

Perth and Kinross Council
Planning & Placemaking Committee –14 September 2022
Pre-Application Report by Head of Planning and Development
(Report No. 22/222)

PROPOSAL: Change of use from agricultural land to form extension to caravan park

LOCATION: Land 200 Metres north east of Erigmore Caravan Site, St Mary's Road, Birnam

Ref. No: [22/00019/PAN](#)

Ward No: P5 – Strathtay

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development seeking a change of use of land from agricultural land to land for an extension to a caravan park. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

1. In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicant has submitted a Proposal of Application Notice (PoAN) on 22 July 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in for Verdant Leisure 2 Limited seeking a change in use of land from agricultural land to land for an extension to an existing caravan park. The development location is on land 200 metres North East of Erigmore Caravan Site, Birnam. Continued use of the existing operational caravan site is proposed. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
2. This PoAN seeks to formally establish this major development comprising a change in use of land, forming an extension to an existing caravan park. The plan boundary extends to approximately 4.58 hectares and seeks to occupy the North-Western section of an existing agricultural field located between Birnam and the River Tay to the North. The exact scale and design of the development will be arrived at during ongoing discussions with the applicant.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

3. Due to the scale of the development it requires to be screened as to whether the proposal is EIA development under the EIA 2017 Regulations. This will be a matter for further consideration.

PRE-APPLICATION PROCESS

4. The PoAN confirms that two in person public events are to be held at Erigmore House, Birnam on 1 and 28 September 2022, between 3pm and 7pm. The local MP, MSP, Ward Councillors and the Dunkeld and Birnam Community Council have all been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

5. The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

National Planning Framework

6. The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006, this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The Scottish Planning Policy 2014 (SPP)

7. The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal: -
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Promoting Rural Development: paragraphs 74 – 91
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 – 151
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Promoting Responsible Extraction of Resources: Paragraphs 234 – 248
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
8. The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal: -
 - PAN 1/2011 Planning and Noise

- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 65 Planning and Open Space
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage
- PAN 81 Community Engagement: Planning with People

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

9. TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plan states that:

“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

10. The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 2 – Shaping Better Quality Places
- Policy 3 – A first Choice for Investment
- Policy 6 – Developer Contributions

Perth and Kinross Local Development Plan 2019

11. The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

12. The LDP2 sets out a vision statement for the area and states that:

“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

13. Under the LDP2, the following policies are of particular importance in the assessment of this application:

- 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 14A: Open Space Retention and Provision
- Policy 15: Public Access
- Policy 26B: Archaeology
- Policy 29: Gardens and Designated Landscapes
- Policy 38B: Environment and Conservation - National designation
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53A: Water Environment and Drainage: Water Environment
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

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

- Perth and Kinross Air Quality Supplementary Guidance, January 2020
- Perth and Kinross Flood Risk and Flood Risk Assessments – Developer Guidance, June 2021
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Planning Planning for Nature, Development Management and Wildlife Guide Supplementary Guidance, April 2022
- Perth and Kinross Local Transport Strategy (2010)
- Perth and Kinross Supplementary Guidance: Developer Contributions and Affordable Housing, 2020
- Perth and Kinross Supplementary Guidance: Landscape, February 2020
- Perth and Kinross Supplementary Guidance: Placemaking Guide, March 2020

RECENT PLANNING SITE HISTORY

15. 07/00828/FUL: Full Planning permission was granted on 10 July 2007 for the formation of 3 static caravan pitches
16. 21/00334/PREAPP: Extension to Leisure Park – advice provided 21 October 2021.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Perth and Kinross Heritage Trust
- Dunkeld and Birnam Community Council
- Historic Environment Scotland

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Contributions Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

18. The key considerations against which the eventual application will be assessed include:

- Visual Impact
- Scale, Design and Layout
- Relationship to Nearby Land Uses
- Natural Heritage and Ecology
- Landscape and Site modifications
- Water Resources and Soils
- Air Quality
- Noise and Vibration Impacts
- Transport Implications
- Impact on Agriculture
- Archaeology and Cultural Heritage
- Impact upon Garden and Designed Landscape

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

19. The following supporting documents will need to be submitted with any planning application and should form of any EIA report:

- Planning and or Suitability Statement

- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Landscape and Visual Impact Assessment, including cumulative impacts
- Transport Assessment
- Flood Risk and Drainage Assessment
- Noise and Vibration Impact Assessment
- Impacts on Climate Change and Greenhouse Gasses
- Impacts on Land Capacity and Soils
- Ecological Impact Assessment / Information to inform a Habitat Regulations Appraisal
- Archaeological Assessment

CONCLUSION AND RECOMMENDATION

20. This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
 Contact Officer: Jamie Torrance
 Date: 2 September 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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