

Perth and Kinross Council
Planning and Development Management Committee – 20 November 2019
Pre-Application Report by Head of Planning and Development (Report No. 19/335)

Erection of a replacement high school, with associated car parking, playgrounds and the relocation of existing sports pitches, Perth High School, Oakbank Road, Perth

Ref. No: [19/00007/PAN](#)

Ward No: 10 – Perth City South

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 Perth High 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 1 October 2019. 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 with the existing school in a residential and compatible uses zoning and the current playing fields zoned as open space within the adopted Perth and Kinross Local Development Plan 2014. The new school is proposed to be built within the open space zoning to the west to allow the continued operation of the existing high school. 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 public exhibition was held in the assembly at Perth High School, Oakbank Road, Perth PH1 1HB on Monday 28 October 2019 between 4pm - 8pm. The Perth City South Ward Councillors and Ward Councillors of the pupil catchment

area were notified of the event. South Perth Community Partnership in the absence of an established Community Council in Perth City South was also notified. The applicant has also notified the MP for Perth and North Perthshire and the MSP for Perthshire North and Perthshire South.

- 5 A leaflet drop was carried out to near neighbours and Perth City Community Council Facebook page also advertised the event on social media. The following groups were notified of the event by email; Perth High School parents/ carers and staff, Parents/ carers of pupils at the feeder primary schools (Abernethy, Abernyte, Craigie, Dunbarney, Errol, Forgandenny, Inchtute, Invergowrie, Inch View, Kinnoull, Longforgan, Moncrieffe, Oakbank and St Madoes Primary Schools) and Clubs and groups who currently let space within Perth High School.
- 6 In addition, a presentation was prepared on display boards and/ or electronic display to be cascaded to each of the feeder primary schools during the pre-application period. It is considered that all of this publication of the proposal will enable future pupils of the High School to engage with the project and have been invited to feedback their thoughts.
- 7 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

- 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 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

- 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
 - 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

- 11 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

- 12 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

- 13 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

- 14 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

- 15 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”

- 16 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 2014

- 17 The Local Development Plan (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.

- 18 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.”

- 19 Under the LDP, the following policies are of particular importance in the assessment of this application:-

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- RD1 – Residential Areas
- TA1 – Transport Standards and Accessibility Requirements
- CF1 - Open Space Retention and Provision
- CF2 – Public Access
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial Light and Light Pollution
- EP8 – Noise Pollution

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 20 The Proposed LDP2 2017 represents Perth & Kinross Council’s settled view in relation to land use planning and is a material consideration in determining planning applications. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP)

2014. The Council approved the Proposed LDP (as so modified by the Examination Report) on 25 September 2019. The Council is progressing the Proposed Plan towards adoption, with submission to the Scottish Ministers. It is expected that LDP2 will be adopted by 28 November 2019. The Proposed LDP2, its policies and proposals are referred to within this report where they are material to the recommendation or decision. The following policies are of particular importance and will be material to the assessment.

- Policy 1 – Placemaking
- Policy 2 – Design Statements
- Policy 5 – Infrastructure Contributions
- Policy 8 – Rural Business and Diversification
- Policy 9 – Caravan Site, Chalets and Timeshare Developments
- Policy 14 – Open Space Retention and Provision
- Policy 15 – Public Access
- Policy 17 – Residential Areas
- Policy 32 – Sustainable Heating and Cooling
- Policy 38 – Forestry, Woodland and Trees
- Policy 39 – Biodiversity
- Policy 40 – Green Infrastructure
- Policy 51 – Water Environment and Drainage
- Policy 53 – Nuisance from Artificial light and Light Pollution
- Policy 54 – Noise Pollution
- Policy 58 – Transport Standards and Accessibility Requirements

OTHER POLICIES

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

- Developer Contributions including Affordable Housing September 2016

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
- Perth and Kinross Heritage Trust (PKHT)

Internal

- Environmental Health
- Strategic Planning and Policy

- Developer Negotiations Officer
- 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. Natural Heritage and Ecology
4. Trees and landscaping
5. Impact of Noise
6. Transport Implications
7. Open Space Provision
8. Waste
9. Drainage
10. Air Quality

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
- Drainage Assessment
- Tree Survey
- Phase 1 Habitat Survey including protected species and breeding birds
- Landscape and Visual Impact Assessment
- Archaeological Assessment
- Sustainability Assessment
- Noise 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
Contact Officer: Joanne Ferguson
Date: 7 November 2019

DAVID LITTLEJOHN
HEAD OF PLANNING AND DEVELOPMENT

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