

Perth and Kinross Council  
Development Management Committee – 5 June 2019  
Pre-Application Report by Interim Development Quality Manager (Report No. 19/169)

**PROPOSAL:** Change of use from clay extraction pit to form extension to caravan park, formation of 9 hole pitch and putt course and erection of ancillary maintenance shed, and formation of parking areas, footpaths, boundary treatments, landscaping and associated works.

**LOCATION:** Land east of Errol Brickworks, Errol.

Ref. No: [19/00001/PAN](#)  
Ward No: P1 - Carse of Gowrie

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a proposed change of use from clay extraction pit to form extension to caravan park, formation of 9 hole pitch and putt course and erection of ancillary maintenance shed, and formation of parking areas, footpaths, boundary treatments, landscaping and associated works. 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 on 2 April 2019. The purpose of this report is to inform the Development Management Committee of a potential forthcoming planning application in respect Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The application site extends to 7.8 hectares, with part of the site formerly the Inchcoonans Clay Working, which was consented in 1948, providing raw material for the Errol Brick works. Following the ceasing of clay excavation, the site was operated as a municipal waste site by the Local Authority. The land has more recently been restored with associated woodland planting. There is extensive history associated with this site, as set out below. This proposal of application notice (PAN) seeks to formally establish a major development comprising uses as previously set out. The exact range of uses, scale and design 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 been submitted by the applicant and was issued on the 17<sup>th</sup> May, confirming that the development was EIA and would require to be supported by an environmental report.

## **PRE-APPLICATION PROCESS**

- 4 The Proposal of Application Notice (reference **19/00001/PAN**) confirmed that a public exhibition was held on 16 May at Errol Village Hall. The Ward Councillors and Errol Community Council have 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.

## **NATIONAL POLICY AND GUIDANCE**

- 5 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**

- 6 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**

- 7 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
- Promoting Rural Development: paragraphs 74 – 91
- Supporting Business and Employment: paragraphs 92 – 108
- Valuing the Natural Environment : paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268

- 8 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 1/2013 Environmental Impact Assessment
- PAN 33 Development of Contaminated Land
- 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 and Waste Management Advice (July 2015)

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2016-2036**

- 9 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”*

### **Perth and Kinross Local Development Plan 2014**

- 10 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.
- 11 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.”*
- 12 Under the LDP, the following policies are of particular importance in the assessment of this application:-
  - PM1 – Placemaking
  - PM2 – Design Statements
  - ED3 – Rural Business and Diversification
  - ED4 – Caravan Sites, Chalets, and Timeshare Developments
  - TA1 – Transport Standards and Accessibility Requirements
  - HE2 – Listed Buildings
  - NE1B – National Designations
  - NE2 – Forestry, Woodland and Trees
  - NE3 – Biodiversity
  - NE4 – Green Infrastructure
  - ER6 – Managing Future Landscape Change
  - EP2 – New Development and Flooding

- EP3 – Water Environment and Drainage
- EP8 – Noise Pollution
- EP10 – Management of Inert and Construction Waste
- EP12 – Contaminated Land

## **OTHER POLICIES**

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

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

## **PLANNING SITE HISTORY**

- 14 1948 – Historic Planning Permission pertaining to Clay extraction. Site restored following workings.
- 15 [11/00021/PAN](#) 11/00021/PAN Formation of an outdoor experience centre Decision Issued 7 February 2012
- 16 [13/00106/FLL](#) Change of use from clay extraction pit to outdoor activity centre Application withdrawn 5 April 2013
- 17 [13/01923/FLL](#) Change of use from clay extraction pit to outdoor activity centre, siting of portable buildings, 6 no. camping pods, 20 no tipis, formation of car parking, formation of bund and associated works Application approved at Development Management Committee on 18 March 2015
- 18 [16/00941/FLL](#) Change of use from clay extraction pit to outdoor activity centre, siting of 13 lodge-style caravans, restaurant and reception building, 6 no. mobile camping pods, formation of car parking, formation of bunds and associated works Application approved under delegated powers on 29 March 2017
- 19 [17/02297/FLL](#) Installation of gas pipelines and vents and associated landraising works. Application withdrawn 25 May 2018
- 20 [18/01288/FLL](#) Siting of 6no. lodge-style caravans and restaurant building, formation of parking and associated works. Application approved under delegated powers on 30 August 2018.
- 21 [19/00179/FLL](#) Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to modify condition 7 (amplified music and public address systems), condition 9 (deliveries), condition 12 (hours of operation) and condition 13 (approved activities within the activity lawn area) of planning permission 16/00941/FLL (Change of use from clay extraction pit to outdoor activity centre, siting of 13 lodge-style caravans, restaurant and reception building, 6 mobile camping pods, formation of car parking, formation of bunds and associated works) Application withdrawn on 13 March 2019

- 22 19/00538/SCRN Siting of lodge style caravans, associated car parking, infrastructure, screening and landscaping, formation of footpath links, formation of a 9 hole pitch and putt golf course and erection of a shed EIA screening decision issued May 2019. EIA required.

## **CONSULTATIONS**

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

### **External**

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Errol Community Council

### **Internal**

- Environmental Health Noise and Dust & Contamination
- 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:-
- 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. Impact on Noise
  - i. Transport Implications
  - j. Tourism and Economy
  - k. Impact on Agriculture
  - l. Impact on neighbouring Cultural Heritage
  - m. Site Contamination Assessments and suitability for any further development

## **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

- 25 In order to support the planning application, an environmental report should be submitted for consideration.

Anticipated contents of an Environmental Report should include

- Policy Framework
- Transport Assessment
- Flood Risk and Drainage Assessment
- Noise and Air quality Assessment and Management Plans
- Detailed Contamination and Ground Conditions Surveys
- Landscape and Visual Impact Assessment
- Habitat Survey
- Sustainability Assessment
- Residual and Cumulative Impact

- 26 The following should also be submitted as part of the planning submission:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Leisure/Economic Impact Assessment

## **CONCLUSION AND RECOMMENDATION**

- 27 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: 23 May 2019

**ANNE CONDLIFFE**  
**INTERIM DEVELOPMENT QUALITY MANAGER**

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