

Perth and Kinross Council
Planning and Development Management Committee – 8 April 2020
Pre-Application Report by Head of Planning and Development (Report No. 20/90)

Erection of a replacement primary school and associated works

Ref. No: [20/00002/PAN](#)

Ward No: P12 – Perth City Centre

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the proposed replacement of North Muirton Primary School. The report 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 24 February 2020. The purpose of this report is to inform the Planning & Development Management Committee of a potential forthcoming planning application. 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 is located within the settlement boundary of Perth and within the grounds of the existing North Muirton Primary School. The adopted Perth and Kinross Local Development Plan 2 (2019) (LDP2) zones the area as residential and compatible uses. The new school is proposed as a replacement for the existing North Muirton and Balhousie primary schools. It is intended for the new school to be built to the south of the existing North Muirton school, to allow its continued operation during construction. This PoAN seeks to formally establish a major development comprising uses as set out above. The exact scale, design and layout of the development may be arrived at during pre-application discussions or through the ultimate submission of a detailed planning application.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening request has yet to be submitted.

PRE-APPLICATION PROCESS

- 4 A pre-application consultation (PAC) event was held at North Muirton Primary School, Uist Place, Perth PH1 3BY on Monday 9th March 2020 from 16:00-

20:00. The event was repeated at Balhousie Primary School, Dunkeld Road, Perth PH1 5DH on Tuesday 10th March 2020 from 16:00-20:00. Members of the public were invited to attend the events, which were in the form of "drop-in sessions" with display boards and with members of the Design Team, the Building Contractor and Perth & Kinross staff on-hand to explain the proposals and answer any queries with members of the public invited to complete a comment sheet.

- 5 The event was advertised in local newspapers and on the Perth & Kinross Council website. A leaflet drop was carried out to neighbours within a 200m buffer of the site. The following groups were also notified of the events by email: North Muirton Primary School and Balhousie Primary School Parent Councils and all parents/ carers/ staff and clubs and groups who currently let space within either school.
- 6 The Perth City Centre and Perth City North Ward Councillors were notified of the event. North Muirton Community Council and North Inch and Muirton Community Council were also notified. The applicant has also notified the MP for Perth and North Perthshire and the MSP for Perthshire North and Perthshire South.
- 7 The agent advises that, as the project progresses beyond the pre-application consultation period, Perth & Kinross Council will carry out additional consultation activities and information sharing. A User Reference Group (URG) will be formed and will meet periodically during the design process. A variety of stakeholders will be invited to form the URG including representation from the community council, parent council, local members, non-teaching staff, teaching staff and members of the design team. The group will discuss design plans, traffic management plans, timescales and other relevant project information.
- 8 Throughout the project there will be engagement with the School Management Team, wider staff and students to inform the developing detailed design. In addition, bulletins in the school newsletter will update parents/carers on the progress of the project.
- 9 It is also intended that a further public drop-in session will take place in the form of an informal information event to share more developed designs with members of the public. This will be held when the base plan is agreed and access/ egress/ external landscape proposals have been developed sufficiently.
- 10 The results of the community consultation will be submitted with the planning application as part of the required PAC Report.

NATIONAL POLICY AND GUIDANCE

- 11 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

- 12 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

- 13 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
- Supporting Business and Employment: paragraphs 92 - 108
- 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

- 14 The following Scottish Government Planning Advice Notes 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 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 63 Waste Management Planning
- PAN 65 Planning and Open Space
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places
- PAN 79 Water and Drainage
- Planning and Waste Management Advice (July 2015)

Designing Streets 2010

- 15 Designing Streets is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It has been created to support the Scottish Government's place-making agenda, alongside Creating Places, which sets out Government aspirations for design and the role of the planning system in delivering these.

Creating Places 2013– A policy statement on architecture and place for Scotland 2013

- 16 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

National Roads Development Guide 2014

- 17 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 18 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”

- 19 The following policies of TAYplan 2016 are of particular importance in the assessment of this application.
- Policy 1: Locational Priorities
 - Policy 2: Shaping Better Quality Places
 - Policy 3: Managing TAYplans Assets
 - Policy 6: Developer Contributions
 - Policy 8: Green Networks

Perth and Kinross Local Development Plan 2 (2019) (LDP2)

- 20 LDP2 was adopted on 29 November 2019. LDP2 is consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. The relevant policies are:
- Policy 1 – Placemaking
 - Policy 2 – Design Statements
 - Policy 5 – Infrastructure Contributions
 - Policy 17 – Residential Areas
 - Policy 32 – Embedding Low & Zero Carbon Generating Technologies in New Development
 - Policy 34 – Sustainable Heating and Cooling

- Policy 38 – Environment and Conservation
- Policy 39 – Landscape
- Policy 40 – Forestry, Woodland and Trees
- Policy 41 – Biodiversity
- Policy 42 – Green Infrastructure
- Policy 52 – New Development and Flooding
- Policy 53 – Water Environment and Drainage
- Policy 55 – Nuisance from Artificial Light and Light Pollution
- Policy 56 – Noise Pollution
- Policy 57 – Air Quality
- Policy 60 – Transport Standards and Accessibility Requirements

OTHER POLICIES

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

- Developer Contributions Supplementary Guidance January 2020
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

PLANNING SITE HISTORY

- 22 There is no known planning history for the proposed site.

CONSULTATIONS

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

External

- Scottish Water
- Scottish Environment Protection Agency (SEPA)

Internal

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

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 24 The key considerations against which the eventual application will be assessed include:

1. Landscape and Visual Impact
2. Scale, Design and Layout
3. Impact on residential amenity
4. Natural Heritage and Ecology
5. Trees and landscaping
6. Impact of Noise
7. Transport Implications
8. Open Space Provision
9. Waste
10. Drainage
11. Air Quality
12. Flood Risk

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 25 If an EIA 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
- Transport Assessment
- Air Quality Assessment
- Flood Risk Assessment
- Tree Survey
- Phase 1 Habitat Survey including protected species and breeding birds
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

- 26 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

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Date: 26 March 2020

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HEAD OF PLANNING AND DEVELOPMENT

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