

Perth and Kinross Council
Development Management Committee – 13 July 2016

Pre-Application Report by Development Quality Manager

Mixed use (residential and employment) development at Perth Airport, Scone.

Ref. No: 16/00007/PAN
Ward No: N2- Strathmore

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a proposed major mixed use (residential and employment) development at Perth Airport, Scone. The report also aims to highlight key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of any 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 (PAN) on 13th May 2016. The purpose of this report is to inform the Development Management Committee of a likely forthcoming planning application in respect of a major mixed use (residential and employment) development at Perth Airport, Scone. 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 which extends to over 5.2 Ha is located on the eastern boundary of Perth Airport. The northern boundary is defined by the runway associated with the airport. Immediately west of the site are dwellings, buildings and businesses contained within the boundary of Perth Airport. To the east, the site is bounded by agricultural land. The site fronts onto the A94 and beyond this to the south is agricultural land. Vehicular access to the site is currently taken off the A94 and an adopted core path passes along the west and southern boundary of the site.
- 3 This PAN relates to the development of a mixed use (residential and employment) facility with associated infrastructure, access, landscaping, SUDS and open space on the site. The exact layout, scale and mix of the dwelling types, employment buildings, access including path link provision and landscape framework provision will be arrived at through the submission of a detailed planning application or applications, with associated background supporting information. The site is allocated in the Local Development Plan (LDP) (Site MU3) for 50 dwellings and 50% of site for employment use.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 Due to the scale of the proposal it will require to be screened to establish if an Environmental Impact Assessment (EIA) is required under the EIA (2011) regulations. A formal screening exercise is in the process of being undertaken for the site at this stage.

PRE-APPLICATION PROCESS

- 5 The PAN (reference 16/00007/PAN) outlines the intention to undertake a public exhibition locally on 28th July 2016. The wards Councillors (Alan Grant, Dennis Melloy, Ian Miller and Lewis Simpson) and Scone and District and Burrelton and District Community Councils have all been notified. 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
 - Annex B – Parking Policies and Standards

- 9 The following Scottish Government Planning Advice Notes (PAN) and Guidance Documents 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 61 Planning and Sustainable Urban Drainage Systems
- PAN 67 Housing Quality
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places
- Designing Places (2001)
- Designing Streets (2010)
- Creating Places (2013)
- National Roads Development Guide (2014)

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 10 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”

- 11 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application:

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets
- Policy 5 – Housing
- Policy 6 – Energy and Waste

Perth and Kinross Local Development Plan 2014

- 12 The LDP was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 13 The LDP sets out a vision statement for the area and states that: *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*

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

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- PM4 – Settlement Boundaries
- ED1 – Employment and Mixed Use Areas
- RD1 – Residential Areas
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER6 - Managing Future Landscape Change
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP13 – Airfield Safeguarding

OTHER POLICIES

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

- Developer Contributions and Affordable Housing Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance November 2014
- Open Space Standards 2001
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023
- The Perth City Plan 2015-2035

PLANNING SITE HISTORY

16 **16/00657/SCRN** EIA Screening Request submitted May 2016. Currently undergoing screening.

CONSULTATIONS

- 17 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
- Scone and District Community Council
- Burrelton and District Community Council

INTERNAL

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Community Waste Advisor
- Education and Children's Services
- Economic Development

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
- Compatibility with Perth Airport
- Natural heritage and ecology
- Landscape
- Water resources and soils
- Flooding and water storage
- Noise
- Air Quality
- Lighting
- Waste
- Transport implications
- Education provision
- Affordable housing

- Economy
- Open space provision
- Access provision

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

19 Should an EIA not be required in this instance the following supporting documents will need to be submitted with any application:

- Supporting Planning Statement
- Design and Access Statement
- Transport Assessment/Statement
- Flood Risk and Drainage Assessment
- Noise and Light Pollution Assessment
- Habitat Survey
- Sustainability Checklist and Assessment
- Indicative Phasing Plan
- Indicative Landscaping Plan including open space provision
- Pre-Application Consultation Report

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: Steve Callan – Ext 75337
 Date: 29 June 2016

Nick Brian
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