

Perth and Kinross Council
Planning and Placemaking Committee – 6 July 2022
Pre-Application Report by Head of Planning and Development
(Report No. 22/171)

Erection of 50 dwellinghouses, formation of SUDS, landscaping, footpaths and associated works (allocated site H24) land 150 metres south-west of Moncur Farm, Moncur Road, Inchtute.

Ref. No: [22/00014/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 the erection of 50 dwellinghouses, the formation of SUDS, landscaping, footpaths and associated works (allocated site H24) on land 150 metres south-west of Moncur Farm, Moncur Road, Inchtute. 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 12 May 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 land 150 metres south-west of Moncur Farm, Moncur Road, Inchtute. This pre-application report gives 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 for the erection of 50 dwellinghouses, formation of SUDS, landscaping, footpaths and associated works (allocated site H24). 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. A screening request is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The PoAN (reference 22/00014/PAN) confirmed that two public consultation events will be held. The first event was held online for two weeks from Friday 10 June 2022 until Friday 24 June 2022. A comments / questionnaire return box will be made available on the web page at www.gsbrown-construction.co.uk/moncur for responses made within this period. The second event is proposed to be 'interactive' with a Q&A Session to be hosted by the applicant and supported by advisors to the project, online at www.gs-brownconstruction.co.uk/moncur on Wednesday 3rd August 2022, between 1630 and 1930hrs. This 'interactive' Q&A Session will also be repeated with a public meeting of Inchtute Area Community Council at Inchtute Village Hall, Main Street, Inchtute, PH14 9RN. A confirmed date is yet to be announced but will be in July or August. This will potentially be a face-to-face event subject to risks and health conditions assessed at that time.
- 5 The Ward Councillors, Inchtute Area Community Council, the local MP and local MSP 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

- 6 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

- 7 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 (SPP)

- 8 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
 - Enabling Delivery of New Homes: paragraphs 109 – 134
 - Valuing the Historic Environment: paragraphs 135 – 151
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291

- 9 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 67 Housing Quality
- PAN 68 Design Statements
- PAN 75 Planning for Transport

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

- 10 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”

- 11 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 2 – Shaping better quality places
- Policy 4 – Homes
- Policy 6 – Developer Contributions

Perth and Kinross Local Development Plan 2019

- 12 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.
- 13 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.”*
- 14 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
 - Policy 2: Design Statements
 - Policy 5: Infrastructure Contributions
 - Policy 14: Open Space Retention and Provision

- Policy 15: Public Access
- Policy 17: Residential Areas
- Policy 20: Affordable Housing
- Policy 23: Delivery of Development Sites
- Policy 24: Maintaining an Effective Housing Land Supply
- Policy 25: Housing Mix
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 28A: Conservation Areas: New Development
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 34: Sustainable Heating & Cooling
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58: Contaminated and Unstable Land
- Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

- 15 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted 2020)
 - [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
 - [Supplementary Guidance - Landscape](#) (adopted in 2020)
 - [Supplementary Guidance - Placemaking](#) (adopted in 2020)
 - [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
 - [Planning Guidance - Planning & Biodiversity](#)

PLANNING SITE HISTORY

- 16 [17/00003/PAN](#) On 22 March 2017 for Residential development at LDP site H24
- 17 [17/00943/FLM](#) Full Planning Permission Major application was Withdrawn On 28 September 2017 for Erection of 74no. dwellinghouses, formation of a SUDS pond, landscaping and associated works (allocated site H24)
- 18 [17/02159/FLM](#) Full Planning Permission Major was Refused On 15 March 2018 for Erection of 66no. dwellinghouses, formation of SUDS pond, landscaping and associated works (allocated site H24)

- 19 [18/00232/SCRN](#) On 5 March 2018 for Erection of 66no. dwellinghouses, formation of SUDS pond, landscaping and associated works (allocated site H24)

CONSULTATIONS

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

21 **External**

- Scottish Environmental Protection Agency (SEPA)
- Scottish Water
- Perth and Kinross Heritage Trust (PKHT)
- Inchtute Area Community Council
- Transport Scotland

22 **Internal**

- Environmental Health
- Planning and Housing Strategy
- Developer Contributions Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity/Tree Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 23 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 and Open Space
 - f. Air Quality
 - g. Noise
 - h. Transport
 - i. Flooding and Drainage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 24 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
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment
- Noise Assessment

CONCLUSION AND RECOMMENDATION

- 25 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: Alex Gudgeon
 Date: 23 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.

You can also send us a text message on 07824 498145.

All Council Services can offer a telephone translation facility.