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Council Building
2 High Street
Perth
PH1 5PH

04/12/2023

A hybrid meeting of the **Planning and Placemaking Committee** will be held in the **Council Chamber** on **Wednesday, 13 December 2023** at **09:30**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

THOMAS GLEN
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Councillor Ian Massie (Convener)
Councillor Grant Stewart (Vice-Convener)
Councillor Keith Allan
Councillor Bob Brawn
Councillor Dave Cuthbert
Councillor Ken Harvey
Councillor David Illingworth
Councillor Ian James
Councillor Brian Leishman
Bailie Claire McLaren
Councillor Crawford Reid
Councillor Richard Watters
Bailie Mike Williamson

Planning and Placemaking Committee

Wednesday, 13 December 2023

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

- 1 WELCOME AND APOLOGIES/SUBSTITUTES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE PLANNING AND PLACEMAKING COMMITTEE OF 15 NOVEMBER 2023 FOR APPROVAL**
(copy to follow)
- 4 DEPUTATIONS**
- 5 APPLICATIONS FOR DETERMINATION**
- 5(1) MAJOR APPLICATIONS**
- 5(1)(i) 22/02223/AMM - ERECTION OF 210 DWELLINGHOUSES, FORMATION OF LANDSCAPING, SUDS, AND ASSOCIATED WORKS (APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF 16/02127/IPM) (PHASE 2A), SCONE NORTH, SCONE** **7 - 32**
Report of Handling by Strategic Lead - Economy, Planning and Development (copy herewith 23/350)
- 5(1)(ii) 23/00833/IPM - MIXED-USE DEVELOPMENT COMPRISING SPA / LEISURE FACILITY INC ANCILLARY FOOD AND DRINK; HOLIDAY ACCOMMODATION INC LODGES, LUXURY UNITS AND TIMESHARE/VACATION OWNERSHIP PROPERTIES, EXTENSION TO HOTEL CENTRAL DELIVERY HUB FOR DELIVERIES, STAFF FACILITIES AND RELOCATED GREENKEEPING SERVICES, OUTDOOR PURSUITS, SMALL-SCALE RESIDENTIAL CONVERSION OF EXISTING GREENKEEPERS COMPOUND AND** **33 - 66**

**ASSOCIATED WORKS INC PHOTOVOLTAIC ARRAY
SERVICING ACCESS DRAINAGE AND LANDSCAPING,
MURRAYSHALL HOUSE HOTEL**

Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/351)

- 5(1)(iii) 23/01294/FLM - FORMATION OF A 49.9MW SOLAR FARM
COMPRISING GROUND MOUNTED SOLAR ARRAYS,
INVERTERS, TRANSFORMERS, A SUBSTATION, SECURITY
FENCING, CCTV CAMERAS, CABLING, ACCESS TRACKS
AND ASSOCIATED WORKS, LAND 130 METRES SOUTH
EAST OF COUPAR ANGUS SUBSTATION, PLEASANCE
ROAD, COUPAR ANGUS** **67 - 96**
Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/352)
- 5(2) LOCAL APPLICATIONS**
- 5(2)(i) 22/01815/FLL - ERECTION OF FOUR DWELLINGS, LAND 70
METRES EAST OF ST MADDOES CHURCH, ST MADDOES** **97 - 116**
Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/353)
- 5(2)(ii) 22/02191/FLL - ERECTION OF 5 HOLIDAY
ACCOMMODATION UNITS, LAND AT OLD HOTEL
GARDENS, KINLOCH RANNOCH** **117 - 136**
Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/354)
- 5(2)(iii) 23/00192/FLL - CHANGE OF USE OF VACANT LAND TO
FORM EV CHARGING HUB AND HYDROGEN REFUELLING
STATION INCLUDING PROVISION OF AMENITY KIOSK,
CHARGING APPARATUS AND ASSOCIATED WORKS, LAND
TO THE WEST OF 5 BROXDEN AVENUE, PERTH** **137 - 154**
Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/355)
- 5(2)(iv) 23/01095/FLL - ERECTION OF A DWELLINGHOUSE, LAND
20 METRES NORTH OF THE ORCHARD, LOCHTY,
ALMONDBANK** **155 - 170**
Report of Handling by Strategic Lead - Economy, Planning and
Development (copy herewith 23/356)
- 5(2)(v) 23/01000/FLL - PART CHANGE OF USE OF AGRICULTURAL
BUILDING AND LAND TO FORM DOG AGILITY/TRAINING
FACILITY, FORMATION OF PARKING, ERECTION OF
FENCING, INSTALLATION OF LIGHTING AND ASSOCIATED
WORKS (IN RETROSPECT), LAND NORTH OF GLENHEART
FARM, GLENALMOND, KINROSS** **171 - 186**

Report of Handling by Strategic Lead - Economy, Planning and Development (copy herewith 23/357)

- 5(2)(vi) 23/01278/LBC - REMOVAL OF EXISTING BRIDGE AND ERECTION OF A REPLACEMENT FOOTBRIDGE, PITLOCHRY RAILWAY STATION, STATION ROAD, PITLOCHRY** **187 - 204**
Report of Handling by Strategic Lead - Economy, Planning and Development (copy herewith 23/358)
- 5(2)(vii) 23/01025/FLL - PART CHANGE OF USE OF FLAT TO FORM SHORT-TERM LET ACCOMMODATION UNIT (IN RETROSPECT), FLAT G, FISCALS HOUSE, 3 SOUTH STREET, PERTH, PH2 8NJ** **205 - 220**
Report of Handling by Strategic Lead - Economy, Planning and Development (copy herewith 23/359)
- 6 PROPOSAL OF APPLICATION NOTICES (PAN)**
- 6(i) 23/00014/PAN - EXTENTION TO BATTERY ENERGY STORAGE SYSTEM COMPRISING OF 144 ADDITIONAL BATTERY UNITS AND ASSOCIATED WORKS, LAND 130 METRES SOUTH EAST OF COUPAR ANGUS SUBSTATION, PLEASANCE ROAD, COUPAR ANGUS** **221 - 232**
Pre-Application Report by Strategic Lead - Economy, Planning and Development (copy herewith 23/360)
- 6(ii) 23/00015/PAN - FORMATION OF A BATTERY ENERGY STORAGE FACILITY, INCLUDING WELFARE AND STORAGE UNITS, ANCILLARY STRUCTURES, CONTROL ROOM, SWITCHGEAR ROOM, STEEL ENCLOSURES CONTAINING INVERTERS, SECURITY AND DEER FENCING, LANDSCAPING AND ASSOCIATED WORKS, LAND 800 METRES EAST OF COUPAR ANGUS SUBSTATION, PLEASANCE ROAD, COUPAR ANGUS** **233 - 242**
Pre-Application Report by Strategic Lead - Economy, Planning and Development (copy herewith 23/361)
- 6(iii) 23/00016/PAN - RESIDENTIAL DEVELOPMENT (ALLOCATED SITE H61), LAND 120 METRES WEST OF 10 CAIRNS PARK, NEW ALYTH** **243 - 252**
Pre-Application Report by Strategic Lead - Economy, Planning and Development (copy herewith 23/362)

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You can also send us a text message on 07824 498145.

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