

**TCP/11/16(352)**

**Planning Application 15/00012/FLL – Change of use of  
former plumb centre to scout hall, Unit 3, Breadalbane  
Terrace, Perth, PH2 8BY**

## **INDEX**

- (a) Papers submitted by the Applicant (***Pages 11-58***)
- (b) Decision Notice (***Pages 29-30***)
  - Report of Handling (***Pages 61-68***)
  - Reference Documents (***Pages 52-54***)
- (c) Representations (***Pages 69-76***)



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**Planning Application 15/00012/FLL – Change of use of  
former plumb centre to scout hall, Unit 3, Breadalbane  
Terrace, Perth, PH2 8BY**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**



4

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN  
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

## Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative: ☐

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed  
development

Date of application

Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision  
notice or from the date of expiry of the period allowed for determining the application.

### Nature of application

- |  |                                     |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application)   | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle  | <input type="checkbox"/>            |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/>            |
| 4. Application for approval of matters specified in conditions   | <input type="checkbox"/>            |

### Reasons for seeking review

- |   |                                     |   |
|---|-------------------------------------|---|
| 1. Refusal of application by appointed officer  | <input checked="" type="checkbox"/> | * |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/>            |   |
| 3. Conditions imposed on consent by appointed officer   | <input type="checkbox"/>            |   |

### Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- |   |                                     |   |
|---|-------------------------------------|---|
| 1. Further written submissions                                    | <input checked="" type="checkbox"/> | * |
| 2. One or more hearing sessions                                   | <input checked="" type="checkbox"/> |   |
| 3. Site inspection  | <input checked="" type="checkbox"/> |   |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/>            |   |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The Scout Group urgently require new premises due to expansion of numbers and totally unsuitable existing Hall. A year long fruitless search led to the proposal to lease the Unit in Breadalbane Terrace. The property has been available for over two years with no interest from any business with employment potential.

### Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Reasons for Notice of Review are attached

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

- (1) Application Form incorporating Land Ownership Certificate ( Certificate B) and
- Photograph of Premises
  - Location Plan
  - Site Plan
  - Floor Plan
  - Background information about 74th Perthshire Scout Group
- (2) Request for further information from Planning Officer and response details
- (3) Refusal letter and reasons
- (4) Notice of Review Application Form with reasons for seeking a Review
- ( 5) Additional supporting information about the 74th Perthshire Scout Group

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

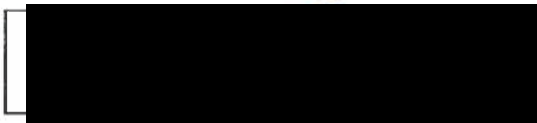
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

26/3/2015



## **Reasons for Notice of Review**

The 74<sup>th</sup> Perthshire Scout Group is seeking a review of the refusal of the officers of Perth and Kinross Council to grant them change of use for premises at Breadalbane Terrace, Perth so that disused business premises can be revitalised and turned into a Scout Group and Scout Explorer Unit HQ for the benefit of the local community and for young people throughout the City.

The Group recognises that the building is situated on land which is identified within the Perth and Kinross Local Development Plan as to be retained for employment, however we think the following matters should be sympathetically considered.

- (1) This building has been available for employment use for over three years without any other expressions of interest.
- (2) If it is being used by the Scout Group it will be kept clean and properly maintained. This will improve the amenity of the area and appearance of the adjacent premises , creating a more attractive environment for their further use.
- (3) The refurbishment and maintenance of the property will provide employment.
- (4) Their regular use and occupancy will help to generate a better environment for further use rather than the current situation where it continues to remain empty.
- (5) The Scout Groups using the premises would normally meet in the evenings which would allow community use during the day between 10am and 5pm. The Craigie, Moncreiffe & Friarton Community Action Plan for the area encourages developments for community use such as those being proposed.
- (6) Scouting offers adventure, fun and friendship. It is also about empowering young people, encouraging fit and healthy lifestyles from an early age, promoting confidence , team working and leadership skills. These are qualities which prepare our young people for employment, further education and responsible adulthood .

The Group thinks that the importance of the provision of community facilities and Scouting for young people outweighs the requirements of Council policy in this case is now making an appeal to the review body of elected councillors, who, we understand, have the ability to override policy in the interests of the community.



## 74<sup>th</sup> Perthshire (Congregational) Scout Group

### Statement as to why the Group is seeking a review of its application for change of use of premises.

The 74<sup>th</sup> Perthshire Scout Group is seeking a review of the refusal of the officers of Perth and Kinross Council to grant them change of use for premises at Breadalbane Terrace, Perth so that disused business premises can be revitalised and turned into a Scout Group and Scout Explorer Unit HQ for the benefit of the local community and for young people throughout the City. The Group recognises that the application runs counter to Council policy, and this was pointed out in the officers' refusal. However, the Group thinks that the importance of the provision of community facilities and Scouting for young people outweighs the requirements of Council policy in this case. The Group recognises that it is not in the gift of council officers to approve an application which goes against policy, so the Group is now making an appeal to the review body of elected councillors, who, we understand, have the ability to override policy in the interests of the community.

#### 1 Background

The 74<sup>th</sup> Perthshire Scout Group, which has been running since 1924, currently consists of three sections comprising 15 Beavers, 24 Cubs and 28 Scouts. It is a registered charity in Scotland.

With the establishment of a robust Group Executive Committee and the appointment of a new Group Scout Leader in 2011, the 74<sup>th</sup> Perthshire Scout Group has gone from strength to strength with significantly increased numbers in all sections particularly in Scouts. The Leadership team has increased from two Leaders covering all three sections to seven Leaders, one Sectional Assistant and seven Young Leaders. A Group Scout Active Support Team was established two years ago and has a further eight adult members in addition to those on the Group Executive Committee.

The membership of the Group comprises young people and adults from all areas of Perth including Hillend, Craigie and Moncreiffe to the south, all areas within Perth City and as far as Almondbank, Ruthvenfield and Huntingtowerfield to the north. The benefits of the widespread membership mean that the young people are mixing with others who neither attend their school nor live near them. A recent survey completed by the Scouts revealed that the Scouts enjoy this interaction.

The Group's achievements are numerous, with camping and outdoor activities forming a large part of the Group's activities. Most young people complete their Chief Scout award in each section. We were also the first Group in Scotland with Scouts completing their Scottish Challenge badge and continue to achieve this regularly. We have about 70% of the Scouts working on their Zodiac Award which means that the Group camps for 10 months out of 12 every year. We currently have some of the Scouts working towards their Gold Zodiac Award. We also regularly attend various District, Regional and National activities allowing the Scouts to expand their network of friendships

and to experience different events. In particular the Highland/Island/Lowland Challenge camps enable the Scouts to be self-sufficient; carrying all their own kit and equipment, planning, buying and cooking their own food and taking part in a wide range of outdoor activities with Scouts from all over the country.

Leadership skills are developed with our older Scouts and if they are suitable candidates they will be promoted to Senior Patrol Leader once they reach 13.5 years old and start to assist the Young Leaders. All our Young Leaders are working on their Saltire Awards with two recently achieving their 200 hours award and two achieving their 100 hours award. We also encourage them to start work towards their Duke of Edinburgh Award either through school or within the Scout movement. Our first Young Leader has also recently completed all his Young Leader training and been awarded his Young Leader Belt. They are also encouraged to help with the programme planning, and developing their ideas into the overall programme, which allows them to develop organisational skills, ability to work with others as part of a team and time management - all employability skills.

West Perth City Explorer Scout Unit was formed in 2002 in response to the change in section ages. They were one of the first new Units in Scotland. The Unit currently has 47 Explorers aged between 14 and 18. The Unit has a large geographical catchment allowing the Explorers the opportunity to meet and develop lifelong friendships outwith school and college. As with the 74<sup>th</sup> Perthshire Scout Group the Explorers gain many awards which assist in providing good employability skills. These awards range from the Platinum Chief Scout's Award through Diamond to the highest Scouting achievement of the Queen's Scout Award which can run alongside the Gold Duke of Edinburgh Award.

The aim of the Explorer Unit is to encourage self-confidence, leadership, team-work and communication skills for future life; whether it is social, further education, or employment. These skills are developed through the members preparing the programme, carrying out the planning and organising the events themselves. This has included evening activities, trips and international camps which have allowed the Explorers the opportunity to meet other Explorers from around the world and experience different cultures. In addition they attend many national events, volunteer at local non-Scouting events and support leaders from other sections to run District events..

## **2 Why we Need New Premises**

The 74<sup>th</sup> Perthshire Scout Group meets in the Congregational Church Hall at the corner of Mill Street and Kinnoull Street. In 2013 the Group Executive Committee reviewed their RAG survey which highlighted that accommodation was now scored as red. As a result the Group Scout Leader spoke to the minister to ask if there was any other space available for us to use and was advised that this was not possible. Since then meetings in the church hall have become increasingly difficult due to the increase in numbers, especially in the Scout section. There is insufficient space for the current number of young people, the noise level is unacceptable and this means that activities are difficult to run as it is not possible to split into smaller groups due to lack of additional rooms.

Our present premises are up a long flight of stairs and there is no stair lift or lift to enable physically disabled people to reach our meeting place on the first floor. The Scout movement is an inclusive organisation but due to our current restraints we are unable to accept physically disabled members (adults and young people) into our Group.

The entrance to the premises is on Mill Street, next to a public house and cinema; there is no parking or drop off point nearby. It is highly unsatisfactory, in terms of safeguarding, that young

people between the ages of six and 14, some of whom make their own way to and from meetings, are exposed to this sort of area as they leave between 7 and 10 pm.

Because of these space constraints the Explorer Unit currently has to meet at the premises of another Scout Group. This is used by the Scout Group, by the District, by community groups and for private functions which limits the availability of the premises for the Explorer Unit both for planning and running meetings. It also means that there is nowhere available to store equipment, badges and paperwork and everything required for meetings has to be transported at the time. Due to the limited availability the Unit has been looking for new premises for a few years. The opportunity presented by the 74<sup>th</sup> Perthshire Scout Group also looking for new premises together with the developing links between the two groups meant that they could work together to find suitable premises for both parties on one site. This would be cost effective and provide vastly enhanced facilities for everyone.

With the number of active sections in the Group and Unit, the premises will be in use every evening of the week for most weeks of the year.

Because the Group is a charity, run by volunteers, and aims to be inclusive, so family financial circumstances are not a limiting factor to membership, it aims to keep the subscriptions payable as low as possible. In order to do this, the Group is actively looking for compatible partnerships with other organisations that might use the premises. These could include a children's nursery or playgroup, a community centre for local people and other community uses during the day and at weekends. Since these types of organisations generally have paid staff, this would mean an increase in employment opportunities in this area. They would pay a ~~rent~~ [donation](#) for use of the premises.

### **3 New Premises Decision Making Process**

As a result of the RAG survey the Group Executive Committee met to discuss possible options and agreed to explore the following ideas:

1. *Split the Scout troop into two and run on two different nights*
2. *Split the Scout meeting into two and have one group in the hall and one group out of the hall so only half the group is in the hall at any one time.*
3. *Split the Scout meeting so that they run on the same night but have two different activities*

These ideas were not considered viable as it would have a huge impact on the number of Leaders required. The Group has just enough Leaders to ensure a reasonable operating level and Leaders are not available for more than one meeting night a week in addition to camps and leader meetings.

Our next step was to investigate alternative premises with more than one room available which included other church halls, schools, bowling clubs, community halls and other similar premises. The members of the Committee were all involved in the search for new premises.

- *these tend to charge per hour and at an average rate of £25 per hour this amounted to £7,600 per year for both the 74<sup>th</sup> Perthshire Scout Group and the Explorer Unit;*
- *no availability on our required days of Monday, Tuesday and Friday;*

- *no flexibility re times and days, so that we couldn't run all our various leader meetings on other nights;*
- *no storage.*

The list below shows the extent to which the Group went in its search for new premises. This investigation began in November 2013:

### **Church Halls:**

Craigie and Moncreiffe:	no two free evenings
Kinnoull:	no two free evenings
North Church:	Boys Brigade; no two free evenings
Riverside:	no two free evenings
St Johns:	no Hall
St Leonards in the Fields:	no free evenings
St Matthews;	22 <sup>nd</sup> Perthshire Scouts already meet there.
Perth Christian Centre (Riggs Road):	Fully booked
<u>Riverside Church</u>	<u>Fully booked</u>

### **Perth and Kinross Council Premises :**

-Glenearn; Community Campus; North Inch Community Campus; Letham Sports Centre; Bells Sports Centre; Rodney Sports Centre

These premises couldn't even offer one night. They are not designed to offer a "permanent home" to groups such as Scouts. Charging is per room and per hour. Any "over stay" is charged at the hourly rate. No storage is provided.

The Scout programme involves a wide variety of indoor and out-door activities and the variable nature of their evenings makes a confirmed booking on every occasion quite difficult to manage.

### **Public Halls**

The only two which could offer the use of two halls and within Perth are Tulloch and Scone. Tulloch is fully booked and Scone is used every week day by a nursery whose equipment is out all week. It is also too far out for accessibility.

### **Visits have been made to research other properties :**

Gateway Centre:	not suitable/no two free evenings/no storage
Three units in Highland House:	leases extremely expensive (£12,000 and upwards)
Commercial properties for lease on Glenearn Road:	not suitable - a warehouse.
Banks Store in Mill Street:	expensive and a warehouse.

Old Cherrybank School: lease too expensive

2 Units on Inveralmond Estate lease too expensive

Top floor of office block at Quayside House; not suitable /expensive

**Also enquiries made with negative results:**

Fire Station

Jeanfield Swifts Club

Our next step was to look at leasing commercial premises and Committee members looked at a number, but costs were generally very high and the layout not always appropriate. In contrast the premises at 3 Breadalbane Terrace offer both parties the space and layout they require at a rate which is considerably less than £7,600 per year, making it more affordable for us as a charity. It should be noted that the advertised commercial rent for the Breadalbane premises was originally in excess of £7,000 per annum, but because the owner was unable to find tenants, even after an advertising campaign, the premises had been vacant for more than two years, and he was happy to have suitable tenants at a reduced rental of £5,000 a year. Not only does this mean an income for the owner, but he has other vacant units on site, and they may be easier to let if some units are occupied. The issue for commercial lets is the age of the premises and the need for modernisation for most businesses. That does not affect the Scout Group.

The 74<sup>th</sup> Perthshire Scout Group Executive Committee on 3<sup>rd</sup> April 2014 unanimously agreed that the Group proceed with pursuing the rental of 3 Breadalbane Terrace as the new base for 74<sup>th</sup> Perthshire Scout Group and West Perth City Explorer Unit.

In our search for new premises one of the requirements was to have several rooms so that we can split each section into different groups in order to develop the young people according to their stage in the programme and their learning needs. The premises at Breadalbane Terrace not only have one large room where the sections can meet together at the beginning and end of the evening or for sectional forums, but another large space where we could put easy chairs and tables which would be a more relaxed area. This would be more conducive to supporting those with behavioural or personal issues. This area could also be used for parents to relax whilst their children are in their sectional meeting or where we can hold Committee, Group Scout Active Support, Leader and Young Leader meetings. There are two smaller rooms; one of which could be established as a training room.

The training room could, amongst other things, be used to support any Young Leaders or Explorers who are applying for college, university or work, with their applications and CVs. This could even be on a dedicated night with the assistance of experienced leaders, parents and Active Support members. This room would be equipped with computers, tables, white board and flip chart. The training room would also be used to run leadership sessions with the older Scouts to help develop the young people's leadership, planning and organisational skills. As we have a Training Adviser within our Group we would also be able to run adult training and leadership courses for the Group and for the District from this facility. The Scout Association adult training programme is recognised by the Chartered Management Institute.

The second smaller room would be used for other break out groups so we can, across all of the rooms, run different activities with each age group within each section. This allows us to develop our programme further and make the awards accessible to everyone. One of the issues with our current premises is the noise level and having several rooms will reduce this problem. We know



that at least two Scouts who have left the Troop as they found the noise level overwhelming and did not enjoy working in this environment. Also following a recent survey with the Scouts they highlighted that the premises are no longer adequate for the activities [in which](#) they want to participate ~~in~~, in the future.

The experiences that our Scouts, Explorers and Young Leaders have had have been proven to help them gain places at college and university and to find work. We would like to be able to offer more leadership training to our older Scouts, but in our current premises we are unable to do this as we cannot run different sessions with different groups due to only having one room. The lack of space has an impact on the other age groups as we cannot target activities to the different requirements of each age group who are working at different levels within the Scouting Programme. Everyone has to take part in the same activities. This causes leadership difficulties as we have a high number of Scouts and Cubs with Additional Support Needs and sometimes they need to be working in smaller, quieter groups tailored to their individual needs.

#### 4 Change of Use

To ensure that we maximise the use of the premises and cover our running costs and support future development of the Group and training facilities we would be looking to allow other organisations within the community to use the unit during the day. We have noted the Council's policy relevant to our proposed change of use, and our response is as follows:

##### 4.1 Policy ED1A

*Policy ED1A states, "the objective of the Scottish government economic strategy (2011) is to build a more dynamic and fast growing economy... Help tackle Scotland's health and social challenges and establish a fairer and more equal society."*

Scouting is for everyone. We do not discriminate, and we ensure that those both social and financially disadvantaged can enjoy Scouting. We are a democratic organisation, with the young people working in partnership with adults to take the decisions that will guide the future of our organisation. As a disciplined, uniformed organisation, we instill pride and a work ethos into young people helping them on that crucial first step into employment. In an age when there is intense competition for jobs, the Scout training, and the Scout leadership credentials on a young person's CV can make a considerable difference.

Our response to the other parts of relevance within the policy are:

*"(a) Proposal should not detract from the amenity of adjoining, especially residential areas."*

This proposal will not detract from any amenity and could be considered more suitable for the residential area within which it sits as there will be no heavy vehicles accessing the site.

*"(b) The local road network should be suitable for traffic generated by the proposals."*

This proposal will not impact on the local road network.

*"(c) There should be good walking, cycling and public transport links to new employment generating uses."*

Number 3 Breadalbane Terrace can be easily accessed on foot from the Edinburgh Road as there is a footpath down the side of the access road which is lit at night. There is a main bus route running along the Edinburgh Road allowing access from all areas of Perth



*(d) Proposals for retail uses in employment areas will not generally be acceptable unless they are ancillary to an acceptable use on the site*

This is not applicable to our use of this unit; however the previous tenants were using the premises for retail purposes.

*(e) Proposals for waste management facilities can be considered to be acceptable subject to detailed site specific considerations*

This is not applicable

*(f) Proposals should not result in adverse impacts, either individually or in combination, on the integrity of any European designated site*

There will be no impact to the integrity of the site.

Within the Friarton-Moncreiffe area Perth there are many not-for-profit organisations working from premises in the areas designated as existing employment areas and we would like to suggest that 74<sup>th</sup> Perthshire Scouts should also be able to operate from similar premises. These organisations include the Perth Gymnastics Club and Ascension who are based in Riverview House, the Salvation Army Furniture Project which is based at one of the industrial units on the Riverview Business Park, the Sea Cadets on the Shore Road and the Bike Station who are based in the mid-Friarton Business Park.

It should also be noted that the premises in question have been vacant for more than 18 months, and the unit at 2 Breadalbane Terrace (which is significantly larger) is also vacant and has been for some time.

## **5 Questions from Council Planning Officers**

As part of the application process, planning officers asked supplementary questions of the Group. It may be helpful for the review panel to see these questions and answers, which are below:

*"It would be helpful to have an idea of where users will be travelling from and whether they will be travelling by foot, cycle, public transport, private car etc. What measures are to be put in place to encourage sustainable travel, walking, cycling, public transport etc."*

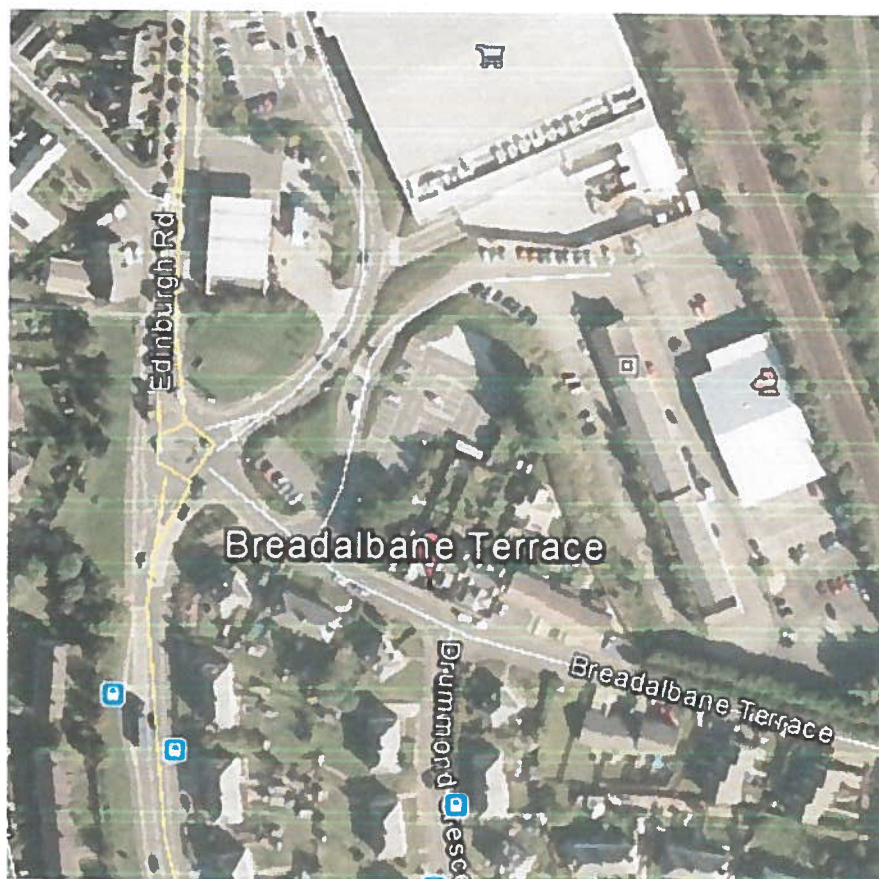
The current catchment area for the Group covers the greater part of the City of Perth, as indicated above. The move to the south side of the city, from the centre, presents great opportunities for youth development and community involvement in this south city area. The Scout District Chairman (who, with the District Scout Commissioner, is responsible for the development of Scouting and Scouting support in Perth and Kinross) has written to us to say *inter alia*,

*"Your proposed move to the south of the City is welcomed by the District Executive. This is an area of Perth where Scouting is under-represented, and where there are great opportunities to make a positive impact on the local community. I have had a very preliminary informal talk with Councillors about working with the Council on community development in Perthshire, and particularly in Perth in the first instance, and I think your proposals would fit very well with what I see as a way forward for Scouting. In new premises, with different activity areas, we have a really good opportunity to start new sections, if you can manage this, and it would be good to get a new Beaver Colony [6-8 year olds] in addition to your existing one, off the ground. In time, I think you could provide a welcome resource for the local area and a great opportunity for the local young people, as you expand your activities."*

We already encourage the use of car sharing, and, if possible the use of public transport. We will be providing cycle racks at the premises, and there is safe access for pedestrians, as there is a footpath virtually to the building. A major bus route runs within 100 metres of the premises, and we can be accessed easily from all parts of the city. Before we entered into negotiations for these premises, we consulted the parents of our existing young people, and they were happy with the proposed move.

*"A more detailed plan of the site access to the public road is also required in order to assess the proposal in terms of road safety and whether any mitigation measures need to be put in place in terms of providing safe access arrangements."*

The extract below, from Google Earth, shows top, Tesco; right, the post office sorting centre; left, the Edinburgh Road with the access roundabout, and to the left of the post office centre, with a square mark on the roof, the premises in question. It is our view, and we have had advice from professionals, that the access is perfectly safe for our requirements, and, indeed, for residential and commercial requirements. It is an established access, well away from a main road (which has a roundabout). It is lit, has footpaths, and our use will not be at a time when commercial or post office vehicles use the vehicular entrance to the site.



We would refer you to the Council's own Craigie, Moncreiffe & Friarton Community Action Plan (2014-2019) for this area, which encourages developments for community use such as those we are proposing.

We have also noted that Perth and Kinross Council's Regulatory Service Manager, while not raising an objection to the application, recommended a condition be included with respect to noise. We had previously considered this and believe that the building is adequately insulated, and given

the proposed use, we believe that the activities would not cause a statutory nuisance to any neighbouring/nearby residential property, would be more than happy with this condition.

## **6 Summary**

The 74<sup>th</sup> Perthshire Scout Group and the West Perth City Explorer Unit are in desperate need of securing new premises, and have devoted significant resources, both financial and in terms of time, to identify potentially suitable locations.

We have identified such premises at 3 Breadalbane Terrace, Perth. These have the potential to meet the requirements of both the 74<sup>th</sup> Perthshire Scout Group and the West Perth City Explorer Scout Unit. We feel that this will secure the future of these Groups for many years to come, thus continuing to provide this valuable service to the community and to develop Perthshire's young people to become effective, independent and caring leaders and citizens.

The following factors summarise the reasons for choosing to relocate to 3 Breadalbane Terrace:

- Layout of the premises provides the composition of rooms which we need for retention and expansion through improved facilities and varied programmes developed for the different ages within each section;
- Long-term sustainability for both Groups;
- Enables both parties to expand which is not possible at present;
- Affordability;
- Flexibility – not restricted to particular meeting nights;
- Assist young people with Additional Support Needs to become independent through more specialist work;
- Develop a support network for those moving on to college, university or work;
- Provision of a training room for adults and young people;
- Improved parking;
- Storage facilities;
- Space available for other community groups;
- Accessible from all areas of Perth and the outskirts.



copy  
③

Refusal letter.

## PERTH AND KINROSS COUNCIL

74th Perthshire Scout Group  
John Kenny  
C/o Unit 5 Quayside House  
Friarton Road  
Perth  
PH2 8BB

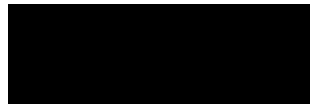
Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 3rd March 2015

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **15/00012/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 5th January 2015 for permission for **Change of use of former plumb centre to scout hall Unit 3 Breadalbane Terrace Perth PH2 8BY** for the reasons undernoted.



pp Development Quality Manager

#### Reasons for Refusal

1. Reason - The site is identified as employment land in the adopted Perth and Kinross Local Development Plan 2014. The proposal for change of use to a scout hall is not considered to be an appropriate use of employment land. The proposal is therefore contrary to policy ED1A of the adopted Local Development Plan which seeks to retain identified employment land for employment uses.
2. Reason - The proposal is contrary to TAYplan policy 3, Managing TAYplan's assets, which seeks to ensure that employment land is available to support the growth of the economy. The change of use to a scout hall would be inappropriate in this location on land identified for employment generating uses.

## **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

**The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page**

## **Plan Reference**

**15/00012/1**

**15/00012/2**

**15/00012/3**

**15/00012/4**

Request for further  
information

and Reply.

②

**Bob and Christine Sloan**

**From:** "Persephone Beer" <PRBeer@pkc.gov.uk>  
**Date:** 28 January 2015 12:52  
**To:** [REDACTED]  
**Subject:** 15/00012/FLL Change of use of former plumb centre to scout hall Unit 3, Breadalbane Terrace, Perth, PH2 8BY

Dear Mr Kenny

**15/00012/FLL Change of use of former plumb centre to scout hall Unit 3, Breadalbane Terrace, Perth, PH2 8BY**

I refer to the above application.

I would be grateful if you could provide some further information with regard to this proposal.

This site is identified in the Perth & Kinross Council Local Development Plan 2014 as being in an area where employment uses should be retained. It is not considered that the proposal will provide any employment and insufficient justification has been submitted demonstrating that the proposal requires to be in this specific location. Some further information demonstrating a justification for the proposed use of this specific site is required. For example, where does the group meet now, why is this not suitable, what other sites have been looked at and why are they not suitable?

As part of the justification could you also provide some more information as to numbers likely to be using the facilities, how many groups, times of use, age, transport etc.

It would be helpful to have an idea of where users will be travelling from and whether they will be travelling by foot, cycle, public transport, private car etc. What measures are to be put in place to encourage sustainable travel, walking, cycling, public transport etc

A more detailed plan of the site access to the public road is also required in order to assess the proposal in terms of road safety and whether any mitigation measures need to be put in place in terms of providing safe access arrangements.

As it stands the proposal is contrary to the Local Development Plan policy ED1A and there are some concerns with regard to potential safe access to the site.

I would be grateful if you could supply the above information within the next 2-3 weeks so that the target decision date of 4<sup>th</sup> March can still be met.

Thank you for your help.

Persephone Beer

Persephone Beer  
 Planning Officer  
 Planning and Development  
 The Environment Service  
 Perth and Kinross Council  
 Pullar House  
 35 Kinnoull Street  
 PERTH  
 PH1 5GD





*Reply to request for further information*

**74<sup>th</sup> Perthshire Scout Group**

c/o 39 Burghmuir Road  
Perth  
PH1 1JG

5 February 2015

Persephone Beer  
Planning Officer  
Planning and Development  
The Environment Service  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Dear Persephone,

**15/00012/FLL Change of use of former plumb centre to scout hall Unit 3, Breadalbane Terrace, Perth, PH2 8BY**

I refer to your email of 28<sup>th</sup> January. In your email you indicated that,

*"This site is identified in the Perth & Kinross Council Local Development Plan 2014 as being in an area where employment uses should be retained. It is not considered that the proposal will provide any employment and insufficient justification has been submitted demonstrating that the proposal requires to be in this specific location. Some further information demonstrating a justification for the proposed use of this specific site is required."*

I hope that the response below will give you the reassurance you need in order to give the Group the change of use it needs. This response has been approved by the Group's Executive Committee, and by the Scout District Chairman for Perth and Kinross, on behalf of the District Executive, who oversee all Scout Groups in Perth and Kinross.

We have answered the points you raised in the order they appeared in your email.

***Where does the group meet now? Why is this not suitable?***

The 74<sup>th</sup> Perthshire Scout Group meets in the Congregational Church Hall on the corner of Mill Street and Kinnoull Street in Perth. In 2013 the Group Executive Committee reviewed their Red Amber Green (RAG) survey (the first version was completed in 2011) which highlighted that accommodation still scored as red. The Group Scout Leader spoke to the Congregational Church Minister to ask if there was any other space available for us to use and was advised that this was not possible. Since then meetings in the church hall have become increasingly difficult due to the increase in numbers, especially in the Scout section. There is insufficient space for the current number of young people, the noise level is unacceptable and this means that activities are difficult to run as it is not possible to split into smaller groups due to lack of additional rooms. Additionally, these premises do not have a fire exit.

Our present premises are up a long flight of stairs and there is no stair lift or lift to enable physically disabled people to reach our meeting place on the first floor. The Scout movement is an inclusive organisation but due to our current restraints we are unable to accept physically disabled members (adults and young people) into our Group.

The entrance to the premises is on Mill Street, next to a public house and cinema; there is no parking or drop off point nearby. It is highly unsatisfactory, in terms of safeguarding, that young people between the ages of six and 14, some of whom make their own way to and from meetings, are exposed to this sort of area as they leave between 7 and 10 pm.

The Perth City Explorer Unit (for 14 to 18 year old Scouts), which takes young people from our Scout section, currently has to meet in the premises of another Scout Group, as we cannot accommodate them. They have nowhere to store equipment, and everything required for meetings has to be transported at the time of the meeting. The aim is for the Group and the Explorer Unit to come together on one site. This would be cost effective and provide vastly enhanced facilities for everyone.

***What other sites have been looked at and why are they not suitable?***

The Group has spent considerable time over the last three years investigating alternative premises with more than one room available. This included other church halls, schools, bowling clubs, community halls and other similar premises. The members of the Committee were all involved in the search for new premises. Please see the attached appendix for more information.

These premises tend to charge per hour and at an average rate of £25 per hour this amounted to £7,600 per year for both the 74<sup>th</sup> Perthshire Scout Group and the Explorer Unit; there was little or no availability on our required days of Monday, Tuesday and Friday; there were no storage facilities, and there was no flexibility on times and days, so that we couldn't run all our various leader meetings on nights other than section nights.

Our next step was to look at leasing commercial premises and Committee members looked at a number in all parts of Perth. Costs were generally very high and the layout not always appropriate. In contrast the premises at 3 Breadalbane Terrace offers both parties the space and layout they require at a rate which is considerably less than £7,600 per year, making it more affordable for us as a charity. It should be noted that the advertised commercial rent for the Breadalbane premises was originally in excess of £7,000 per annum, but because the owner was unable to find tenants, even after an advertising campaign, the premises had been vacant for more than two years, and he was happy to have suitable tenants at a reduced rental of £5,000 a year. Not only does this mean an income for the owner, but he has other vacant units on site, and they may be easier to let if some units are occupied. The issue for commercial lets is the age of the premises and the need for modernisation for most businesses. That does not affect the Scout Group.

***As part of the justification could you also provide some more information as to numbers likely to be using the facilities, how many groups, times of use, age, transport etc.***

The 74<sup>th</sup> Perthshire Scout Group, which has been running since 1924, currently consists of three sections comprising 15 Beavers, 24 Cubs and 28 Scouts. The membership of the Group comprises young people and adults from all areas of Perth including Hillend, Craigie and Moncreiffe to the south, all areas within Perth City and as far as Almondbank, Ruthvenfield and Huntingtowerfield to the north. The benefits of the widespread membership mean that the young people are mixing with others who neither attend their school or live near them. A recent survey completed by the Scouts revealed that the Scouts enjoy this interaction.

The Explorer Unit currently has 47 young people aged between 14 and 18. The Unit has a large geographical catchment allowing the Explorers the opportunity to meet and develop lifelong friendships outwith school and college.

With the number of active sections in the Group, the premises will be in use every evening of the week for most weeks of the year.

Because the Group is a charity, run by volunteers, and aims to be inclusive, so family financial circumstances are not a limiting factor to membership, it aims to keep the subscriptions payable as low as possible. In order to do this, the Group is actively looking for compatible partnerships with other organisations that might use the premises. These could include a children's nursery or playgroup, a community centre for local people and other community uses during the day and at weekends. Since these types of organisations generally have paid staff, this would mean an increase in employment opportunities in this area. They would pay a rent for use of the premises.

***It would be helpful to have an idea of where users will be travelling from and whether they will be travelling by foot, cycle, public transport, private car etc. What measures are to be put in place to encourage sustainable travel, walking, cycling, public transport etc.***

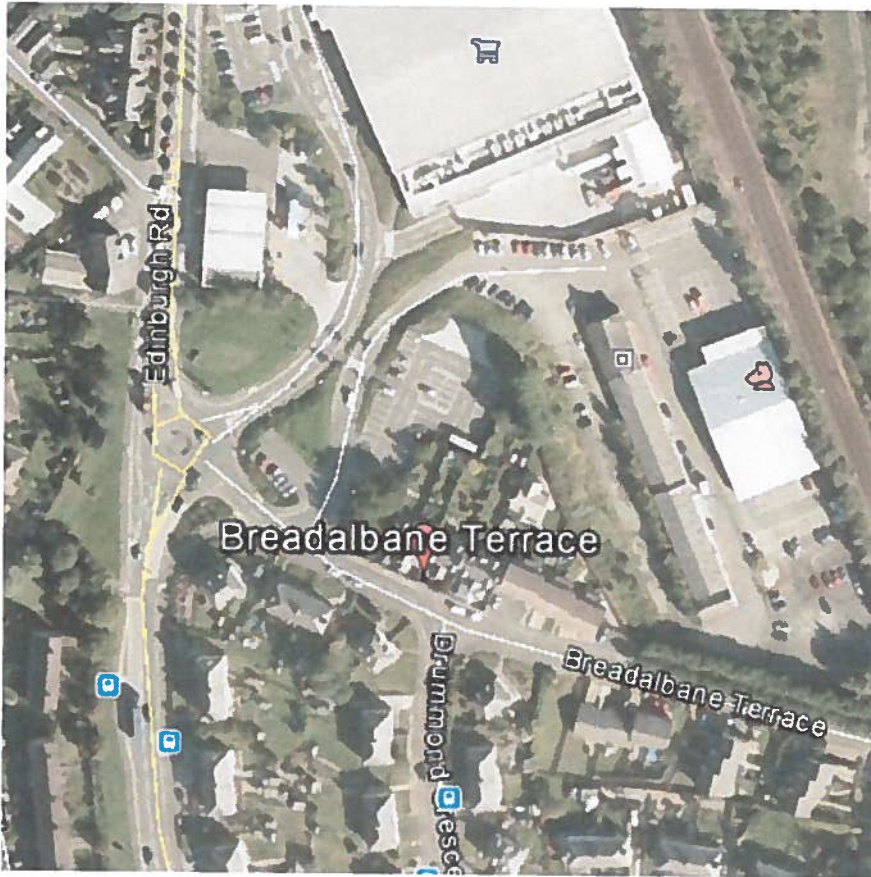
The Current catchment area for the Group covers a greater part of the City of Perth, as indicated above. The move to the south side of the city, from the centre presents great opportunities for youth development and community involvement in this south city area. The Scout District Chairman (who, with the District Scout Commissioner, is responsible for the development of Scouting and Scouting support in Perth and Kinross) has written to us to say *inter alia*,

*"Your proposed move to the south of the City is welcomed by the District Executive. This is an area of Perth where Scouting is under-represented, and where there are great opportunities to make a positive impact on the local community. I have had a very preliminary informal talk with Councillors about working with the Council on community development in Perthshire, and particularly in Perth in the first instance, and I think your proposals would fit very well with what I see as a way forward for Scouting. In new premises, with different activity areas, we have a really good opportunity to start new sections, if you can manage this, and it would be good to get a new Beaver Colony [6-8 year olds] in addition to your existing one, off the ground. In time, I think you could provide a welcome resource for the local area and a great opportunity for the local young people, as you expand your activities."*

We already encourage the use of car sharing, and, if possible the use of public transport. We will be providing cycle racks at the premises, and there is safe access for pedestrians, as there is a footpath virtually to the building. A major bus route runs within 100 metres of the premises, and we can be accessed easily from all parts of the city. Before we entered into negotiations for these premises, we consulted the parents of our existing young people, and they were happy with the proposed move.

***A more detailed plan of the site access to the public road is also required in order to assess the proposal in terms of road safety and whether any mitigation measures need to be put in place in terms of providing safe access arrangements.***

I have left a couple of messages with your reception this week, asking you to call, to provide us with further information with respect to your requirements regarding the plan. Our group is a registered charity and we have already spent upwards of £1500 on this application. I have not heard back with respect to the requirements, but I would hope that the extract below, from Google Earth will prove sufficient. This shows top, Tesco; right, the post office sorting centre; left, the Edinburgh Road with the access roundabout, and to the left of the post office centre, with a square mark on the roof, the premises in question. It is our view, and we have had advice from professionals, that the access is perfectly safe for our requirements, and, indeed, for residential and commercial requirements. It is an established access, well away from a main road (which has a roundabout). It is lit, has footpaths, and our use will not be at a time when commercial or post office vehicles use the vehicular entrance to the site.



***As it stands the proposal is contrary to the Local Development Plan policy ED1A and there are some concerns with regard to potential safe access to the site.***

We have made a careful study of the Council policy, and below are our responses to what we believe are the pertinent parts of this policy:

*Policy ED1A states, "The objective of the Scottish government economic strategy (2011) is to build a more dynamic and fast growing economy... Help tackle Scotland's health and social challenges and establish a fairer and more equal society."*

Scouting is for everyone. We do not discriminate, and we ensure that those both social and financially disadvantaged can enjoy Scouting. We are a democratic organisation, with the young people working in partnership with adults to take the decisions that will guide the future of our organisation. As a disciplined, uniformed organisation, we instil pride and a work ethos into young people helping them on that crucial first step into employment. In an age when there is intense competition for jobs, the Scout training, and the Scout leadership credentials on a young person's CV can make a considerable difference.

Our response to the other parts of relevance within the policy are:

*"(a) The proposal should not detract from the amenity of adjoining, especially residential areas."*

This proposal will not detract from any amenity and could be considered more suitable for the residential area within which it sits as there will be no heavy vehicles accessing the site.

*"(b) The local road network should be suitable for traffic generated by the proposals."*

This proposal will not impact on the local road network. Car usage will be minimised, and the use of public transport, walking, or cycling will be actively encouraged.



*"(c) There should be good walking, cycling and public transport links to new employment generating uses."*

Number 3 Breadalbane Terrace can be easily accessed on foot from the Edinburgh Road as there is a footpath down the side of the access road which is lit at night. There is a main bus route running along the Edinburgh Road allowing access from all areas of Perth

*(d) Proposals for retail uses in employment areas will not generally be acceptable unless they are ancillary to an acceptable use on the site*

This is not applicable to our use of this unit. However it should be noted that the previous tenants were using the premises for retail purposes

*(e) Proposals for waste management facilities can be considered to be acceptable subject to detailed site specific considerations*

This is not applicable.

*(f) Proposals should not result in adverse impacts, either individually or in combination, on the integrity of any European designated site*

There will be no impact to the integrity of the site.

Within the Friarton-Moncreiffe area Perth there are many not-for-profit organisations working from premises in the areas designated as existing employment areas and we believe that the 74<sup>th</sup> Perthshire Scouts should also be able to operate from similar premises. These organisations include the Perth Gymnastics Club and Ascension who are based in Riverview House, the Salvation Army Furniture Project which is based at one of the industrial units on the Riverview Business Park, the Sea Cadets on the Shore Road and the Bike Station who are based in the mid-Friarton Business Park.

I would refer you to the Council's own Craigie, Moncreiffe & Friarton Community Action Plan (2014-2019) for this area, which encourages developments for community use such as those we are proposing.

It should also be noted that the premises in question have been vacant for approximately 18 months or longer and the unit at 2 Breadalbane Terrace, which is significantly larger, is also vacant and has been for some time.

I have also noted that Perth and Kinross Council's Regulatory Service Manager while not raising an objection to the application recommended a condition be included with respect to noise. We had previously considered this and believe that the building is adequately insulated, and given the proposed use, we believe that the activities would not cause a statutory nuisance to any neighbouring/nearby residential property would be more than happy with this condition.

I hope this is sufficient for your purposes, but please do not hesitate to contact me again if you have any further queries.

Yours sincerely

John Kenny

Chairman  
74<sup>th</sup>Perthshire Scout Group

## **Appendix:**

### **74<sup>th</sup> Perthshire Scout Group: New premises investigation which began in Nov 2013**

#### **Church Halls:**

Craigie and Moncreiffe, no two free evenings  
Kinnoull.....no two free evenings  
North Church.....Boys Brigade...no two free evenings  
Riverside.....no two free evenings  
St Johns.....no Hall  
St Leonards in the Fields.....no free evenings  
St Matthews.....Scouts already meet there.  
Perth Christian Centre ( Riggs Road)... Fully booked  
St Johns RC .....not suitable

#### **P&K Premises :**

**Glenearn Community Campus , North Inch Community Campus.. Letham Sports Centre, Bells Sports Centre, Rodney Sports Centre**

Can't offer even one night

These facilities are not designed to offer a "permanent home" to groups such as Scouts. Charging is per room and per hour. Any "over stay" is charged at the hourly rate . No storage is provided.

The Scout programme involves a wide variety of indoor and out door activities and the variable nature of their evenings makes a confirmed booking on every occasion quite difficult to manage.

#### **Public Halls**

The only two which could offer the use of two halls and within Perth are Tulloch and Scone. Tulloch is fully booked and Scone is used every week day by a Nursery whose equipment is out all week. It is also too far out for accessibility

#### **Visits have been made to research other properties :**

Gateway Centre: not suitable/no two free evenings/no storage  
Three units in Highland House.....leases extremely expensive ( £12,000 and upwards)  
Commercial properties for lease on Glenearn Road,...not suitable...a "warehouse"  
Banks Store in Mill Street....expensive and a "warehouse"  
Watsons China Shop Store at back of shop....too expensive/now not available  
Old Cherrybank School...lease too expensive  
2 Units on Inveralmond Estate ..lease too expensive  
Top floor of office block at Quayside House; not suitable /expensive

#### **Also enquiries made with negative results:**

Fire Station  
Jeanfield Swifts Club



## Correspondence Address:

74<sup>th</sup> Perthshire Scout Group  
Unit 5, Quayside House  
Friarton Road  
Perth PH2 8BB

[www.74thperthshire.org.uk](http://www.74thperthshire.org.uk)

Scottish Charity No. SC042685

22 December 2014

Planning Department  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

Dear Sir

**Application for Planning Permission for Change of Use for 3 Breadalbane Terrace, Perth PH2 8BY**

Please find enclosed the following information in respect of the application by 74<sup>th</sup> Perthshire Scout Group for Planning Permission for Change of Use for 3 Breadalbane Terrace, Perth PH2 8BY

- Application Form incorporating Land Ownership Certificate (Certificate B)
- Photograph of premises
- Location Plan
- Site Plan
- Floor Plan
- Background Information about 74<sup>th</sup> Perthshire Scout Group
- Fee (cheque – number 000097)

Yours sincerely

John Kenny  
Group Executive Committee Chairman  
74<sup>th</sup> Perthshire Scouts

**Confirmation of Receipt of Application for Planning Permission for Change of Use**

I <name A Bendall>, <signature [redacted]>, of

Perth and Kinross Council acknowledge receipt of the documentation as detailed above

on <date 22<sup>nd</sup> Dec 2014>



[www.74thperthshire.org.uk](http://www.74thperthshire.org.uk)

**Correspondence Address:**

**74<sup>th</sup> Perthshire Scout Group  
Unit 5, Quayside House  
Friarton Road  
Perth PH2 8BB**

**Scottish Charity No. SC042685**

**21<sup>st</sup> December 2014**

**Application from 74<sup>th</sup> Perthshire Scout Group  
To Perth and Kinross Council  
for Planning Permission for Change of Use for  
Unit 3, Breadalbane Terrace, Perth PH2 8BY**

**Please find enclosed the following documents**

**Completed Application Form**

**Confirmation of Certificate B**

**Photograph of property at Breadalbane Terrace**

**Location and site plans**

**Supporting information about the 74<sup>th</sup> Perthshire Scout Group**

**John Kenny  
Group Executive Committee Chairman  
74<sup>th</sup> Perthshire Scouts**





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000107633-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

The property at Unit 3 Breadalbane Terrace has been vacant for a number of years. It was previously the Plumbs Sales Centre. The 74th Perthshire Scouts have searched for alternative accommodation in Perth to accommodate the number of young people now joining and wishing to take part in all the activities being offered. This property is available for Lease and the application is for Change of Use to a Scout Hall.

Is this a temporary permission? \* ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) \* ☐ Yes ☒ No

Have the works already been started or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☒ Applicant ☐ Agent

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="John"/>
Last Name: *	<input type="text" value="Kenny"/>
Company/Organisation:	<input type="text" value="on behalf of 74th Perthshire Scout Group"/>
Telephone Number: *	<input type="text" value=""/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address: *	<input type="text" value=""/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text" value="c/o Unit 5 QUAYSIDE HOUSE"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Friarton Road"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Perth"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="PH2 8BB"/>

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
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Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Unit 3"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Breadalbane Terrace"/>	Town/City/Settlement:	<input type="text" value="Perth"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH2 8BY"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="721774"/>	Easting	<input type="text" value="311656"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details

In what format was the feedback given? \*

☐ Meeting ☒ Telephone ☐ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Telephone conversation with unknown person in Planning Dept who advised we had to apply for change of use

Title:  Other title:   
First Name:  Last Name:   
Correspondence Reference Number:  Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

Vacant for two years. Previously the Plumbs Centre Sales Office

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \* ☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \* ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? \*

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? \*

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \* ☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

☒ Yes ☐ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- ☒ Yes
- ☐ No, using a private water supply
- ☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☐ Yes ☒ No

If Yes or No, please provide further details:(Max 500 characters)

Minimal amount of waste produced will be taken to the nearby Friarton Recycling Centre

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☐ Yes ☒ No

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? \*

☐ Yes ☒ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? \*

☒ Yes ☐ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

☒ I understand my obligations to provide the above notice(s) before I can complete the certificates. \*

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Bellmowe Ltd, c/o J & E Shepherd, 2, Whitefriars Crescent, Perth, PH2 0PA

Date of Service of Notice: \*

15/12/14

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Mr John Kenny

On behalf of:

Date: 21/12/2014

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

To continue to grow the Group requires larger more flexible premises and have devoted significant time and effort for 18 months to look for alternative premises. Our proposal meets a number of the strategies, priorities and actions outlined within the Craigue Moncreiffe and Friarton Community Action Plan where people felt the area to be a distinct community and would like to see this enhanced through more community activities and as a priority more activities for children.

## Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Mr John Kenny

Declaration Date: 21/12/2014







[www.74thperthshire.org.uk](http://www.74thperthshire.org.uk)

**Correspondence Address:**

**74<sup>th</sup> Perthshire Scout Group**  
**Unit 5, Quayside House**  
**Friarton Road**  
**Perth PH2 8BB**

**Scottish Charity No. SC042685**

21 December 2014

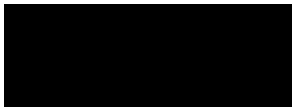
Mr Jonathan Reid  
J & E Shepherd  
2 Whitefriars Crescent  
Perth  
PH2 0PA

Dear Mr Reid

**Confirmation of Application for Planning Permission for Change of Use for 3  
Breadalbane Terrace, Perth PH2 8BY**

Please find enclosed a completed Certificate B, to confirm our application for planning permission to Perth and Kinross Council for change of use for 3 Breadalbane Terrace, as instructed to you by email on 15 December 2014. These premises were previously a sales centre for Plumbs and we are applying to change the use to a Scout Hall.

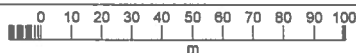
Yours sincerely



**John Kenny**  
**Group Executive Committee Chairman**  
**74<sup>th</sup> Perthshire Scouts**

Encs. Certificate B





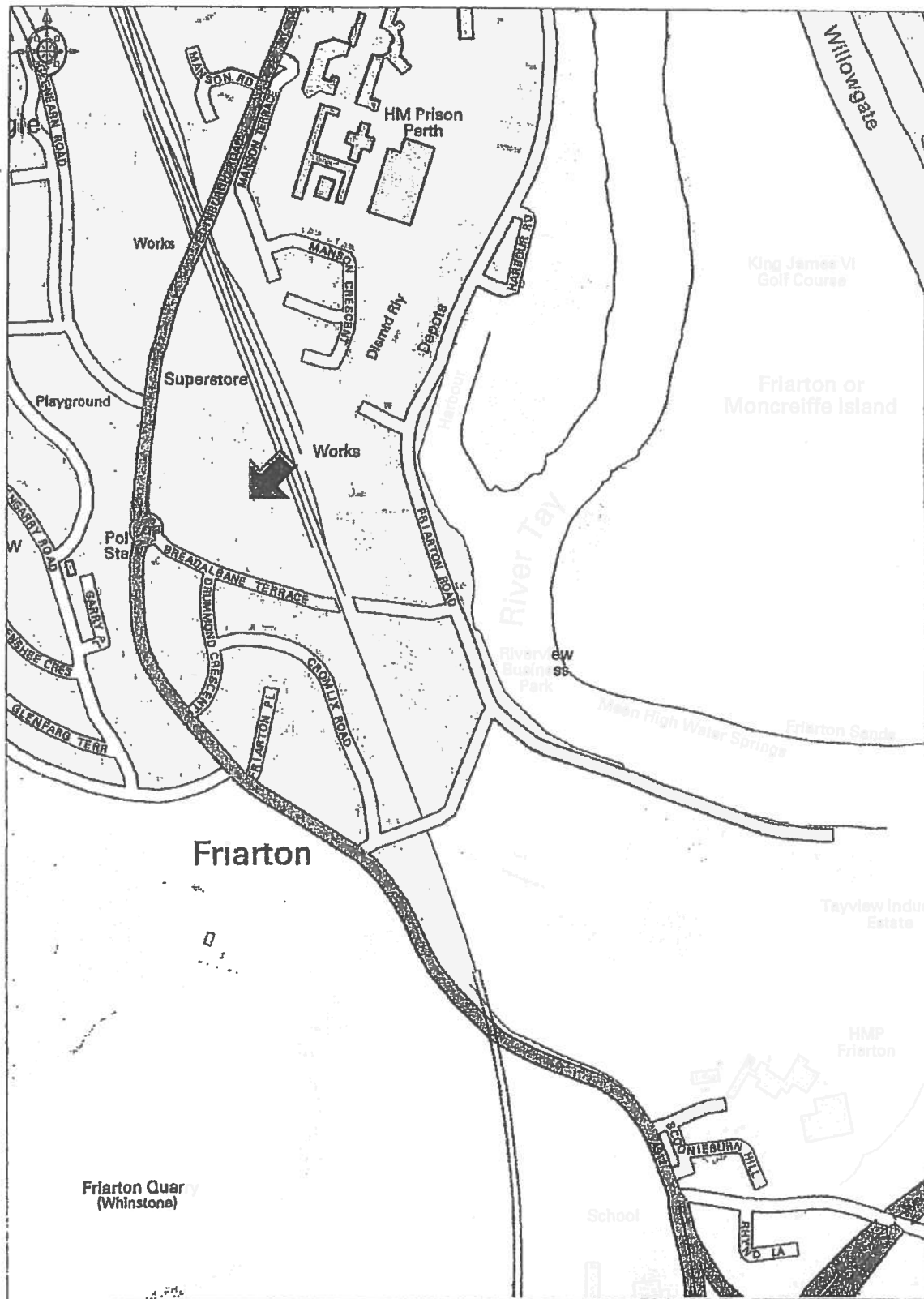
OS MasterMap 1250/2500/10000 scale  
22 December 2014, ID: MNOW-00387920  
mapsnow.co.uk

1:2500 scale print at A4, Centre: 311643 E, 721805 N

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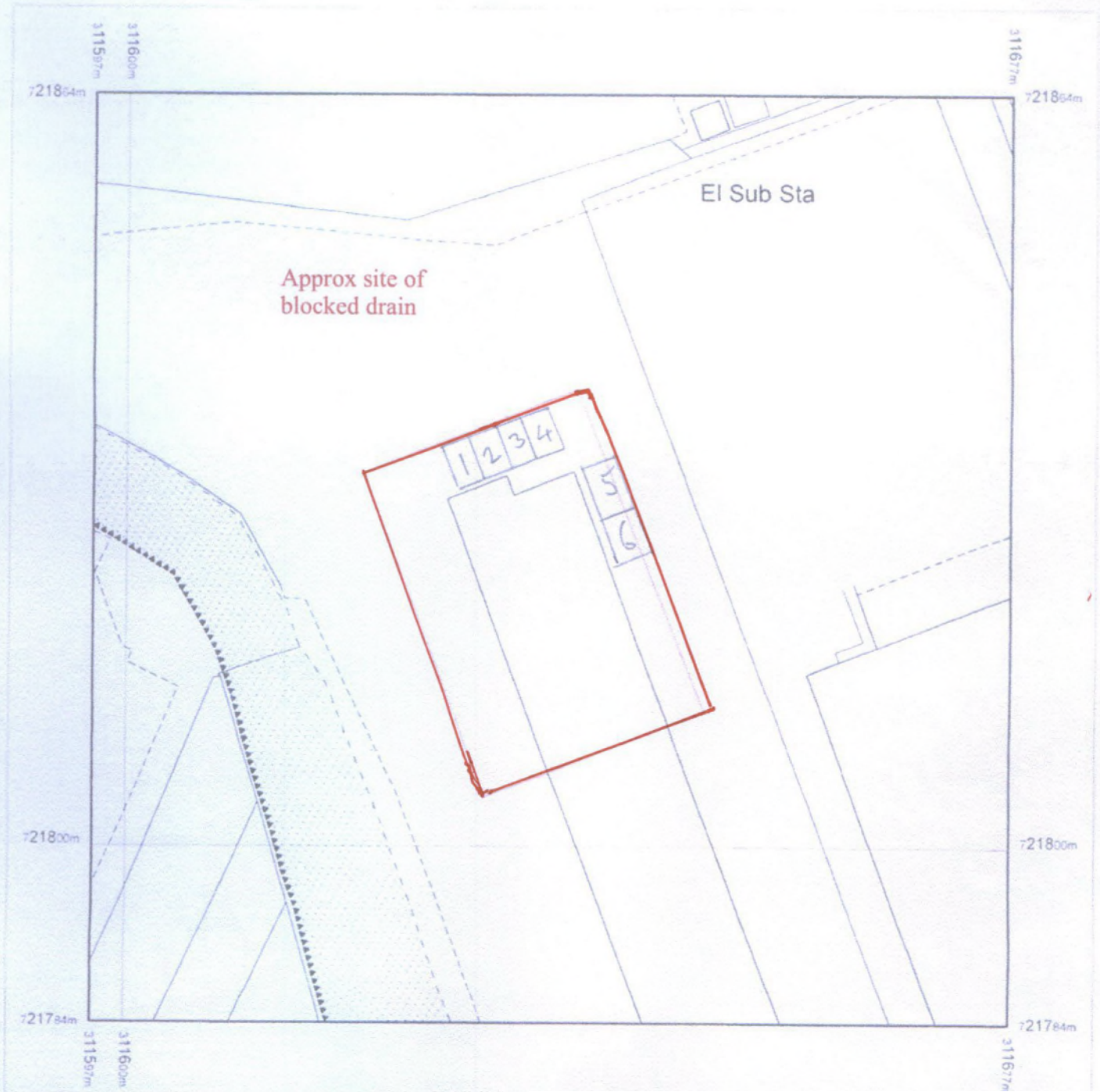
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Graham & Sibbald



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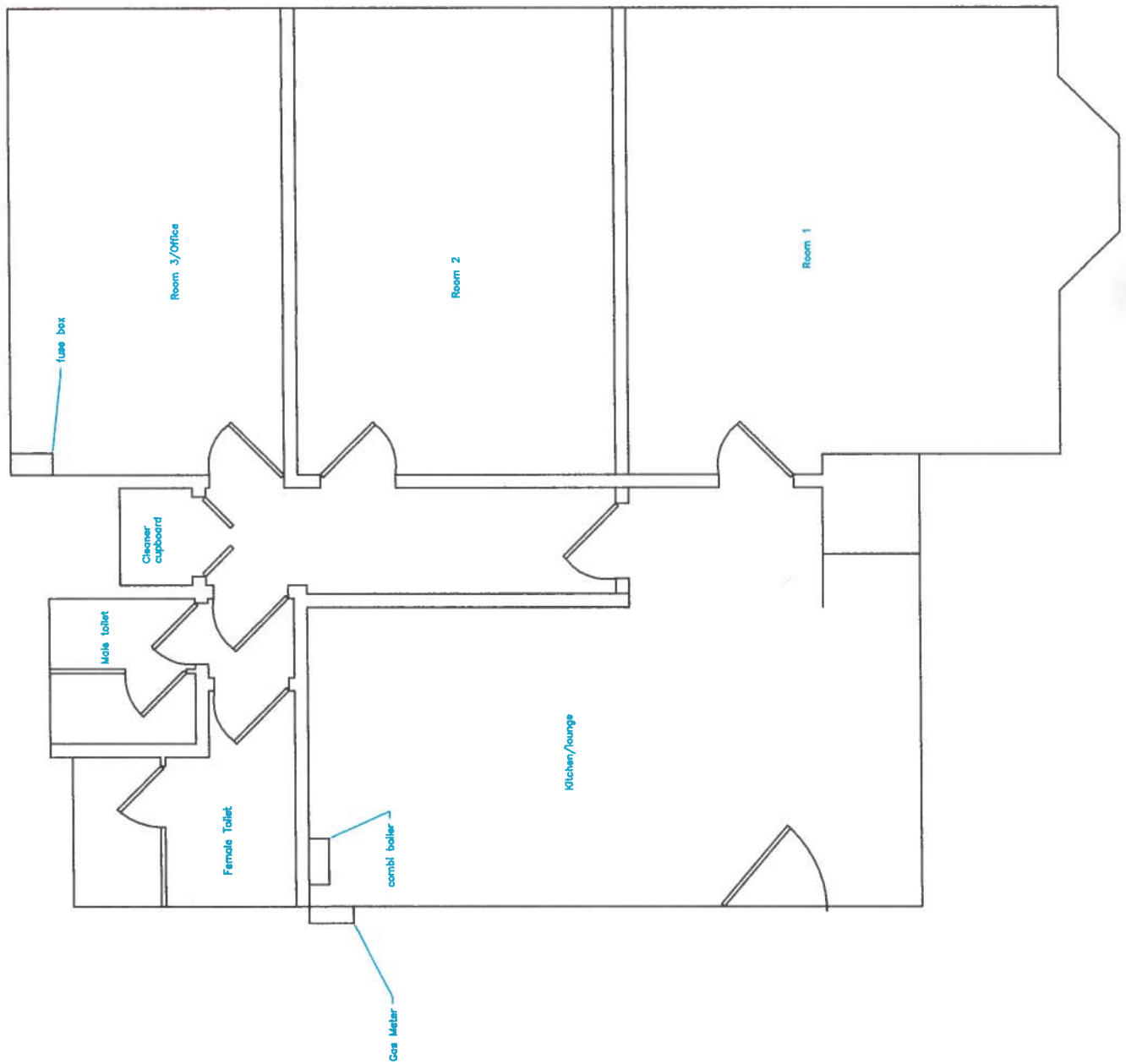
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no pens!

**Logo**

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**Abble Solutions Ltd**  
Unit 4, Cotswold House  
Filton Road  
Perth  
PH2 8BB  
Scotland  
Tel/Fax: +44(0)1738 629191

**Client**  
New Scout Hall  
74th & Explorer Scouts

**Drawn By**  
DANIEL

**Checked By**  
[Signature]

**Scale**  
1:25

**Project No.**  
940214

**Revision**  
1

**Legend**  
84-001





The 74<sup>th</sup> Perthshire Scout Group and the West Perth City Explorer Unit are in desperate need of securing new premises to support their growing sections, and have devoted significant resources over the last 18 months to identify suitable locations.

The premises at 3 Breadalbane Terrace have the potential to meet the requirements of both the 74<sup>th</sup> Perthshire Scout Group and the Explorer Unit. This will secure the future of these Groups for many years to come, thus continuing to provide this valuable service to the community and to develop Perthshire's young people to become effective, independent and caring leaders and citizens.

**The following factors summarise the reasons for choosing to relocate to 3 Breadalbane Terrace:**

- Layout of the premises provides the composition of rooms which we need for retention and expansion through improved facilities and varied programmes developed for the different age groups.
- Long-term sustainability for both Groups
- Affordability
- Enables both parties to expand which is not possible at present
- Disabled Access
- Flexibility – not restricted to particular meeting nights
- Assist young people with Additional Support Needs to become independent through more specialist work
- Develop a support network for those moving on to college, university or work
- Provision of a training room for adults and young people
- Improved parking





### **West Perth City Explorer Scout Unit**

Members of this lively Explorers Group for young people aged 14-18 years old attended the Marsna International Jamborette in Amsterdam earlier this year

This group is growing in size and would really benefit from accommodation which they can call "home" and are very keen to share with the 74th Scouts .



At the **Presentation of Awards** night held recently supported by an enthusiastic and proud complement of parents Danny, Jodie, Holly, Fraser and Findley received their well deserved Chief Scouts Gold Award—the highest award achievable by Scouts

Three Cubs Callum, Kieran and Ben received their Silver Chief Scouts Award.

Gold, Silver and Bronze Zodiac Awards were awarded to five of the Scouts for camping for 10 (Gold), 9 (Silver) and 8 (Bronze) months in the year.

The range of other wards and Badges received included:

50 Nights Away, Outdoor Challenge, Creative Challenge, Community Challenge, Promise Challenge, Global Challenge and Fitness Challenge, Physical Recreation, Animal Friend, Personal Safety, Fire Safety, Emergency Aid Stage 4, Disability Awareness, Camp Cook, Entertainer and Sports Enthusiast.



## **6 Summary**

The 74<sup>th</sup> Perthshire Scout Group and the West Perth City Explorer Unit are in desperate need of securing new premises, and have devoted significant resources, both financial and in terms of time, to identify potentially suitable locations.

We have identified such premises at 3 Breadalbane Terrace, Perth. These have the potential to meet the requirements of both the 74<sup>th</sup> Perthshire Scout Group and the West Perth City Explorer Scout Unit. We feel that this will secure the future of these Groups for many years to come, thus continuing to provide this valuable service to the community and to develop Perthshire's young people to become effective, independent and caring leaders and citizens.

The following factors summarise the reasons for choosing to relocate to 3 Breadalbane Terrace:

- Layout of the premises provides the composition of rooms which we need for retention and expansion through improved facilities and varied programmes developed for the different ages within each section;
- Long-term sustainability for both Groups;
- Enables both parties to expand which is not possible at present;
- Affordability;
- Flexibility – not restricted to particular meeting nights;
- Assist young people with Additional Support Needs to become independent through more specialist work;
- Develop a support network for those moving on to college, university or work;
- Provision of a training room for adults and young people;
- Improved parking;
- Storage facilities;
- Space available for other community groups;
- Accessible from all areas of Perth and the outskirts.

**TCP/11/16(352)**

**Planning Application 15/00012/FLL – Change of use of  
former plumb centre to scout hall, Unit 3, Breadalbane  
Terrace, Perth, PH2 8BY**

**PLANNING DECISION NOTICE** *(included in applicant's  
submission, see pages 29-30)*

**REPORT OF HANDLING**

**REFERENCE DOCUMENT** *(included in applicant's  
submission, see pages 52-54)*



# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	15/00012/FLL	
Ward No	N10- Perth City South	
Due Determination Date	04.03.2015	
Case Officer	Persephone Beer	
Report Issued by		Date
Countersigned by		Date

**PROPOSAL:** Change of use of former plumb centre to scout hall

**LOCATION:** Unit 3 Breadalbane Terrace Perth PH2 8BY

### SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

**DATE OF SITE VISIT:** 4 February 2015

### SITE PHOTOGRAPHS



## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

Planning permission is sought for a change of use of the former plumb centre to a scout hall. The site relates to Unit 3, Breadalbane Terrace, Perth which is located close to the Tesco Edinburgh Road superstore, postal delivery office and residential premises.

The proposal relates to part of the existing building. The scout group has undertaken extensive research looking for new premises and considers that this site would suit their future needs and plans for expansion.

## **SITE HISTORY**

08/02248/FUL Change of use from offices to veterinary practice 22 January 2009 Application Permitted

## **PRE-APPLICATION CONSULTATION**

Pre application Reference: None recorded.

## **NATIONAL POLICY AND GUIDANCE**

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“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 and visit and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2014 – Adopted February 2014**

The Local Development Plan 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.

The principal policies are, in summary:

**Policy PM1A - Placemaking**

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

**Policy ED1A - Employment and Mixed Use Areas**

Areas identified for employment uses should be retained for such uses and any proposed development must be compatible with surrounding land uses and all six of the policy criteria, in particular retailing is not generally acceptable unless ancillary to the main use.

**OTHER POLICIES**

None.

**CONSULTATION RESPONSES**

**Transport Planning**

Conditions required to address road safety concerns in relation to pedestrian access to the site. Provision of cycle parking recommended.

**Environmental Health**

No objection subject to condition being attached in relation to possible noise.

**Forward Planning**

This proposal is located in an area where employment uses should be retained. It is not considered that the proposal will provide any employment. There has not been sufficient justification made to demonstrate that the proposal requires to be in this specific location. The proposal is contrary to the Local Development Plan policy ED1A.

**REPRESENTATIONS**

There have not been any representations received in relation to this application.



## ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Supporting information submitted.

## APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

### Policy Appraisal

This site is located in an area of land designated in the Local Development Plan as existing employment land.

Policy ED1A states that “*areas identified for employment use should be retained for such use*”. This policy aims to provide areas that existing business can grow and economic opportunities can be realised. Parts (a) and (b) of policy ED1A states that appropriate development will not detract from the amenity of adjoining, especially residential, areas and that the local road network needs to be suitable for the traffic generated by the proposed use.

As the proposal is considered contrary to Policy ED1A further information was requested from the applicant asking them to demonstrate a justification for this specific site and what other sites had been considered.

Further information was submitted showing that the group had done an extensive search for alternative accommodation as their existing hall was becoming unsuitable. The new hall would provide more space, more individual rooms for different activities and disabled access could be provided.

The Scouts would primarily use the facilities in the evenings and have suggested that other users could potentially use the facilities during the daytime. Dependent on what these uses might be there could be some employment generation.



However even with the additional information submitted there is little evidence that employment would be retained or created as part of the use. Although the proposal would re-use premises that have been vacant for more than two years and potentially provide a useful community resource this is not considered sufficient justification to override the policies in the Development Plan.

### **Design and Layout**

The proposal relates to part of an existing single storey building that used to be occupied by the Plumb Centre. It has been vacant for more than two years. The proposal relates to the front section of the building and comprises four main rooms. There are no external changes proposed to the building.

### **Landscape**

There is no landscaping proposed as part of the works and limited scope for landscaping. The area surrounding the building is predominantly hard standing although there are existing trees to the west of the site.

### **Residential Amenity**

The nearest residential property is located at a distance of around 35 metres. Environmental Health has commented and notes that the potential exists for nuisance to be created by noise from the use of the hall. It is recommended that a condition be included on any consent to prevent loss of amenity and/or the creation of nuisance.

### **Visual Amenity**

There are no external changes proposed to the building. The fact that the building will be used and occupied should improve visual amenity.

### **Roads and Access**

The Transport Planning and Road Safety Officer have been consulted and requested that further information be provided as to the anticipated usage of the scout hall. There had been particular concerns regarding the safety of pedestrians using the access road to the site. There is a private access road that serves the site which also serves the post office delivery office and premises to the rear of the proposed scout hall. The site can also be accessed by a flight of steps from a small car park.

Transport Planning comments that the current pedestrian facilities on the access road finish just prior to the corner of the road. There is potential conflict here between vehicles and pedestrians, particularly due to overhanging bushes restricting the view. This conflict requires to be addressed.

To mitigate the risk, it is recommended that some warning signage along with a “virtual” footway to be marked on the access road to improve the pedestrian safety – in particular around the corner immediately after the formal footway ends.

In addition it is recommended that cycle parking facilities be provided to promote the use of sustainable travel modes.

### **Drainage and Flooding**

There are no concerns with drainage or flooding matters.

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

The economic impact of the proposal is likely to be minimal.

### **Conclusion**

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the approved TAYplan 2012 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

### **APPLICATION PROCESSING TIME**

The recommendation for this application has been made within the statutory determination period.

### **LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **RECOMMENDATION**

### **Approve the application**

### **Reasons for Recommendation**

1 The site is identified as employment land in the adopted Perth and Kinross Local Development Plan 2014. The proposal for change of use to a scout hall is not considered to be an appropriate use of employment land. The proposal is therefore contrary to policy ED1A of the adopted Local Development Plan which seeks to retain identified employment land for employment uses.

2 The proposal is contrary to TAYplan policy 3, Managing TAYplan's assets, which seeks to ensure that employment land is available to support the growth of the economy. The change of use to a scout hall would be inappropriate in this location on land identified for employment generating uses.

### **Justification**

The proposal is contrary to the Development Plan however there are material considerations that justify a departure from the Development Plan.

### **Informatives**

None.

### **Procedural Notes**

Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

15/00012/1

15/00012/2

15/00012/3

15/00012/4

**Date of Report 03.03.2015**

**TCP/11/16(352)**

**Planning Application 15/00012/FLL – Change of use of  
former plumb centre to scout hall, Unit 3, Breadalbane  
Terrace, Perth, PH2 8BY**

## **REPRESENTATIONS**

- Representation regarding Local Development Plan, dated 15 January 2015
- Representation from Regulatory Services Manager, dated 20 January 2015
- Representation from Transport Planning, dated 3 March 2015



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	15/00012/FLL	<b>Comments provided by</b>	Rhiannon Moylan
<b>Service/Section</b>	Local Development Plan	<b>Contact Details</b>	
<b>Description of Proposal</b>	Change of use of former plumb centre to scout hall		
<b>Address of site</b>	Unit 3 Breadalbane Terrace Perth PH2		
<b>Comments on the proposal</b>	<p><b>TAYplan Strategic Development Plan 2012</b></p> <p>No specific policies of relevance to the application.</p> <p><b>Perth and Kinross Local Development Plan 2014</b></p> <p>This site is located in an area of land designated in the Local Development Plan as existing employment land.</p> <p>Policy ED1A states that “<i>areas identified for employment use should be retained for such use</i>”. This policy aims to ensure areas that existing business can grow and economic opportunities can be realised. Parts (a) and (b) of policy ED1A states that appropriate development will not detract from the amenity of adjoining, especially residential, areas and that the local road network needs to be suitable for the traffic generated by the proposed use.</p>		
<b>Recommended planning condition(s)</b>	<p>This proposal is located in an area where employment uses should be retained. It is not considered that the proposal will provide any employment nor has there been any justification submitted demonstrating that the proposal requires to be in this specific location. The proposal is contrary to the Local Development Plan policy ED1A.</p>		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	15/01/2015		





# Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	15/00012/FLL	Our ref	DS
Date	20 January 2015	Tel No	(01738) 476481

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

**PK15/00012/FLL RE: Change of use of former plumb centre to scout hall Unit 3 Breadalbane Terrace Perth PH2 8BY for 74th Perthshire Scout Group**

I refer to your letter dated 9 January 2015 in connection with the above application and have the following comments to make.

**Environmental Health** (assessment date - 20/01/15)

### Recommendation

**I have no objection in principle to the application but recommend the under noted condition be included on any given consent.**

### **Comments – Noise**

The applicant proposes to change the use of a vacant premise which has previously been utilised as a plumb centre and veterenarian practice to a scout hall. The application site is located in a mixed use residential and commercial area of Perth, with the closest residential property approximately 35m from the proposed premises.

Due to the close proximity to residential properties, the potential exists for nuisance to be created by noise from the use of the hall and as such to prevent loss of amenity and/or the creation of nuisance, I recommend that the undernoted condition be included on any given consent.

### **Condition**

- The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that any impact or airborne noise from the normal operations and any amplified music within the application premises does not constitute a statutory nuisance in any neighbouring/nearby residential property, as determined by the Local Planning Authority.





## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	15/00012/FLL	<b>Comments provided by</b>	Niall Moran
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	x76512
<b>Description of Proposal</b>	Change of use of former plumb centre to scout hall		
<b>Address of site</b>	Unit 3 Breadalbane Terrace Perth PH2 8BY		
<b>Comments on the proposal</b>	<p>Having received further information about the anticipated usage of the scout hall and having consulted further with the Council's Road Safety Officer, I am satisfied that the current vehicular access arrangements are adequate. However, the current pedestrian facilities (which finish just prior to the corner of the access road) and the potential conflict between vehicles and pedestrians requires to be addressed.</p> <p>To mitigate the risk, I would wish to see some warning signage along with a "virtual" footway to be marked on the access road to improve the pedestrian safety – in particular around the corner immediately after the formal footway ends.</p> <p>In addition, I would wish to see cycle parking facilities to be conditioned to promote the use of sustainable travel modes.</p> <p>Therefore, insofar as the Roads matters are concerned I have no objections to the proposed modification provided the conditions below are attached to any consent.</p>		
<b>Recommended planning condition(s)</b>	<ul style="list-style-type: none"> <li>• Pedestrian warning signage and virtual footway road marking are to be provided prior to the new use of the building</li> <li>• Secure parking for a minimum of 6 bicycles shall be provided prior to the new use of the building.</li> </ul>		
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	3 March 2015		

