landscape of the area, the site is part of a lowland small holding and has magnificent backdrops on the north by the stunning Ochil Hills which is designated by PKC as a 'special landscape area' and immediately to the south Cleish Hills /Cleish valley, which is an existing' landscape designation'. The low-key nature of the proposal should not raise any concerns which was noted by the local Community Council from the previous application.

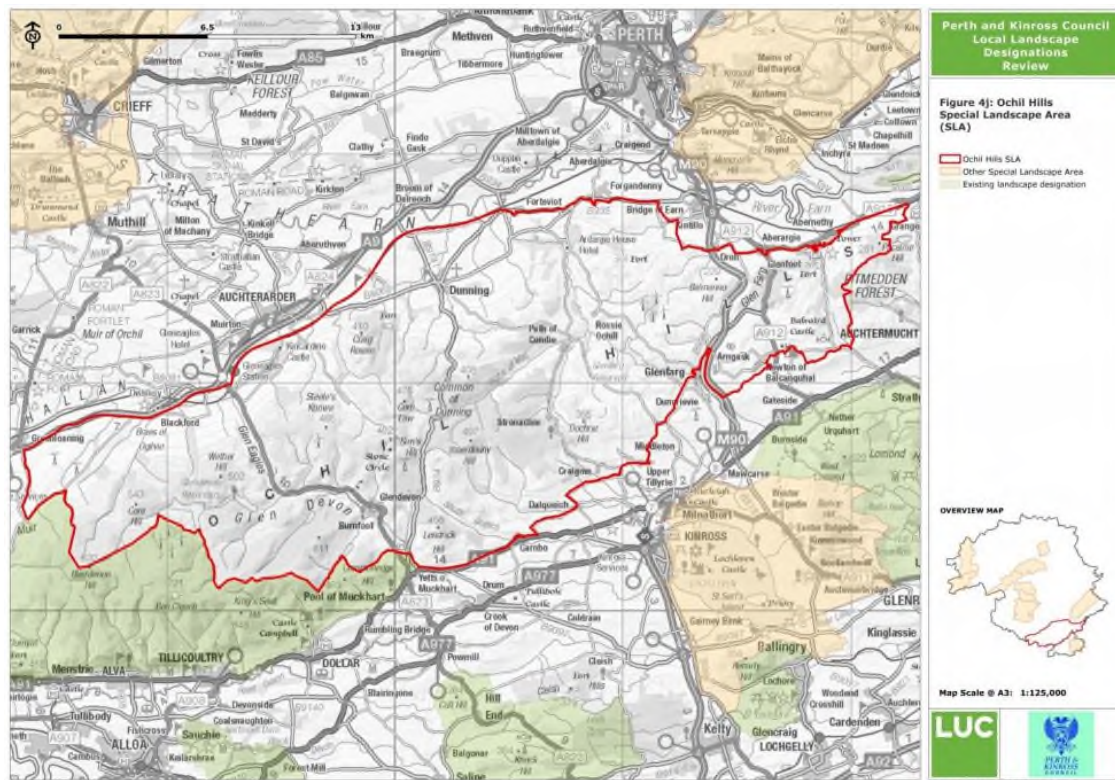


Figure 10 – Landscape Supplementary Guidance PKC

If application is successful should a further Landscape Design statement be required this will be completed and submitted for approval prior to commencement of works. Please note that no comments were received by the surrounding residential properties when the previous application was submitted.

## 9. Drainage

The site benefits from being in close proximity to a burn where drainage from the pods will pass via a private treatment plant, gaining approval from SEPA, and discharge to the said burn.

## 10. Environment, Waste and Recycling

Waste & Recycling Suitably sized bins shall be provided next to the car parking area, to allow disposal & recycling of waste.

There will be 4 designated car parking spaces. To enable and encourage environmentally sustainable travel patterns, Electric Vehicle charging points (2 in total initially) will be installed. As the EV trend increases there will be capacity to upgrade and provide charging points for all cars parked.



## 11. Precedents - Cabins at Lomondmuir Farm

The purpose of this section is to conduct background research on other similar developments to explain how this proposal will comply with the standards that have been acceptable to the Council elsewhere.

This section relates to the relatively recent planning approval of 4 holiday accommodation cabins at Lomondmuir Farm, Wester Balgedie, located just on the outskirts of Wester Balgedie. Details of these applications can be found by looking 19/01382/FLL | Erection of 4 glamping cabins and associated works.

The above proposals are directly related to the glamping cabins proposed at Coupsteps as they are considered against a lot of the same Council policies. The application (19/01382/FLL ) which is guided by the extant development will be evaluated.

The principle planning policies that were raised are as follows;

- ED3 (Rural Business and Diversification)
- ED4C (Caravan Sites, Chalets and Timeshare Developments)
- Visual Amenity Design and Layout was also raised.

The report of handling states that:

Policy ED3 (Rural Business and Diversification) & ED4C (Caravan Sites, Chalets and Timeshare Developments)

The report of handling states that;

“The key land use policies of note are Policies ED3 and ED4C of the LDP, which relates to rural business and diversification and new lodge/chalet development

From the information submitted, the development is not diversification of an existing business but a new one based on the landscape qualities of the area, and the outstanding views towards and over Loch Leven. The proposal will be for tourism, and considering the low impact that the development would have it is considered to be acceptable and should be supported under the terms of the Policy ED3 of the LDP. The site is fairly open, but you would be expecting this sort of landscape with such a development. There is a degree of landscape framework with the hills to the rear, and is set adjacent to existing buildings which collectively result in a suitable location for this type of development.

In terms of Policy ED4C this offers support for new chalet/lodge developments providing proposals meets certain criteria, including meeting a specific need by virtue of its quality or location in relation to existing tourism facilities. No specific details of demand have been submitted, but it is clear that this location would have an obvious marketing value with its views over Loch Leven, and by being fairly remote. As before, it would be acceptable in terms of siting and the impact that it would have on the visual amenity of the area and the landscape. To this end, the proposal is also considered to be in accordance with Policy ED4 of the LDP.”

## Visual Amenity Design and Layout

The report of handling states that;

“The proposed units are small and would have little adverse impact on the visual amenity of the area. It would be the case that they would be visible from some points, however any visibility would not necessary be an adverse one. As part of the permission, there will be a pre-commencement requirement for the submission of a landscaping / planting scheme which will help to minimise the visual impact.

In terms of the layout and design of the units, this raises no concerns.”

## Landscape Impact

The report of handling states that;

“In terms of the impact on the wider landscape of the area, the site is part of lowland hills surrounding the basin of Loch Leven which is a special landscape area - Loch Leven and the Lomond Hills.

However, the low key nature of the proposal does not raise any concerns and it is noted that the local community Council share this view.”

## 12. Precedents - Cabins at Ardbennie Farm

This section relates to the relatively recent planning approval of 4 holiday accommodation cabins at South Ardbennie Farm which is located within a rural area 5km east of Crieff. The application site lies to the southwest of the applicants dwelling and farm buildings. It comprises of part of a field and the site runs along a hedgerow boundary. Details of these applications can be found by looking 20/01445/FLL | Siting of 4 glamping pods and reception hut.

The above proposals are directly related to the glamping cabins proposed at Coupsteps as they are considered against a lot of the same Council policies. The application (19/01382/FLL ) which is guided by the extant development will be evaluated.

The principle planning policies that were raised are as follows;

- PM1 A & B (Placemaking)
- ED3 (Rural Business and Diversification)
- ED4C (Caravan Sites, Chalets and Timeshare Developments)
- Visual impact and residential amenity was also raised.



#### Policy PM1A & B (Placemaking)

The report of handling states that;

“The development proposed is of a modest scale and appropriately designed to sit well within the existing landscape framework located close to the farm building group and located along an established field boundary which means it is well contained within the existing landscape framework. The proposal is considered to not detrimentally impact on residential amenity as the nearest dwelling is the applicant’s home. The proposal is considered to diversify an existing farming/tourism business. For these reasons and further expanded in subsequent sections of the report the development is considered to comply with policy. “

#### Policy ED3 (Rural Business and Diversification) & ED4C (Caravan Sites, Chalets and Timeshare Developments)

The report of handling states that;

##### **Residential Amenity**

“The closest residential properties are to the east of the site and these are within the applicant's ownership. The closest residential outwith the applicant’s ownership are to the north east and over 400 metres away.”

“The applicant's residential property is to the east of the site and is approximately 100 metres away to the nearest pod and there is also to be on site a reception hut. Environmental Health consider that noise from the daily operations and patrons would not adversely affect the residential amenity of neighbouring dwellinghouses. They further advise that a caravan site licence is required and this will be added as an informative.”

Visual Impact The report of handling states that;

##### **Visual Amenity**

“The small scale of the development and location beside a field boundary is considered to be acceptable without any wider landscape impact.”

## 13. Precedents Summary

As can be seen from the above, the applications have been evaluated against council policies.

As with Lomondmuir Farm development, Coupsteps development is also the creation of a new business. Similar in scale and density to both Ardbennie Farm and Lomondmuir Farm. Coupsteps sits in a location with obvious marketing value with open views to the South towards Cleish Hills and the Cleish Valley (part of an existing landscape designation), being fairly remote but still enjoying easy access to an abundance of tourism facilities in the local area. Coupsteps site has a low visual impact on the surrounding landscape as the structures are of a low profile ensuring they are complementary to the existing landscape framework while sitting close to existing buildings it will have little adverse visual impact. Coupsteps as with both Lomondmuir Farm and Ardbennie, is adjacent to an existing settlement while being sufficiently distanced from existing residences so that residential amenity impacts should not be significant, yet close enough to benefit and contribute to the existing services, infrastructure and amenities.



## 14. Planning Policy Appraisal

The purpose of this section is to establish the planning and environmental policy framework within which the Planning Authority can consider the proposed development, highlighting policies which are applicable to the application.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that determination of planning applications “shall be made in accordance with the Development Plan unless material considerations indicate otherwise”. It is supplemented by Section 37(2) which states that “In dealing with an application the Planning Authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations”.

The extant Development Plan which covers the application site comprises the approved TAYplan 2017 and the adopted Perth and Kinross Local Development Plan 2019. 4.4 The following sections present the relevant national and local planning context to which the application relates.

### TAYplan 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states “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 and visit and where businesses choose to invest and create jobs.”

### The Development Plan

The Local Development Plan 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. The following section appraises the proposals against the relevant planning policies against which the application proposals will be assessed.

The principal policies are, in summary:

- Policy 1 A & B (Placemaking)
- Policy 8 (Rural Business and Diversification)
- Policy 9 (Caravan Sites, Chalets and Timeshare Developments)
- Policy 39 (Landscape)
- Policy 41 (Biodiversity)
- Policy 53 (Water Environment and Drainage)

### Policy PM1A & PM1B - Placemaking

“Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.”

There are then 10 criterion further to the above.

It is considered that the design, density and siting of the proposed development is in keeping with the surrounding context and will not detract from this. The footprint, form and plot layout create a development that reduces the visual impact and respects the rural setting of the site. The additional landscaping proposals will also compliment the locality and improve the amenity for tourists that stay in the proposed glamping pods. The pods respect and utilise existing site topography. The site is well connected to the adjoining settlement and associated infrastructure and amenities.

The pods will be sourced from Pod Camping Scotland a local company less than 15 miles away where the pods will be prefabricated at their workshop using locally sourced materials and delivered direct to site which reduces the developments carbon footprint.

## Policy 8 & 9

Rural Business and Diversification/ Caravan Sites, Chalets and Timeshare Developments states the Council will give favourable consideration to new chalet and timeshare/fractional ownership developments where it is clear these cannot be used as permanent residences.

The proposal is considered under Policy 8 Rural Business and Diversification. This policy states that the Council will give favourable consideration to the creation of new businesses in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to an existing site-specific resource or opportunity. A number of criteria are noted within the policy and specific to this proposal they require development to; contribute to local economy, not suburbanise a rural area, be compatible with surrounding land uses and not detrimentally impact residential amenity, that the landscape shall be able to accommodate the development, the development should meet a need, be of high quality design and that the local road network can accommodate proposal.

The policy states that proposals for new tourism-related developments must be justified through a business plan which has been submitted with this application.

The development proposed is of a modest scale and appropriately designed to sit well within the existing landscape framework located close to the existing building group and located along an established field boundary to the south which means it is well contained within the existing landscape framework. We do not feel our proposal detrimentally impacts on residential amenity as the nearest dwelling is the applicant's home.

It is considered the proposals comply with the requirements of both Policy 8 and 9 as it:

- Delivers a sustainable business plan that delivers on several unique selling points
- Demonstrates a clear need for this type of business in the local area
- Represents an appropriate site due to the beautiful views of Ochils, Cleish Valley and Cleish Hills
- It will provide high quality self-catering visitor accommodation.
- Located directly adjacent to an existing settlement boundary as seen in figure 3 The site is around 150m from the existing settlement of Powmill
- Provides easy access due to its adjacent location to the settlement's infrastructure and amenities most notably the village shop and Milkbar Café/Restaurant
- Is within easy walking, cycling and driving distance to suitable walks/trails and historic venues

- Will create employment by means of initial construction and installation works for local contractors
- Will create ongoing employment via maintenance and yearly servicing of equipment
- Is through the business plan forecasted to provide employment for 1 x full time equivalent staff member to manage arrivals, departures and general daily duties
- Provides an ideal location to access various tourist attractions in the local area, such venues as Glensherup, Glenquey and Castlehill Reservoirs for seasonal fishing, Loch Leven Heritage Trail including many more in the Kinross and Loch Leven area.
- Is forecast to provide follow on business opportunities as the applicants are keen cyclists, fishers and walkers, they intend to introduce guided fishing trips, cycling and walking day trips to both the Ochils (Walking) and Strathearn Valley (Cycling) in the future.
- Has marketing value by virtue of its location and close relation to existing tourism facilities.
- Has marketing value through it's proposition of a new and innovative retreat, contributing a range of wellness and leisure activities to meet the year on year increase in this type of demand
- Offers the feeling of being in a rural, detached location with vast stunning views to the countryside whilst in the pods but being in proximity to the existing settlement and being able to access its infrastructure and facilities.
- The existing landscape framework also makes this a suitable site in line with the above policies.

The Local Development Plan also recognises that employment areas can be dispersed, and many new businesses are located in rural areas and not in the main settlement. The site is appropriately placed to support the tourism associated with the area by providing new accommodation adjacent to the main settlement for visitors to book throughout the week or weekend.

If application is approved a caravan site licence will be obtained.

**Policy 39 - Landscape** The proposal aims to preserve and enhance the existing landscape setting where possible. The location of the proposed buildings allows the existing boundary treatments to be retained and become a self-contained site within the existing setting. The proposal also utilises the site topography to create a development that is integrated within the existing contours whilst maximising the views towards the South and the open countryside.

**Policy 49 – Biodiversity** The proposals will not have any detrimental effect on biodiversity. The proposals utilise an existing hardscaped area and existing grassland so will not have any biodiversity impact.

**Policy 53 – Water Environment and Drainage** The proposals will drain to a treatment plant where authorisation will be gained from SEPA and discharge to the existing burn. Surface water will drain into the ground with use of permeable elements (gravel) which will form pathways, areas around the building and under the external terrace/ amenity area where open jointed decking will allow rainwater through.

## 15. Conclusions and Recommendations

Planning permission is sought for the erection of glamping pods, comprising four units and associated works.

The proposal is to develop the site into four, one bed glamping pods with each pod having its own car parking space, bike parking area and external amenity area. The works will be in line with the fabric of the existing settlement/ area and will not affect the character of it.

It is considered that the proposal is acceptable in terms of the relevant policies within the adopted Perth and Kinross Council Local Development Plan 2019.

In conclusion, the proposal complies with the development plan and supplementary Guidance. Principle of development and land uses are acceptable in this location without prejudicing any local amenity. It is acceptable in all other respects and there are no material considerations that are considered to outweigh these conclusions.

We therefore respectfully request that the Council support this application for erection of glamping pods, comprising four units and associated works for the reasons stated above.

### References

Landscape Supplementary Guidance PKC -

<https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2018/06/perth-and-kinross-council-planning-authority-core-documents/documents/perth-kinross-landscape-sg-pdf/perth-kinross-landscape-sg-pdf/govscot%3Adocument/Perth%2Band%2BKinross%2BLandscape%2BSG.pdf>



## Market Research

MAY 2021

---

Fossoway Cabins

Authored by: GSA Ltd

Grant Smith BSc, MBA, RPP





Fig 1: View To South East from Fossoway Cabins

## Market Research

Market research to support the development of a Glamping retreat to be called ‘Fossoway Cabins’ at Coupsteps, Powmill, FK14 7NP.

Powmill is a settlement within Perth and Kinross, about 6 miles west of the town of Kinross.

The area is rich in tourist attractions, which creates a significant economic benefit to the area. The proposed development aims to diversify the area’s tourist offerings through an innovative retreat, contributing a range of wellness and leisure activities. This will benefit the local communities’ residents and businesses.

This report will examine whether the current accommodation options local to Powmill and the surrounding area are enough to meet tourist demand. It will also look at tourism trends to suggest if a new glamping site with wellness and leisure activities in this area are warranted.

## Contents

Perth and Kinross Tourist Markets .....	4
Main Tourist Markets .....	4
Tourists .....	4
Events.....	4
Castles & Estates .....	5
Food and Drink .....	6
Tourism Demand Analysis .....	6
Demand in the Area .....	6
Glamping Popularity.....	6
Brexit Uncertainty & Covid-19 Impact.....	7
Existing Accommodation near Powmill .....	8
Summary .....	9
References .....	10



Fig 2 Loch Leven Castle

## Perth and Kinross Tourist Markets

Perth and Kinross has a thriving tourism market. Each year the local economy benefits from over 17.5 million overnight International and domestic visitors, spending an extremely significant £5.9 billion. 48% of these overnight guests elected to stay in self-catering accommodation [1].

Overnight trips and spend were at their highest over the last decade. [1].

## Main Tourist Markets

### Tourist Events

Perth and Kinross hosts many events each year [3], many are within easy commuting distance from the proposed site, such as the Kinross Show [5], Scottish Rewind [7], Game Fair [6], Solas Festival [4] and Sporting Events which could provide suitable short-term accommodation.

The proposed site is also within the new 'HEART 200' route. This route has a current demand and will increase in line with market trends for short stay accommodation, which will provide a high quality and secure environment for guests.



Figure 3 – Heart 200 Route

## Castles & Estates

Perth and Kinross has many Castles which offer tourists a chance to experience and learn local history [8]. Such attractions have seen visitor numbers increase steadily in the last decade, with the most popular being; Lochleven Castle, Castle Campbell, Blackwatch Museum and Castle, and Huntingtower Castle. The proposed site is, on average, a 25 minute drive from all castles mentioned above. Therefore, it will be well suited to accommodate some of the Castle's visitors.

## Golf

There are many high quality golf courses in and around the area. Various local courses at Kinross Golf Club and Muckhart as well as superb Championship courses at Gleneagles a short 20 minute drive from the site and St Andrews Old course a 45 minute drive away. Being based at the site is the perfect opportunity to see some of the world's most prestigious tournaments being played out. Scotland regularly hosts The Open Championship and the Women's British Open, amongst many, many others. [18]

## Food and Drink

Perth and Kinross has a lot to offer when it comes to 'eating and drinking'. There are a vast number of local and chain restaurants, idyllic pubs and even breweries and distilleries. [9]

In addition to the areas many excellent restaurants and producers, Kinross Farmer's Market is held every 4th Saturday [10]. The proposed glamping development is only a short 10 min drive to allow guests to visit & spend at this market.

The longstanding Powmill Milkbar and new Pizza Shack is within a few hundred yards of the site where guests can grab a bite to eat and drink throughout the day or in the evening.

Strathearn [11], Glenturret [12], Eden Mill [13] and Aberfeldy [14] distilleries are also nearby to the proposed site, allowing guests to enjoy tours and make purchases directly from the distilleries.

## Tourism Demand Analysis

### Demand in the Area

Tourism in the Perth and Kinross appears to be enjoying stable growth in recent years [1&2]. We therefore expect demand for accommodation to grow in the years ahead. This is due in part to the Brexit effect, but also due to promotion and funding by Perth and Kinross council by way of their strategy & management plan [15].

This number does not take into account seasonal fluctuation but does suggest a large potential market for the proposed development, which is unlikely to be met by existing accommodation options, especially during peak season.

### Glamping Popularity

Each year there is a cyclical increase in google searches for glamping.

This trend is witnessing increasing demand. Interestingly the trend shows increased demand for both peak and off-peak season & shows no sign of decreasing for the time being.

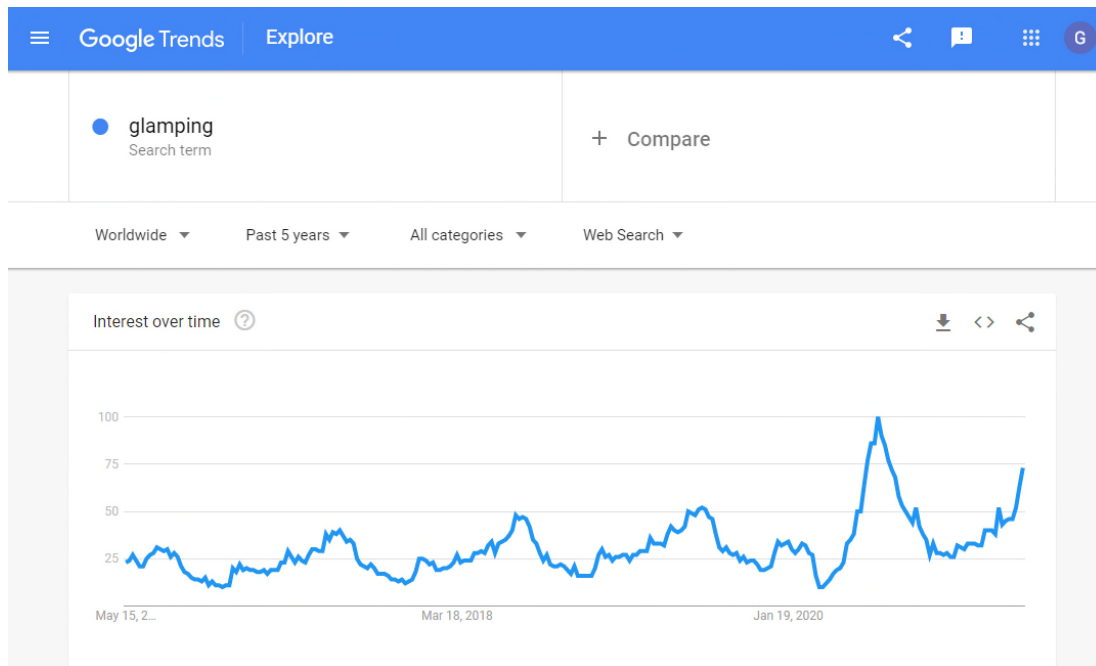


Figure 4 – Glamping Popularity

We have seen in other parts of the country that glamping sites are popular even in areas short of tourist attractions, and when close to other glamping options. Glamping has a certain novelty, meaning it is now an attraction in its own right.

### Brexit Uncertainty & Covid-19 Impact

Historically, uncertain political times have seen UK based tourists' favour 'stay-cations' over foreign holidays. Fears over foreign travel due to the Covid-19 Pandemic are also expected to encourage home-based tourism. This is tempered by the possibility of fewer tourists arriving from the International Market, due to the same uncertainty. However, domestic tourists using accommodation typically outnumbered international tourists by a ratio as high as 9:1, so this should be viewed as a potential net benefit.

In 2021, work from home could become work from any home as remote working continues to be a reality for many people. In a survey commissioned by Airbnb. [16]

- 83% of respondents are in favour of relocating as part of remote working.
- A quarter believe they will be able to 'live where they want to and work remotely'.
- Unsurprisingly, Gen Z'ers and young millennials are most likely to believe they can be based in any location to work or study remotely.

In 2020/21 there has been a decentralisation of the workplace which is likely to lead to workers enjoying greater flexibility when it comes to travel. [17]



## Existing Accommodation near Powmill

Below is a list of accommodation options near the proposed glamping site and the surrounding area.

### **Ochils Edge Glamping**

Website: [Ochils Edge link here](#)

Overview/Differences: Nice shepherd Hut, but small & basic. Separate WC/Shower/kitchen  
Nightly Cost: £76 per night (based on 3-night stay in June).

### **Alexander House – Auchterarder**

Website: [Alexander House link here](#)

Overview/Differences: 2 yurts, en-suite WC/Shower, kitchenette and wood fired hot-tubs  
Nightly Cost: £155 (based on 3-night stay in June)

### **Eden Leisure Village**

[Eden Leisure Village link here](#)

We will use their Delux pods for comparison. Sleep 2, communal toilets/showers & bring your own bedding. Nightly Cost: £85 per night – Extra charges for hot tub, bbq huts & pets

### **Mains Farm Wigwams**

Website: [Mains Farm Wigwams link here](#)

Overview/Differences: Very basic pods with blue wipe-down mattresses & require guests to bring/hire sleeping bags (typical wigwams set-up). Also higher spec model with en-suite (used for price comparison) Nightly Cost: £76 per night (based on 3-night stay in June) Extra charge for dogs.

### **Burnhead Bothy - Kilsyth**

Website: [Burnhead Bothy link here](#)

Overview/Differences: Very high end structure more like a small house than a pod. Sleeps up to 4 and has en-suite WC/shower/kitchen & dining table. Nightly Cost: £128 per night (based on 3-night stay in June)

### **Arnprior Farm Glamping**

Website: [Arnprior Farm Glamping link here](#)

Overview/Differences: 4 good quality glamping pods, but a little basic inside. No en-suite WC/shower – basic kitchenette (no cooker) - each sleep 2 adults & 2 children. Hot tubs Nightly Cost: £125 (based on 3-night stay in June)

## Poachers Hut - Dykehead

Website: [Poachers Hut link here](#)

Overview/Differences: 1 Shepherd's hut with en-suite WC/Shower & basic kitchenette and pizza oven Nightly Cost: £140 (based on 3-night stay in June)

By comparison to the choices above, the proposed glamping site would be a completely different proposition to the current options and likely attract a demographic, who at present are not catered for locally. The site could expect to command upwards of £100 per night per unit.

Accommodating this new demographic, should also see benefits pass through to the local economy. Increased spending by guests of the site and jobs created which could be filled by local residents.

The tourist trade in winter months is naturally low in most parts of the UK. Despite this, we believe there would still be sufficient demand for glamping site and short breaks in low season, again due to the innovative and popular wellness treatments and leisure activities.

## Summary

Tourism in the UK is expected to increase in the years ahead, even without the effects of Covid-19 & Brexit, which are also expected to accelerate demand. This should also mean increased demand for tourist attractions and accommodation in Perth and Kinross. Coupled to the ever-increasing demands for glamping, and wellness experiences.

We believe that the proposed development will be beneficial to this part of Perth and Kinross, without sacrificing the areas ecology, landscape or residential amenity.

## References

1. Perth and Kinross Visitor Survey Data - 2019  
[Key Facts on Tourism in Scotland 2019 \(visitscotland.org\)](https://visitscotland.org/key-facts-on-tourism-in-scotland-2019)
2. Perth and Kinross Local Outcomes Improvement Plan 2017 - 2027  
[http://www.pkc.gov.uk/media/40553/Community-Plan-Local-Outcomes-Improvement-Plan-/pdf/LOIP\\_online](http://www.pkc.gov.uk/media/40553/Community-Plan-Local-Outcomes-Improvement-Plan-/pdf/LOIP_online)
3. Events in Perth and Kinross  
<http://perthshirecreates.co.uk/events-festivals/>
4. Solas Festival Information  
<https://www.solasfestival.co.uk/>
5. Kinross Show Information  
<https://www.kinross-show.co.uk/about/>
6. GWCTScottish Game Fair Information  
<https://www.scottishfair.com/>
7. Scottish Rewind Festival Information  
<https://scotland.rewindfestival.com/>
8. Top things to do in Perth and Kinross  
<https://www.dayoutwiththekids.co.uk/things-to-do/north-scotland/perth-and-kinross/path-of-condie/sightseeing>
9. Food and Drink  
<https://www.perthcity.co.uk/things-to-do/>
10. Kinross Farmers Market  
<http://www.kleo.org.uk/kinross-farmers-market/>
11. Strathearn Distillery –  
[Strathearn Distillery - Scotland's Original Craft Distillery](https://www.strathearn.co.uk/)
12. Glenturret Distillery  
<https://theglenturret.com/>
13. Eden Mill Distillery  
[Eden Mill St Andrews | Scottish Craft Gin Whisky Distillery And Brewery](https://www.edenmill.co.uk/)
14. Aberfeldy Distillery  
[Dewar's Aberfeldy Distillery \(dewars.com\)](https://www.dewars.com/)
15. Tourism Sector Strategy and Action Plan  
<https://scottishtourismalliance.co.uk/wp-content/uploads/2019/03/Perthshire-Tourism-Partnership-Tourism-Strategy-2014-16.pdf>
16. Airbnb Travel Trends 2021  
<https://news.airbnb.com/2021-travel-trends/>
17. Glampitect - 2021 Glamping Industry Market Forecast Report  
[Industry-Forecast-Final-Version.pdf \(glampitect.co.uk\)](https://www.glampitect.co.uk/industry-forecast-final-version.pdf)
18. Visit Scotland - Golfing  
[Golf in Scotland - Breaks, Courses & Information | VisitScotland](https://www.visitScotland.co.uk/golf-in-scotland-breaks-courses-information)



**FOSSOWAY**  
CABINS

# **Business Plan & Justification Statement**

**Fossoway Cabins**

**11/05/2021**

Grant Smith

# Business Plan Background

## Background

In addition to the need for tourist accommodation generally in the area, as evidenced by statistics published by the local tourist board ([www.visitscotland.org](http://www.visitscotland.org) Perthshire Regional Factsheet and Barometer) (appendix 1) there are a number of local business and tourist attractions which bring in a number of tourists to the area with little or varied accommodation available. Ochils, Rumbling Bridge Gorge, various local riding schools/racing yards, Ochils fishing reservoirs, Balado fishing, Balado Airfield and restaurants such as the Crook of Devon Inn, Milkbar Cafe and Pizza Shack are such attractions/ businesses which have no accommodation and are within walking distance of the proposed site. The site is well placed for visitors to explore attractions such as castles & country houses, farmers markets, museums, Loch Leven Heritage Trail, RSPB Vane Farm and attend many local events which take place every year.

Example of the Pod Type with double patio doors to maximise the landscape views



---

## Business Plan Summary

The plan is to establish a new business with 4 glamping Pods sourced locally. Set in grassland with a small fruit tree orchard to be planted and cherry laurel/Hawthorn hedging for shelter and privacy on the site.

The infrastructure to the camp site will be self-built, parking is being re-purposed using the existing yard, access pathways, landscaping, drainage, and water supply.

SSE will provide an upgraded electricity supply to the small holding and a supply direct to the camp site.

The Infrastructure will be installed at outset, including the water treatment plant which has been sized to have capacity to take the waste-water from the 4 pods.

In year 1, two Pods will be installed, followed by a further two in the second year.

The Pods spec mean they are slightly roomier than average camping pod, finished to a luxury standard, all with en-suite facilities aimed at the urban professional and retired couples' short stay market.

Initially the business will be serviced by existing site owners as they are either homebased with other business interests (Mr Smith) or work part-time (Mrs Smith) allowing additional support for the heightened arrivals and change over period.

The aim is to supplement this with an additional local staff member in year two when the additional 2 pods are in place.

Year 1 Investment has been estimated at £85k + 20% contingency.

This includes:

- Site establishment, and services installation.
- Installation of Fossoway Cabin 1 July 2021
- Installation Fossoway Cabin 2 August 2021

Year 2 Investment has been estimated at £70k + 5% contingency.

- Installation of Fossoway Cabin 3 February 2022
- Installation of Fossoway Cabin 4 May 2022

Taking into account running costs per Cabin per month, which will include utilities, cleaning, laundry charges and overall administration costs it is forecast by year end 2023 the business will be fully established and making a profit.





## Site Specific Justification

The site in question is a small holding made up mainly of grazing grassland. It is unique in having not only an in-situ consulting business based out of Coupsteps (Grant Smith Associates) it also uses the land for grazing livestock - native and rare breed sheep. Within walking distance of many walking/cycling paths, fishing venues and local businesses which could benefit from the additional tourist footfall.

In addition, the site is part of a lowland small holding and has magnificent backdrops, on the north by the stunning Ochil Hills, which is a special landscape area (per map above) and immediately to the south Cleish Hills/Cleish valley, which is an existing landscape designation area, the low-key nature of the proposal should not raise any concerns and it is also noted from the first application that the local community Council share this view.



## HEART 200 ROUTE

The proposed site is also within the new 'HEART 200' route. This route has a current demand and will increase in line with market trends as this route becomes more well known. In line with this type of attraction short stay accommodation on this route will be in demand, Fossoway Cabins will provide a high quality and secure environment for guests.

In short the Heart 200 is a new touring route of approximately 200 miles around Perth, Stirling, The Trossachs and Highland Perthshire – the very Heart of Scotland. In addition, this stunning journey uniquely links Scotland's two national parks, Loch Lomond & The Trossachs and the Cairngorms. Fossoway Cabins is uniquely placed to provide high quality accommodation for the HEART 200 route in addition to the main forecasted guest pool from Dundee, Glasgow and Edinburgh areas.





## Site Situation Justification

The location and situation of Coupsteps are favourable for the establishment of a 'Luxury Glamping' enterprise. Mrs Smith a partner in the situ business has experience successfully running Scottish Motorhome hire, currently serves as company secretary and works part-time locally. Mr Smith's personal expertise in projects, and business management will enable the creation of a 'Luxury Glamping' facility of high/award winning potential. With these strengths to draw on, the business would like to establish a top of the range 'Luxury Glamping' facility.



**LRB-2021-38 - 21/00947/FLL - Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works, land 70 metres south east of Coup Steps, Powmill**

## **REPRESENTATIONS**



# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 21/00947/FLL

Our ref LRE

Date 7 July 2021

Tel No 01738 476462

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

## Consultation on an Application for Planning Permission

**21/00947/FLL RE: Siting of 4 holiday accommodation units, formation of parking area, landscaping, and associated works Land 70 Metres South East of Coup Steps Powmill for Fossoway Cabins**

I refer to your letter dated 16 June 2021 in connection with the above application and have the following comments to make.

### Environmental Health

#### Recommendation

**I have no objection to the application but recommend that the undernoted conditions and informative be included on any given consent.**

### Comments

This application is for the siting of 4 holiday accommodation units (Glamping pods) on ground adjacent to the applicant's dwellinghouse.

There are residential properties to the west and south west of the application site and the closest residential outwith the applicant's ownership is Wellpack which is approximately 170 metres to the south west.

Given the location and distance to neighbouring residential properties out-with the ownership of the applicant I do not foresee the proposed units having a significant impact on the residential amenity of neighbouring properties, however the applicant should be mindful of noise that may be generating by the users of the site as well as any fixed plant/equipment.

### Site Licence

Given the types of proposed units, I would remind the applicant that these fall under the definition of caravans and therefore a site licence will be required.

Therefore, whilst I have no objections to the application, I would recommend the following conditions and informative be attached to any given consent.

### Conditions

**EH11** All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.



**EH31** All external lighting shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.

**Informative**

**CARAV**

Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be made to Environmental Health. Application forms are available at

<https://www.pkc.gov.uk/article/15600/Licence-caravan-site>

### Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	21/00947/FLL	<b>Comments provided by</b>	Andrew Gemmell
<b>Service/Section</b>	HE/Flooding	<b>Contact Details</b>	
<b>Description of Proposal</b>	Siting of 4 holiday accommodation units, formation of parking area, landscaping and associated works		
<b>Address of site</b>	Land 70 Metres South East Of Coup Steps Powmill		
<b>Comments on the proposal</b>	No Objection.		
<b>Recommended planning condition(s)</b>	N/A		
<b>Recommended informative(s) for applicant</b>	The applicant is advised to refer to Perth & Kinross Council's <a href="#">Supplementary guidance on Flood Risk and Flood Risk Assessments 2014</a> as it contains advice relevant to your development.		
<b>Date comments returned</b>	28/07/2021		

