

Perth and Kinross Council
Planning & Development Management Committee – 27 May 2020
Pre-Application Report by Head of Planning and Development (Report No. 20/100)

Erection of poultry rearing sheds, managers dwellinghouse, amenity and storage buildings and associated works, Murthly.

Ref. No: [20/00003/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 for the proposed erection of 4 poultry rearing sheds, a managers dwellinghouse, amenity and storage buildings and associated works at land 250 metres south west of Douglasfield Telecommunication Mast, Murthly. 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 applicants submitted a Proposal of Application Notice (PoAN) on 17 March 2020. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development on agricultural land south west of Murthly. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The background information suggests that the footprint of the buildings alone extend to approximately 9600 square metres (sqm) (not including external developed areas). The site boundary extends to 3.45 hectares, much of which would be developed.
- 3 The proposal falls under Class 9 of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, which defines 'other Developments' as major where the gross floor area exceeds 5000 sqm, or the site area exceeds 2 hectares. This PoAN therefore seeks to formally establish a major development comprising the erection of 4 poultry rearing sheds with each shed designed to accommodate 6500 birds. In association, a manager's dwellinghouse, amenity and storage buildings and infrastructure works are also proposed.
- 4 The proposal has already gone through a pre-application exercise, where comments on the range of uses, principle, scale and design of the development proposed were provided. In summary, the principle of the proposed poultry

sheds were considered to have scope, dependent on the background assessments, compensatory measures and details provided. The principle of the residential element was not considered to be supportable in this location, which is also noted to involve removing a section of Ancient Woodland Inventory (AWI).

ENVIRONMENTAL IMPACT ASSESSMENT

- 5 Due to the scale and nature of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening request has already been submitted by the agent and a decision issued on 25 November 2019, confirming no EIA was required.

PRE-APPLICATION PROCESS

- 6 The PoAN confirmed that it was originally intended to hold a public exhibition on 16 April 2020 at Murthly Village hall. At the time of the notice being submitted, the agent set out that the proposed event may not be able to take place in light of current global pandemic events. Currently, the Pre-Application Consultation (PAC) Report supporting an application has to include details of at least one physical public consultation event, with at least 7 days advance notice of the event in a local newspaper publication. As of 24 April 2020, however, the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020 came in to effect; with a physical PAC event no longer required to be held during this emergency period. As such, it is expected that another form of public engagement, such as interactive sessions online, would instead take place to ensure meaningful engagement. The agent has been made aware of this position and will be advised accordingly of what will be required as a suitable alternative to hosting a public event.
- 7 The local ward Councillors, Spittalfield and District Community Council, Pete Wishart MP and John Swinney MSP along with selected nearby properties (identified on a plan) have been or will be notified.
- 8 The results of the final community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 9 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

- 10 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

- 11 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 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

- 12 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal: -

- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 73 Rural Diversification
- PAN 75 Planning for Transport

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

Perth and Kinross Local Development Plan 2019

- 15 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.
- 16 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.”
- 17 Under the LDP, the following policies are of particular importance in the assessment of this application: -
 - Policy 1A and 1 B: Placemaking
 - Policy 2: Design Statements
 - Policy 5: Infrastructure Contributions
 - Policy 6: Settlement Boundaries
 - Policy 8: Rural Business and Diversification
 - Policy 15: Public Access
 - Policy 19: Housing in the Countryside
 - Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
 - Policy 34A: Sustainable Heating & Cooling: Heat Networks, Major Development and LDP Site Allocations
 - Policy 34C: Sustainable Heating & Cooling: Energy Sources / Storage
 - Policy 36B: Waste Management Infrastructure: New Waste Management Infrastructure
 - Policy 37: Management of Inert and Construction Waste
 - 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 42: Green Infrastructure
 - Policy 50: Prime Agricultural Land
 - Policy 51: Soils
 - Policy 53A: Water Environment and Drainage: Water Environment
 - 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 55: Nuisance from Artificial Light and Light Pollution
 - Policy 56: Noise Pollution
 - Policy 57: Air Quality
 - Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure
 - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

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

- Developer Contributions Supplementary Guidance 2020
- Housing in the Countryside Supplementary Guidance 2020
- Placemaking Guide 2020

PLANNING SITE HISTORY

- 19 [19/00496/PREAPP](#) Pre-application enquiry relating to the proposed erection of 4 poultry rearing sheds and associated works including the erection of a dwellinghouse. Written response provided October 2019.
- 20 [19/01758/SCRN](#) Proposed poultry farm. EIA screening decision issued November 2019. No EIA required.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Historic Environment Scotland
- Forestry Commission Scotland
- Perth and Kinross Heritage Trust
- Spittalfield and District Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Transport Planning
- Structures and Flooding
- Economic Development
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 22 The key considerations against which the eventual application will be assessed include: -
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses (including noise and odour)

- d. Natural Heritage and Ecology
- e. Landscape (including impact on AWI)
- f. Water Resources and Soils
- g. Air Quality
- h. Transport Implications
- i. Impact on Agriculture
- j. Archaeology and Cultural Heritage (likely to be limited)

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

23 The following supporting documents will need to be submitted with any planning application: -

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Transport Assessment
- Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey (including an assessment of the impact on affected Ancient Woodland Inventory (AWI))
- Phase 1 Habitat Survey, including protected species and breeding birds
- Archaeological and Cultural Assessment
- Sustainability Assessment (including a detailed review of proposed heating and cooling proposals for the sheds)

CONCLUSION AND RECOMMENDATION

24 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: Callum Petrie – 01738 475353

Date: 21 May 2020

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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