

Perth and Kinross Council  
Planning and Placemaking Committee – 22 February 2023  
Pre-Application Report by Head of Planning and Development  
(Report No 23/71)

**PROPOSAL:** Change of use from stable block to visitor centre including shop, restaurant, ticket offices and associated facilities, formation of adventure playpark, footpaths and car parking, erection of pavilion building and green houses, installation of biomass plant and solar meadow, and associated infrastructure

**LOCATION:** Scone Palace, Queen's Drive, Old Scone, Perth, PH2 6BE

Ref. No: [22/00025/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 change of use from stable block to visitor centre including shop, restaurant, ticket offices and associated facilities, formation of adventure playpark, footpaths and car parking, erection of pavilion building and green houses, installation of biomass plant and solar meadow, and associated infrastructure at Scone Palace, Queen's Drive, Old Scone, Perth, PH2 6BE. 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 (PoAN) on 29 November 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for the change of use from stable block to visitor centre including shop, restaurant, ticket offices and associated facilities, formation of adventure playpark, footpaths and car parking, erection of pavilion building and green houses, installation of biomass plant and solar meadow, and associated infrastructure at Scone Palace, Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

## **ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. It is noted that a screening opinion has already been provided, reference 22/02252/SCRN, and is not subject of an EIA development.

## **PRE-APPLICATION PROCESS**

- 4 The PoAN (reference 22/00025/PAN) confirmed that a public exhibition was to be held at Robert Douglas Memorial Institute, 102 Abbey Road, Scone on Tuesday 13th December 2022 between the hours of 15.00 and 20.00. The date of the 2nd event was unknown at the time of submission, however, is in advance of 14 days after the first event. The Ward Councillors, local MP, MSP and Scone and District 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 (NPF4), the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

### **National Planning Framework 4**

- 6 The National Planning Framework 4 (NPF4) was approved by the Scottish Parliament on 11 January 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
- 7 The Council will consider NPF4 as a material consideration when assessing any forthcoming planning application.

### **Planning Advice Notes**

- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
  - PAN1/2011 Planning and Noise
  - PAN 2/2011 Planning and Archaeology
  - 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 69 Planning & Building Standards Advice on Flooding
  - PAN 73 Rural Diversification
  - PAN 75 Planning for Transport
  - PAN 79 Water and Drainage

## LOCAL POLICY AND GUIDANCE

### Perth and Kinross Local Development Plan 2019

- 9 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 10 The LDP2 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.”*
- 11 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1A: Placemaking
  - Policy 1B: Placemaking
  - Policy 2: Design Statements
  - Policy 5: Infrastructure Contributions
  - Policy 6: Settlement Boundaries
  - Policy 8: Rural Business and Diversification
  - Policy 15: Public Access
  - Policy 17: Residential Areas
  - Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments
  - Policy 26B: Scheduled Monuments and Archaeology: Archaeology
  - Policy 27A: Listed Buildings
  - Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
  - Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
  - Policy 38A: Environment and Conservation: International Nature Conservation Sites
  - Policy 39: Landscape
  - Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
  - Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
  - Policy 41: Biodiversity
  - Policy 42: Green Infrastructure
  - Policy 43: Green Belt
  - Policy 47: River Tay Catchment Area
  - Policy 52: New Development and Flooding
  - Policy 53A: Water Environment and Drainage: Water Environment
  - Policy 53B: Water Environment and Drainage: Foul Drainage
  - Policy 53C: Water Environment and Drainage: Surface Water Drainage
  - Policy 55: Nuisance from Artificial Light and Light Pollution
  - Policy 56: Noise Pollution
  - Policy 57: Air Quality
  - Policy 58A: Contaminated and Unstable Land: Contaminated Land

- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **OTHER POLICIES**

- 12 The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- Developer Contributions Supplementary Guidance April 2016
  - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Placemaking Supplementary Guidance 2020
  - Perth and Kinross Community Plan 2013/2023
  - Perth City Plan 2015-2016
  - Perth and Kinross Local Transport Strategy (2010)

## **MOST RECENT PLANNING SITE HISTORY**

- 13 [14/00177/LBC](#) Listed Building Consent was Approved On 30 April 2014 for alterations, removal of toilet block and erection of new toilet block, alterations to entrance porch and installation of rooflights.
- 14 [14/00178/FLL](#) Full Planning Permission was Approved On 26 March 2014 for alterations, removal of toilet block and erection of new toilet block, alterations to entrance porch and installation of rooflights.
- 15 [18/00101/LBC](#) Listed Building Consent was Approved On 21 March 2018 for alterations.
- 16 [18/01682/FLL](#) Full Planning Permission application was Withdrawn On 19 November 2018 for Installation of a solar array.
- 17 [19/00038/FLL](#) Full Planning Permission was Approved On 22 February 2019 for Installation of a solar array.
- 18 [20/01459/LBC](#) Listed Building Consent was Approved On 1 December 2020 for Alterations to boundary walls.
- 19 22/02252/SCRN EIA Screening Opinion provided on 20 January. No EIA development.

## **CONSULTATIONS**

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

### **External**

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Historic Environment Scotland

- Perth and Kinross Heritage Trust
- Scone and District Community Council

### **Internal**

- Environmental Health
- Planning and Housing Strategy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Waste Services
- Biodiversity Officer
- Conservation Officer

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

- 21 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. Transport Implications
  - i. Tourism and Economy
  - j. Impact on Agriculture
  - k. Archaeology and Cultural Heritage

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

- 22 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 including Construction Traffic Management Plan (CTMP)
  - Flood Risk and Drainage Assessment
  - Landscape and Visual Impact Assessment
  - Tree and Woodland Survey
  - Habitat Survey
  - Archaeological Assessment
  - Sustainability Assessment
  - Contamination Assessment

- Noise Assessment

## **CONCLUSION AND RECOMMENDATION**

- 23 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: Gillian Peebles  
Date: 10 February 2023

**DAVID LITTLEJOHN**  
**HEAD OF PLANNING & DEVELOPMENT**

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