

Perth and Kinross Council
Development Management Committee – 15 February 2017
Pre-Application Report by Interim Head of Planning

Proposed business park including use classes 4, 5 and 6 and associated works at land 130 Metres South Of Field View, Windsole, Auchterarder, Perthshire

Ref. No: 16/00014/PAN
Ward No: N7 Strathallan

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a proposed business park including use classes 4, 5 and 6 and associated works at land 130 Metres South Of Field View, Windsole, Auchterarder, Perthshire. 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 on 26 January 2016. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development for a business park including use classes 4, 5 and 6 and associated works at land 130 Metres South Of Field View, Windsole, Auchterarder, Perthshire. 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 5.99 hectares and is located south of the A984 road at the eastern end of Auchterarder. The site's northern boundary comprises a row of established residential properties of varying styles and sizes, including 3 storey apartments. To the east and west of the site is open farmland and to the south is the Ruthven Water and Scottish Water Waste Water Treatment Works. A substantial woodland boundary exists to the south of the site, offering shelter and structure.
- 3 The site falls within the existing settlement boundary on the Auchterarder Proposals Map of the LDP. The site has been allocated in LDP as part of Proposal E25 for the development of general employment uses. The site is not subject to any landscape, environmental, archaeological, ecological or heritage designations. It is not located within any Sensitive Areas.
- 4 The proposed access into the site has previously been granted detailed planning permission (Refs: 12/02160/FLL and 16/01443/FLL). The exact scale and design of the development will be arrived during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT

- 5 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 2011 regulations. A screening request (16/2148/SCRN) has been submitted and found that an EIA is not required in this instance.

PRE-APPLICATION PROCESS

- 6 The Proposal of Application Notice (reference 16/00014/PAN) outlined a public exhibition will be held locally on 23rd February 2017. The ward Councillors (Ann Gaunt, Tom Gray and Murray Lyle) and Auchterarder and District Community Council have been 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

- 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 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

- 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
 - 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

- 10 The following Scottish Government Planning Advice Notes (PAN) 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 75 Planning for Transport
- PAN 77 Designing Safer Places
- Designing Places (2001)
- Designing Streets (2010)
- Creating Places (2013)
- National Roads Development Guide (2014)

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 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 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

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

- 13 The Local Development Plan 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.

- 14 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.”

15 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
- ED1 – Employment and Mixed Use Areas
- ED3 – Rural Business and Diversification
- RD1 – Residential Areas
- TA1 – Transport Standards and Accessibility Requirements
- CF2 – Public Access
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER5 – Prime Agricultural Land
- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscape
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP9 – Waste Management Infrastructure

OTHER POLICIES

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

- Developer Contributions and Affordable Housing Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance November 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

17 The following history is relevant for the proposed site.

- 12/02160/FLL – Formation of roundabout and ancillary works. Approved by committee August 2013
- 16/01443/FLL - Renewal of permission 12/02160/FLL Formation of a roundabout and ancillary works. Approved under delegated powers October 2016
- 16/02148/SCRN – EIA Screening for development of a business park Use (Class 4, 5 and 6). Screening Opinion provided January 2017

CONSULTATIONS

18 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
- Forestry Commission Scotland
- Auchterarder and District Community Council

Internal

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

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 19 The key considerations against which the eventual application will be assessed includes:
- 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. Noise
 - h. Odour
 - i. Air Quality
 - j. Dust
 - k. Light
 - l. Transport Implications
 - m. Economy

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 20 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/Statement
 - Flood Risk and Drainage Assessment
 - Ecology Assessment
 - Tree Survey
 - Noise Assessment/Management Plan
 - Sustainability Assessment

CONCLUSION AND RECOMMENDATION

- 21 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.

Nick Brian
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Background Papers: None

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Date: 26 January 2017

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