

Perth and Kinross Council  
Planning and Placemaking Committee – 14 June 2023  
Pre-Application Report by Head of Planning and Development  
(Report No. 23/187)

Erection of staff service/welfare building, office building, greenhouse, upgrade of public road access and upgrade to forestry track, parking with cycle storage, installation of biomass plant and associated ancillary buildings/works Land 0.8km North of Newhall Estate, Taymouth Castle, Kenmore, Aberfeldy, PH15 2NT.

Ref. No: [23/00007/PAN](#)  
Ward No: P4 – Highland

### **Summary**

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for erection of staff service/welfare building, office building, greenhouse, upgrade of public road access and upgrade to forestry track, parking with cycle storage, installation of biomass plant and associated ancillary buildings/works at Land 0.8km North of Newhall Estate, Taymouth Castle, Kenmore Aberfeldy, PH15 2NT. 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 19 April 2023. 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 erection of staff service/welfare building, office building, greenhouse, upgrade of public road access and upgrade to forestry track, parking with cycle storage, installation of biomass plant and associated ancillary buildings/works on land 0.8km North of Newhall Estate Taymouth Castle, Kenmore, Aberfeldy, PH15 2NT
2. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
3. This PoAN seeks to formally establish a major development as described above. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

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

4. 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. A screening request is required to be submitted by the applicant.

## **PRE-APPLICATION PROCESS**

5. The PoAN (reference **23/00007/PAN**) confirmed that two public exhibitions will be held at Kenmore Hotel, The Square, Kenmore, PH15 2NU, first event on 17 May 2023 between 3pm and 7pm and a second event on 21 June 2023 between 3pm and 7pm. The Ward Councillors, and Kenmore 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.

## **DEVELOPMENT PLAN**

6. The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### **National Planning Framework 4**

7. The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
8. NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
9. The Council's assessment of this application has considered the following policies of NPF4 :
  - Policy 1: Tackling the Climate and Nature Crisis
  - Policy 2: Climate Mitigation and Adaptation
  - Policy 3: Biodiversity
  - Policy 4: Natural Places
  - Policy 6: Forestry, Woodland and Trees
  - Policy 7: Historic
  - Policy 13: Sustainable Transport
  - Policy 14: Design, Quality and Place
  - Policy 20: Blue and Green Infrastructure
  - Policy 21: Play, Recreation and Sport
  - Policy 22: Flood Risk and Water Management
  - Policy 29: Rural Development

## **Perth and Kinross Local Development Plan 2019**

10. The Local Development Plan 2 (2019) (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.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 14B: Open Space Retention and Provision: Open Space within New Developments
- Policy 15: Public Access
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 27A: Listed Buildings
- Policy 29: Gardens and Designated Landscapes
- Policy 31: Other Historic Environment Assets
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 38A: Environment and Conservation: National Designations
- Policy 38C: Environment and Conservation: Local Designations
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 47: River Tay Catchment Area
- Policy 52: New Development and Flooding
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 53E: Water Environment and Drainage: Water Supply
- 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 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## OTHER POLICIES

11. The following non statutory guidance and documents are of particular importance in the assessment of this application: -
- [Planning Guidance - Delivery of Development Sites](#)
  - [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
  - [Planning Guidance - Planning & Biodiversity](#)
  - [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
  - Perth and Kinross Community Plan 2013/2023
  - Perth and Kinross Local Transport Strategy (2010)

## NATIONAL GUIDANCE

12. The Scottish Government expresses its planning policies and guidance through the National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### Planning Advice Notes

13. 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 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 SITE HISTORY

14. **87/00268/FUL** Full Planning Permission was Approved on 24 April 1987 for Installation of sewage treatment plant.
15. **88/00289/FUL** Full Planning Permission was Approved on 31 March 1988 for Revised layout of housing and leisure complex at Taymouth Castle Garden.
16. **99/00238/FUL** Full Planning Permission was Approved on 15 April 1999 for Conversion of existing building (former civil defence lecture hall) into a salmon hatchery at
17. **00/00293/FOR** was Approved on 23 March 2000 for Mixed working of 152.4 hectares at

18. **03/02250/PPLB** was Approved on 9 March 2005 for Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. Construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infra structure and engineering works including sewage treatment works and associated landscaping and maintenance proposals.
19. **07/01739/FUL** Full Planning Permission was Approved on 29 February 2008 for Proposed recreational facilities, including play area and tennis courts, 58 no. residential units varying type, including flatted accommodation and additional parking facilities.
20. **10/00020/PAN** On 9 December 2010 for Amendments to existing consented development along with additional development to include revisions within the castle and other elements within the estate, equestrian centre and golf course. Further applications to include additional properties within estate, spa facilities and restaurant and amendments to existing planning conditions 4 and 5.
21. **11/00145/FLL** Full Planning Permission was Approved on 8 April 2011 for Change of house type (Modification of 03/02250/PPLB) Plot 16 (Taymouth Sawmill)
22. **11/00146/FLL** Full Planning Permission was Approved on 8 April 2011 for Change of house type (Modification of 03/02250/PPLB) Plot 25 (Newhall)
23. **11/00530/FLM** Full Planning Permission Major was Approved On 29 June 2011 for Deletion of conditions 4 and 5 of planning consent 03/02250/PPLB.
24. **11/00531/LBC** Listed Building Consent was Approved on 4 August 2011 for Modification of existing consent 03/02250/PPLB for revised proposals within the east wing to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing.
25. **11/00533/FLM** Full Planning Permission Major was Approved on 1 July 2011 for Erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of castle
26. **11/01325/FLL** Full Planning Permission was Approved on 9 November 2011 for Change of House Types (Modification of 03/02250/PPLB) (Plots 24-26)
27. **11/01800/LBC** Listed Building Consent was Approved on 22 March 2012 for Alterations (revision of internal layouts)

28. [11/01801/FLL](#) Full Planning Permission was Approved on 7 September 2012 for Erection of four estate properties.
29. [11/01825/FLL](#) Full Planning Permission was Approved on 6 December 2011 for Change of house type for Plot 24 - modification of consent (03/02250/PPLB and 11/01325/FLL)
30. [14/02108/LBC](#) Listed Building Consent was Approved on 27 February 2015 for Alterations to internal layout to form hotel accommodation.
31. [15/00692/LBC](#) Listed Building Consent was Approved on 16 June 2015 for Alterations to internal layout.
32. [15/01550/FLL](#) Full Planning Permission was Approved on 29 October 2015 for Renewal of permission 11/01801/FLL (Erection of four estate properties)
33. [15/01590/FLL](#) Full Planning Permission was Approved on 9 December 2015 for Modification of permission 11/00533/FLM (development of hotel, spa, estate properties and associated works) formation of 52 hotel suites, alterations and extensions.
34. [15/01591/LBC](#) Listed Building Consent was Approved on 9 December 2015 for Alterations and extension.
35. [22/00735/FLL](#) Full Planning Permission was Approved on 27 July 2022 for Installation of a bridge and re-alignment of access track (for a temporary period)
36. [22/01261/FLL](#) Full Planning Permission was Approved on 21 September 2022 for Erection of plant building, installation of LPG tanks, formation of vehicular access, path and associated works service yards, erection of walls with railings, installation of gates and associated works.
37. [22/01484/FLL](#) Full Planning Permission was Approved on 17 February 2023 for Erection of 8 estate properties, 2 garages and associated works (Zone D2)
38. [22/01485/FLL](#) Full Planning Permission was Approved on 17 February 2023 for Erection of 6 estate properties and associated works (Zone D1)
39. [22/01486/FLL](#) Full Planning Permission was Approved on 4 May 2023 for Erection of 5 estate properties, a replacement estate property, 6 garages and associated works (Zone C4)
40. [22/01487/FLL](#) Full Planning Permission was Approved on 17 February 2023 for Erection of 5 estate properties and associated works (Zone C1)
41. [22/01570/FLL](#) Full Planning Permission was Approved On 31 October 2022 for Erection of substation building

42. [22/02002/LBC](#) Listed Building Consent was Approved on 24 February 2023 for Installation of replacement gates and alterations and extension to boundary wall.
43. [22/02099/FLL](#) Full Planning Permission was Approved on 24 February 2023 for Formation of vehicular access and alterations to boundary wall.
44. [22/02100/LBC](#) Listed Building Consent was Approved on 24 February 2023 for Alterations to boundary wall.
45. [23/00223/FLL](#) Full Planning Permission was Approved on 6 April 2023 for Erection of refuse/storage building, walls, and gates.

## **CONSULTATIONS**

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

### **External**

- Scottish Environment Protection Agency
- Nature Scot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland – Garden and Designed Landscapes
- Perth and Kinross Heritage Trust
- Kenmore and District Community Council

### **Internal**

- Environmental Health (Contaminated land, Odour, light and noise)
- Community Greenspace
- Transportation and Development
- Structures and Flooding
- Waste Services
- Biodiversity Officer

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

47. 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**

48. Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
  - Design and Access Statement
  - Pre-Application Consultation (PAC) Report
  - Leisure/Economic Impact Assessment
  - Transport Assessment
  - Flood Risk and Drainage Assessment
  - Landscape and Visual Impact Assessment
  - Tree and Woodland Survey
  - Habitat Survey
  - Archaeological Assessment
  - Sustainability Assessment

### **CONCLUSION AND RECOMMENDATION**

49. 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: Kirsty Strong  
Date: 2 June 2023

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

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