

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

Proposed creation of sand and gravel borrow pit and associated ready mix concrete and asphalt plants, on land south of Loak Farm, near Bankfoot, Perthshire

Ref. No: 17/00008/PAN

Ward No: P5 Strathtay

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the proposed creation of a sand and gravel borrow pit and associated ready mix concrete and asphalt plants, at land 300 metres south of Loak Farm, near Bankfoot. 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 (PoAN) on 31 July 2017. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for the proposed creation of a sand and gravel borrow pit and associated ready mix concrete and asphalt plants, at land 300 metres south of Loak Farm, near Bankfoot. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The proposed development site of 21 hectares (in total) is located approximately 1 km south of Bankfoot village and is directly to the west of the existing A9 Trunk Road. The site is bounded by agricultural land to the north and south, a private road and the existing A9 to the east and Ordie Burn to the west. There are residential properties within 150 metres to the north and west of the site. Planning permission (14/01302/FLL) is also in place for a dwelling 120 metres north of the site boundary and is currently under construction.
- 3 The proposed development is to provide approximately 400,000 tonnes of sand and gravel over a 2-2½ year period to directly supply the adjacent A9 dualling works with aggregates and sand as well as raw materials for use in the production of asphalt and concrete at the proposed on site plants. Mobile asphalt and concrete plants will be located on the site to reduce haulage distances. After the extraction period the site is to be restored back to agricultural use.
- 4 The site is not part of an allocated site in the adopted Perth and Kinross Local Development Plan (LDP) 2014 and is not within any settlement boundary.

- 5 The exact design, scale and details of the development will be arrived during further discussions and subsequent application.

ENVIRONMENTAL IMPACT ASSESSMENT

- 6 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 current EIA regulations. A screening request (17/01115/SCRN) was submitted in June 2017 and it was determined that an EIA would not be required to be submitted.

PRE-APPLICATION PROCESS

- 7 The Proposal of Application Notice (reference 17/00008/PAN) outlined a public exhibition has been held at Bankfoot Church Centre on 3 October 2017. The Ward Councillors (James; Jarvis; Laing) and Auchtergraven Community Council 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
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 - 151
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Promoting Responsible Extraction of Resources: paragraphs 234 - 248
 - 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 (PAN) are likely to be of relevance to the proposal;
- PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 50 Controlling the Environmental Effects of Surface Mineral Workings
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 64 Reclamation of Surface Mineral Workings
 - PAN 68 Design Statements
 - PAN 69 Planning and Building standards Advice on Flooding
 - PAN 75 Planning for Transport
 - National Roads Development Guide 2014

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 12 TAYPlan sets out a vision for how the region will be in 2036 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 2036 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 2016 are of particular importance in the assessment of this application;
- Policy 9 – Managing TAYPlans Assets

Perth and Kinross Local Development Plan 2014

- 14 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.
- 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
- TA1 – Transport Standards and Accessibility Requirements
- CF2 – Public Access
- HE1 – Scheduled Monuments and Non-Designated Archaeology
- NE1 – Environment and Conservation Policies
- NE3 – Biodiversity
- ER3 – Minerals and Other Extractive Activities – Safeguarding
- ER4 – Minerals and Other Extractive Activities - Supply
- ER5 – Prime Agricultural Land
- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes
- 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

OTHER POLICIES

- 17 The following supplementary guidance is of particular importance in the assessment of this application;

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

PLANNING SITE HISTORY

- 18 Whilst there is no planning history for the site itself, the following is of particular importance;

- **Transport Scotland's A9 Dualling Project:** In 2008, the Scottish Government's Strategic Transport Projects Review (STPR) set out the future investment programme for transport in Scotland over two decades including the proposed upgrade of the A9. As part of this upgrade work, the STPR identified dualling sections from Perth to Inverness.
- In December 2011, the Scottish Ministers confirmed a commitment to upgrade the A9 between Perth and Inverness to full dual carriageway by 2025 as part of their Infrastructure Investment Plan (IIP), which outlined £60 billion of spending by 2030.

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 (HES)
- Health and Safety Executive
- Perth and Kinross Heritage Trust (PKHT)
- Auchtergraven Community Council

Internal

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

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 20 The key considerations against which the eventual application will be assessed Includes;
- a. Landscape and Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to nearby land uses
 - d. Natural Heritage and Ecology
 - e. Cultural Heritage including Archaeology
 - f. Water resources and soils
 - g. Air Quality
 - h. Noise
 - i. Transport Implications
 - j. Sustainability

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 21 Whilst the EIA Screening exercise concluded that an EIA will not be required, the following standalone assessments will be required to cover the following subject matters;
- Habitat Survey
 - Air Quality Assessment/Management Plan
 - Noise Assessment/Management Plan
 - Ground Conditions Survey
 - Transport Statement/Assessment
 - Landscape and Visual Impact Assessment

- Flood Risk and Drainage Assessment including Surface Water Management Plan
- Cultural Heritage including Archaeology Assessment
- Restoration Plan
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Sustainability Assessment

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: 2 November 2017

Nick Brian
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