

Perth and Kinross Council  
Planning & Placemaking Committee – 10 August 2021  
Pre-Application Report by Head of Planning and Development  
(Report No. 22/184)

Northern lateral extension to quarry with further excavation works, Collace Quarry,  
Collace

Ref. No: [22/00017/PAN](#)

Ward No: P2- Strathmore

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for an extension to existing operations, comprising a northern lateral extension and further excavations at Collace Quarry, Collace. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

### **BACKGROUND AND DESCRIPTION**

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicant has submitted a Proposal of Application Notice (PoAN) on 22 June 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for Tayside Contracts, comprising a northern lateral extension to the quarry, along with further extraction works on land to the north of the existing quarry at Collace. Continued use of the existing operational processing and stockpile areas is proposed. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish this major development comprising an extension to the existing excavation area at Collace Quarry to extract mineral on land to the north of the existing operational area, alongside the continued use of existing processing, stockpiling and coated roadstone manufacture. The proposal acknowledges and makes provision for final restoration of the site and cessation of extraction and processing operations. The plan boundary extends the quarry to approximately 14.6 hectares (ha), with the proposed extension seeking to increase the existing 12.4 ha quarry area by an additional 2.2 ha. No changes are proposed to existing annual production volumes. It is proposed that the quarry will continue to operate in a phased manner for an additional 30 years.

- 3 The exact scale and design of the development will be arrived at during ongoing discussions with the applicant.

### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 4 Due to the scale of the development it requires to be screened as to whether the proposal is EIA development under the EIA 2017 Regulations.
- 5 A Screening Opinion was issued by the Council on 28 March 2022 confirming that the development was not EIA development.

### **PRE-APPLICATION PROCESS**

- 6 The PoAN confirmed that three online public events were to be held, namely; Tuesday 28 June between 2:30 and 4:00 pm, Wednesday 29 June between 6:00 and 7:30 pm, and Thursday 18 August 2022 between 2:30pm and 4:00 pm as well as 6:00 pm and 7:30 pm. The Ward Councillors, Local MP, MSP and Inchture Community Council have all been notified. The Burrelton and District Community Council was disbanded in June 2018. It is also confirmed that a dedicated project website has been made available, affording an opportunity to review the proposal details and to allow communication with the agent. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

### **NATIONAL POLICY AND GUIDANCE**

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

#### **National Planning Framework**

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

#### **The Scottish Planning Policy 2014 (SPP)**

- 9 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
  - Sustainability: paragraphs 24 – 35
  - Placemaking: paragraphs 36 – 57
  - Promoting Rural Development: paragraphs 74 – 91
  - Supporting Business and Employment: paragraphs 92 – 108
  - Enabling Delivery of New Homes: paragraphs 109 – 134

- Valuing the Historic Environment: paragraphs 135 – 151
  - Valuing the Natural Environment: paragraphs 193 – 218
  - Promoting Responsible Extraction of Resources: Paragraphs 234 – 248
  - Managing Flood Risk and Drainage: paragraphs 254 – 268
- 10 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
- PAN 1/2011 Planning and Noise
  - PAN 2/2011 Planning and Archaeology
  - PAN 3/2010 Community Engagement
  - PAN1/2013 Environmental Impact Assessment
  - PAN 40 Development Management
  - PAN 50 Controlling the Environmental Effects of Surface Mineral workings
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 60 Planning for Natural Heritage
  - PAN 61 Planning and Sustainable Urban Drainage Systems
  - PAN 64 Reclamation of Surface Mineral Workings
  - PAN 75 Planning for Transport
  - PAN 79 Water and Drainage
  - PAN 81 Community Engagement: Planning with People

## **LOCAL POLICY AND GUIDANCE**

### **TAYplan Strategic Development Plan 2016-2036**

- 11 TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:
- “By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”*
- 12 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:
- Policy 7 – Energy, Waste and Resources
  - Policy 9 – Managing TAYplans Assets

### **Perth and Kinross Local Development Plan 2019**

- 13 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 14 The LDP2 sets out a vision statement for the area and states that:
- “Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”*

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

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 28A: Conservation Areas: New Development
- Policy 38C: Environment and Conservation: Local Designations
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 48B: Minerals and Other Extractive Activities – Safeguarding: Advance Extraction
- Policy 49A: Minerals and Other Activities – Supply: Extraction
- Policy 49B: Minerals and Other Activities – Supply: Restoration
- Policy 51: Soils
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

## **OTHER POLICIES**

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

- Flood Risk and Flood Risk Assessments – Developer Guidance, June 2014
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy 2010
- Perth and Kinross Air Quality Supplementary Guidance, January 2020
- Perth and Kinross Planning and Biodiversity Supplementary Guidance, April 2022
- Financial Guarantees for Minerals Development Supplementary Guidance March 2019
- Supplementary Guidance – Landscape, February 2020

## **PLANNING SITE HISTORY**

17 **PK/91/1845/ MW** Full Planning Permission was granted for the extraction of hard rock mineral on 26 May 1992 for a period expiring 31 December 2012. This decision was subsequently varied on 21 August 1992 to extend the period of extraction to 31 December 2032.

- 18 [92/01933/FUL](#) Full Planning Permission was granted on 4 February 1993 to erect a garage laboratory, extend the existing site office and demolish an existing coating plant.
- 19 [05/00239/FUL](#) Full Planning Permission was granted on 8 March 2005 for the demolition of an existing lab facility and erection of a new lab facility.
- 20 [05/02288/FUL](#) Full Planning Permission was granted on 13 December 2005 for the erection of an open sided storage building.
- 21 [09/01239/FLL](#) Full Planning Permission was granted on 9 September 2009 for the installation of a sludge filter press.
- 22 [11/00003/WMP](#) A Waste Management Plan (WMP) as required by the Management of Extractive Waste (Scotland) Regulations 2010 was approved on 10 October 2011 for site management and restoration of Collace Quarry.
- 23 [22/00391/SCRN](#) a Screening Opinion was issued by the Planning Authority on 28 March 2022 pertaining to an extension, and further extraction at Collace Quarry.

## **CONSULTATIONS**

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

### **External**

- Scottish Environment Protection Agency
- Historic Environment Scotland
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Kinross Community Council

### **Internal**

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

## **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 25 The key considerations against which the eventual application will be assessed include:
- Visual Impact

- Scale, Design and Layout
- Relationship to Nearby Land Uses
- Natural Heritage and Ecology
- Landscape and site restoration
- Water Resources and Soils
- Air Quality
- Transport Implications
- Archaeology and Cultural Heritage

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

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

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

## **CONCLUSION AND RECOMMENDATION**

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

Background Papers: None

Contact Officer: Jamie Torrance

Date: 29 July 2022

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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