

Perth and Kinross Council
Development Management Committee – 13 July 2016
Pre-Application Report by Development Quality Manager

Proposed residential development with associated access, landscaping and engineering works at former Perth Agricultural Centre, East Huntingtower, Perth

Ref. No: 16/00004/PAN
Ward No: N9 Almond and Earn

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for residential development with associated access, landscape treatment and engineering works at the former Perth Agricultural Centre, East Huntingtower, and Perth. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (PAN) on 29 April 2016. The purpose of this report is to inform the Development Management Committee of a likely forthcoming planning application in respect of a major development for residential development with associated access, landscape treatment and engineering works at the former Perth Agricultural Centre, East Huntingtower, and Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site extends to some 6.0 hectares and is located on the footprint of the former United Action Mart and Car Auction facility, to the west of the Dobbie's Garden Centre at East Huntingtower. It is currently accessed from the A85 along with other existing businesses.
- 3 There are a number of houses located on the northern side of the A85 known as East Huntingtower, located opposite the access into the site and extending some 160 metres along the roadside. To the east of the A9 lie established residential areas with the closest housing being approximately 120 metres from the site.
- 4 The site is not allocated for any particular use within the adopted Perth and Kinross Local Development Plan (LDP) 2014 but is a brownfield site within the city boundary.
- 5 This PAN seeks to formally establish the principle of residential development with associated access, landscaping and engineering works. An indicative number of 230 dwellings is being proposed. The exact scale and mix of the

dwelling types would be arrived at through the submission of a planning application with associated background supporting information.

ENVIRONMENTAL IMPACT ASSESSMENT

- 6 The 09/02126/FLM application for retail development required an Environmental Impact Assessment (EIA) under the EIA regulations to be submitted with the planning application. The proposal will require to be re-screened as to whether the proposal is an EIA development under the EIA 2011 regulations. The applicant is yet to request a new screening opinion.

PRE-APPLICATION PROCESS

- 7 The PAN (reference 16/00004/PAN) outlined a public exhibition was held locally on 18th May. The ward Councillors (Henry Anderson and Alan Livingstone) and Methven Community Council, Tulloch Residents Association, Letham Residents Association were notified. The results of the community consultation will be submitted with the renewal application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 8 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

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

The Scottish Planning Policy 2014

- 10 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability : paragraphs 24 - 35
 - Placemaking : paragraphs 36 – 57
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel : paragraphs 269 - 291

- Annex B – Parking Policies and Standards
- 11 The following Scottish Government Planning Advice Notes (PAN) and Guidance Documents are likely to be of relevance to the proposal,
- PAN 3/2010 Community Engagement
 - PAN 1/2011 Planning and Noise
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 69 **Planning Advice on Flooding**
 - PAN 75 Planning for Transport
 - Designing Places 2001
 - Designing Streets 2010
 - National Roads Development Guide 2014

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 12 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”

- 13 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.
- Policy 1 – Location Priorities
 - Policy 2 – Shaping better quality places
 - Policy 3 – Managing TAYPlans Assets
 - Policy 6 – Energy and Waste

Perth and Kinross Local Development Plan 2014

- 14 The LDP was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 15 The LDP sets out a vision statement for the area and states that:
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”
- 16 Under the LDP, the following policies are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- PM4 – Settlement Boundaries
- RD1 – Residential Areas
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- HE2 – Listed Buildings
- NE3 – Biodiversity
- EP1 – Climate Change, Carbon Reduction and Public Safety
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP11 – Air Quality Management Areas
- EP12 – Contaminated Land

OTHER POLICIES

- 17 The following supplementary guidance and documents are of particular importance in the assessment of this application
- Developer Contributions Supplementary Guidance including Affordable Housing April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
 - Open Space Standards Guidance(2001)
 - Perth and Kinross Council Corporate Plan 2013-2018
 - Perth and Kinross Community Plan 2013/2023
 - The Perth City Plan 2015-2035

PLANNING SITE HISTORY

- 18 The following planning history is of particular importance.
- **00/01747/OUT:** Relocation of existing car auction mart and erection of health and fitness centre, hotel with restaurant facilities and class 4 business premises. Application was withdrawn by applicant December 2004.
 - **08/01513/IPM:** In Principle Permission sought for a Mixed Use Development. Application appealed due to non-determination but withdrawn by the applicant in October 2010 prior to determination by Directorate of Planning and Environmental Appeals (DPEA).

- **09/02126/FLM:** Detailed planning permission for erection of Class 1 retail superstore and petrol filling station with associated landscaping and engineering works at former Auction Mart site, East Huntingtower, Perth. Application approved by the Development Management Committee 19 April 2013 and remains live with submission of planning application 16/00696/FLM.
- **13/01795/MPO:** Modification of Planning Obligation associated with 09/02126/FLM to amend Clause 1.1, 2.1 and 3.1 and delete Clause 6. Application approved by Development Management Committee November 2013
- **16/00696/FLM** Renewal of 09/02126/FLM for erection of Class 1 retail superstore and petrol filling station with associated landscaping and engineering works at former Auction Mart site, East Huntingtower, Perth. Currently under consideration.

CONSULTATIONS

- 19 As part of the planning application process the following would be consulted;

EXTERNAL

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Methven Community Council

INTERNAL

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

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 20 The key considerations against which the eventual application will be assessed includes:
- Visual impact
 - Scale, design and layout
 - Relationship to nearby land uses
 - Natural heritage and ecology
 - Landscape
 - Water resources and soils
 - Noise
 - Air quality
 - Dust
 - Transport implications
 - Economy
 - Affordable housing
 - Education provision
 - Open space

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 21 Should an EIA not be required in this instance the following supporting documents will need to be submitted with any application:
- Supporting Planning Statement
 - Design and Access Statement
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Air Quality Assessment
 - Noise Assessment
 - Habitat Survey
 - Site Investigation Report
 - Sustainability Checklist and Assessment
 - Pre-Application Consultation Report
 - Indicative Phasing Plan
 - Indicative landscaping plan including open space provision

CONCLUSION AND RECOMMENDATION

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

Background Papers: None

Contact Officer: Steve Callan – Ext 75337

Date: 29 June 2016

Nick Brian
Development Quality Manager

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