

Perth and Kinross Council
Planning and Placemaking Committee – 14 June 2023
Pre-Application Report by Head of Planning and Development
(Report No. 23/186)

Siting of 68 holiday accommodation units and manager's accommodation unit, formation of vehicular access, erection of hub building, landscaping, car parking and associated works, Land 1000 Metres East of Muirhead Cottage, Auchterarder.

Ref. No: [23/00006/PAN](#)
Ward No: P7 – Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for Siting of 68 holiday accommodation units and manager's accommodation unit, formation of vehicular access, erection of hub building, landscaping, car parking and associated works at Land 1000 Metres East of Muirhead Cottage, Auchterarder. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

1. In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 17 April 2023. 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 the siting of 68 holiday accommodation units and manager's accommodation unit, formation of vehicular access, erection of hub building, landscaping, car parking and associated works on land 1000 Metres East of Muirhead Cottage, Auchterarder.
2. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
3. This PoAN seeks to formally establish a major development as described above. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4. Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. It is

noted that a screening opinion has already been provided, reference 19/01721/SCRN, and is not subject of an EIA development.

PRE-APPLICATION PROCESS

5. The PoAN (reference **23/00006/PAN**) confirmed that a public exhibition will be held at Cairn Lodge, Orchil Road, Auchterarder on Wednesday 26 April 2023 between 4pm and 8pm and a second event will be held on Wednesday 17 May 2023 between 4pm and 8pm. The Ward Councillors, Auchterarder and District Community Council, Muthill and Tullibardine Community Council and Blackford Community Council have also been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

DEVELOPMENT PLAN

6. The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

7. The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
8. NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
9. The Council's assessment of this application has considered the following policies of NPF4:
 - Policy 1: Tackling the Climate and Nature Crisis
 - Policy 2: Climate Mitigation and Adaptation
 - Policy 3: Biodiversity
 - Policy 4: Natural Places
 - Policy 5: Soils
 - Policy 6: Forestry, Woodland and Trees
 - Policy 7: Historic Assets and Places
 - Policy 13: Sustainable Transport
 - Policy 14: Design, Quality and Place
 - Policy 18: Infrastructure First
 - Policy 21: Play, Recreation and Sport
 - Policy 22: Flood Risk and Water Management
 - Policy 28: Retail
 - Policy 30: Tourism

Perth and Kinross Local Development Plan 2019

10. The Local Development Plan 2 (2019) (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.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites
- Policy 13: Retail and Commercial Leisure Proposals
- Policy 14B: Open Space Retention and Provision: Open Space within New Developments
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 53B: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 53E: Water Environment and Drainage: Water Supply
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 58A: Contaminated and Unstable Land: Contaminated Land
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

11. The following non statutory guidance and documents are of particular importance in the assessment of this application:-

- [Planning Guidance - Delivery of Development Sites](#)

- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy (2010)

NATIONAL GUIDANCE

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

Planning Advice Notes

13. 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
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 73 Rural Diversification
 - PAN 75 Planning for Transport

PLANNING SITE HISTORY

14. [19/01721/SCRN](#) EIA Screening request on 17 January 2020 for erection of 196 holiday lodges, hub buildings, landscaping, open space, vehicular access, parking area and associated works
15. [20/00868/FLM](#) Full Planning Permission Major application was Withdrawn on 9 December 2021 for Siting of 122 holiday accommodation units, formation of vehicular access, erection of hub building, landscaping, car parking and associated works

CONSULTATIONS

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

External

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland

- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- Muthill and Tullibardine Community Council
- Auchterarder and District Community Council
- Blackford Community Council
- National Grid – Gas

Internal

- Environmental Health
- Planning and Housing Strategy
- Development Contributions Officer
- Community Greenspace including Access
- Transportation and Development
- Economic Development
- Waste Services
- Biodiversity Officer
- Perth and Kinross Heritage Trust
- Structures and Flooding

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

17. The key considerations against which the eventual application will be assessed include:
 - a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

18. As an EIA Report is not required the following supporting documents will need to be submitted with any planning application:
 - Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Leisure/Economic Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment

- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

19. 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: Kirsty Strong
 Date: 2 June 2023

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.