

Perth and Kinross Council  
Planning and Development Management Committee – 20 November 2019  
Pre-Application Report by Head of Planning and Development (Report No. 19/334)

**Erection of Replacement Poly Tunnels, Colbeggie Farm, Kettins, Perthshire**

Ref. No: [19/00006/PAN](#)  
Ward No: P2 - Strathmore

**Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the replacement of existing temporary poly tunnels with more permanent insulated poly tunnel structures at Colbeggie Farm, near Kettins. 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 26 July 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 not allocated for any particular use within the adopted Perth and Kinross Local Development Plan 2014 and is on an area of open farmland to the east of Coupar Angus. This PoAN seeks to formally establish a major development comprising proposed development 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 The proposed development does not fall within any of the accepted categories of development outlined in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. A screening request is therefore not considered necessary in this instance.

**PRE-APPLICATION PROCESS**

- 4 A public exhibition was held on Friday 4 October at the Red House Hotel, Coupar Angus. The Ward Councillors, Coupar Angus Community Council, Kettins Community Council and Meigle and Ardler Community Council were all notified. The applicant was also advised to notify the local MP and MSP of the

proposal and conduct a leaflet drop of all residents with a 1.5km radius of the site. 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
  - 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 3/2010 Community Engagement
  - 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 68 Design Statements

## **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”*

- 10 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

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

- 11 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.

- 12 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.”*

- 13 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
- NE3 – Biodiversity
- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area’s Landscapes
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial Light and Light Pollution

#### **Proposed Perth and Kinross Local Development Plan 2 (LDP2)**

- 14 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.

- Policy 1 – Placemaking
- Policy 2 – Design Statements
- Policy 8 – Rural Business and Diversification
- Policy 37 – Landscape
- Policy 39 – Biodiversity
- Policy 50 – New Development and Flooding
- Policy 51 – Water Environment and Drainage
- Policy 53 – Nuisance from Artificial light and Light Pollution

### **OTHER POLICIES**

- 15 The following supplementary guidance is of particular importance in the assessment of this application:-

- Flood Risk and Flood Risk Assessments – June 2014

### **PLANNING SITE HISTORY**

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

### **CONSULTATIONS**

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

#### **External**

- Coupar Angus Community Council
- Kettins Community Council
- Meikle and Ardler Community Council

#### **Internal**

- Environmental Health
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

### **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

- 18 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 including private water supplies

- h. Transport Implications
- i. Flooding and Drainage

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

- 19 In the absence of an EIA, the following supporting documents will need to be submitted with any planning application;

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report

### **CONCLUSION AND RECOMMENDATION**

- 20 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: David Niven

Date: 7 November 2019

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING AND DEVELOPMENT**

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