

Perth and Kinross Council
Planning and Development Management Committee – 17 December 2019
Pre-Application Report by Head of Planning and Development

Residential development including landscaping and associated works, land 40 metres west of Newton of Huntingtower Farmhouse, Crieff Road, Perth

Ref. No: [19/00009/PAN](#)

Ward No: P11- Perth City North

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a residential development at land 40 metres west of Newton of Huntingtower Farmhouse, Crieff Road, Perth. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision-making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (PoAN) on 15 October 2019. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site is located south east of St Johnstone Football Stadium and fronts onto both Crieff Road and the new A9/A85 road. There are numerous agricultural buildings located in the south western corner of the site and current vehicular access into the site is from Crieff Road.
- 3 There is an extensive planning history for the site, and it forms part of a larger site (H71) allocated for residential development in LDP 2. This PoAN seeks to formally establish a major residential development on the site. The exact scale and mix of dwelling types will be arrived at through the submission of a detailed planning application with associated background supporting information.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 A previous proposal required an Environmental Impact Assessment (EIA) development under the EIA 2011 regulations to be submitted with any planning application. A fresh EIA Screening under the 2017 Regulations will be required for any future planning application, which has not yet been requested.

PRE-APPLICATION PROCESS

- 5 The PoAN confirmed that a public exhibition was held on 10 December 2019 at St Johnstone Football Club. The ward Councillors, MP and MSP for the area have all been notified. Letham and Tulloch Residents Association have also been notified and a leaflet drop in the area has been carried out. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

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

The Scottish Planning Policy 2014

- 8 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:
- Sustainability: paragraphs 24 - 35
 - Placemaking: paragraphs 36 – 57
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291
- 9 The following Scottish Government Planning Advice Notes (PAN) are likely to be of relevance to the proposal:
- PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 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 68 Design Statements
 - PAN 75 Planning for Transport
 - PAN 77 Designing Safer Places
 - PAN 79 Water and Drainage

Designing Streets 2010

- 10 Designing Streets is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government's place-making agenda,

alongside Creating Places, which sets out Government aspirations for design and the role of the planning system in delivering these.

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

- 11 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

National Roads Development Guide 2014

- 12 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

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

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

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

Perth and Kinross Local Development Plan 2 (LDP2)

- 15 The LDP2 (2019) was adopted on 29 November 2019. LDP2 is consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. The relevant policies are:
 - Policy 1 – Placemaking
 - Policy 2 – Design Statements
 - Policy 5 – Infrastructure Contributions
 - Policy 6 – Settlement Boundaries
 - Policy 14 – Open Space Retention and Provision

- Policy 15 – Public Access
- Policy 17 – Residential Areas
- Policy 20 – Affordable Housing
- Policy 23 – Delivery of Development Sites
- Policy 25 – Housing Mix
- Policy 32 – Embedding Low and Zero Carbon Generating Technology in New Development
- Policy 34 – Sustainable Heating and Cooling
- Policy 38 – Environment and Conservation
- Policy 39 – Landscape
- Policy 40 – Forestry, Woodland and Trees
- Policy 41 – Biodiversity
- Policy 42 – Green Infrastructure
- Policy 52 – New Development and Flooding
- Policy 53 – Water Environment and Drainage
- Policy 55 – Nuisance from Artificial light and Light Pollution
- Policy 56 – Noise Pollution
- Policy 57 – Air Quality
- Policy 58 – Contaminated Land
- Policy 60 – Transport Standards and Accessibility Requirements

OTHER POLICIES

- 16 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Developer Contributions Supplementary Guidance including Affordable Housing April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Draft Placemaking Supplementary Guidance 2019
 - Draft Open Space Provision for New Developments Supplementary Guidance 2019
 - Draft Air Quality and Planning Supplementary Guidance 2019

PLANNING SITE HISTORY

- 17 The site and immediate surrounding area has extensive planning history and the following is of particular importance.

10/00004/PAN: Proposal of Application Notice (PoAN) for erection of Class 1 foodstore and petrol filling station with associated car parking landscape and access. Contents of PoAN approved May 2010.

12/00001/PAN: Proposal of Application Notice (PoAN) for erection of Class 1 foodstore and petrol filling station with associated car parking landscape and access. Contents of PoAN approved February 2012.

12/00964/IPM: In Principle permission for demolition of building and erection of Class 1 foodstore with associated petrol filling station, car parking, access road, landscaping and new link road and junction. Application withdrawn September 2012.

15/00014/PAN: Proposal of Application Notice (PoAN) for residential and retail development. Contents of PoAN approved August 2015.

15/00036/FL: Detailed planning permission for upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works on land immediately east and south of current PAN site. Application approved March 2015 and works completed Autumn 2018.

15/01840/SCRN: EIA Screening request for residential and retail development. Decision issued November 2015. EIA Required.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland

Internal

- Environmental Health (Noise/Odour)
- Land Quality Officer (Contaminated Land)
- Strategic Planning and Policy
- Developer Negotiations Officer including Affordable Housing
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer
- Community Waste Advisor

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 19 The key considerations against which the eventual application will be assessed includes:
- a. Design /Placemaking
 - b. Visual Impact
 - c. Scale, Design and Layout
 - d. Relationship to nearby land uses
 - e. Natural Heritage and Ecology
 - f. Water resources and soils
 - g. Impact of Noise (Construction and Operational)
 - h. Transport Implications
 - i. Flooding and Drainage including SUDs
 - j. Air Quality
 - k. Waste

- l. Open space/Play Area provision
- m. Contaminated Land
- n. Light Pollution

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 20 In the absence of an EIA, the following supporting documents will need to be submitted with any planning application or would form possible topics for assessment as part of any EIA Report:
- Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Landscape and Visual Impact Assessment
 - Ground Investigation Survey including Contaminated Land Assessment
 - Transport Statement/Assessment including Construction Traffic Management Plan (CTMP)
 - Flood Risk and Drainage Assessment
 - Phase 1 Habitat Survey including protected species and breeding birds
 - Sustainability Assessment
 - Noise Assessment
 - Air Quality Assessment
 - Tree Survey
 - Construction Environment Management Plan (CEMP)

CONCLUSION AND RECOMMENDATION

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

DAVID LITTLEJOHN
HEAD OF PLANNING AND DEVELOPMENT

Background Papers: None

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Date: 4 December 2019

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