

Perth and Kinross Council
Planning & Development Management Committee – 17 January 2018
Pre-Application Report by Interim Development Quality Manager

PROPOSAL: Erection of residential development, the formation of open space landscaping and associated infrastructure works.

LOCATION: Land North East of Stewart Milne Homes, Hunter Street, Auchterarder.

Ref. No: 17/00009/PAN
Ward No: P7 Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for proposed residential development with associated infrastructure, access, landscaping and open space, departing from detailed planning consent 09/01290/FLM. The report also aims to highlight the key planning policies, 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 17 November 2017. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for residential accommodation, along with associated infrastructure and open spaces within the settlement of Auchterarder. 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 area extends to 4.7 hectares and is identified in the current adopted Local Development Plan (LDP) as part of a wider housing site. The site formed part of detailed planning consent 09/01290/FLM, which was issued in January 2014. The site is situated to the north of the Feus and to the east of Hunter Street with open farmland currently extending further north and east. Some initial phases of the wider planning consent have been developed out under the original detailed planning consent forming part of the wider site.
- 3 The site forms part of the original Auchterarder Expansion Development Framework, which was approved by the Council's Enterprise and Infrastructure Committee on 26 March 2008 as supplementary planning guidance. The site remains part of an allocated site in the adopted LDP within the settlement boundary of Auchterarder. A section 42 planning application was submitted in 2016 to vary condition 14 of the original in principle consent 08/01133/IPM.

- 4 The exact design, scale and details of any development proposals will be arrived at during further discussions and subsequent planning application.

ENVIRONMENTAL IMPACT ASSESSMENT

- 5 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 current EIA regulations. No screening request has been submitted to date and there is no evidence of the site being screened historically.

PRE-APPLICATION PROCESS

- 6 The Proposal of Application Notice (reference 17/00009/PAN) outlined a public exhibition has been held at Aytoun Hall Auchterarder on the 11th and 12th December 2017. The Ward Councillors (Gray; Lyle; Reid), MSP Roseanna Cunningham, MP Luke Graham and Auchterarder and District Community Council were all notified. The results of the community consultation will be submitted with any application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 7 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

- 8 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 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

- 9 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
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 - 151
 - Valuing the Natural Environment : paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Promoting Responsible Extraction of Resources: paragraphs 234 - 248
 - Managing Flood Risk and Drainage: paragraphs 254 – 268

- Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291
- 10 The following Scottish Government Planning Advice Notes (PAN) are likely to be of relevance to the proposal;
- PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 69 Planning and Building standards Advice on Flooding
 - PAN 75 Planning for Transport

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 11 TAYPlan sets out a vision for how the region will be in 2036 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 2036 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”

- 12 The following sections of the TAYplan 2017 are of particular importance in the assessment of this application;
- Policy 1 Location Priorities (Tier 3 Settlement)
 - Policy 2 Shaping Better Quality Places
 - Policy 4 Homes
 - Policy 6 Developer Contributions

Perth and Kinross Local Development Plan 2014

- 13 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.
- 14 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.”

15 Under the LDP, the following policies are of particular importance in the assessment of this application;

- PM1 – Placemaking
- PM2 – Design Statements
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- PM3 – Infrastructure Contributions
- CF2 – Public Access
- HE1 – Scheduled Monuments and Non-Designated Archaeology
- NE1 – Environment and Conservation Policies
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area's Landscapes
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial Light and Light Pollution
- EP8 – Noise Pollution
- RD1 – Residential Areas

16 OTHER POLICIES

- Auchterarder Expansion Development Framework March 2008
- Developer Contributions Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

17 **08/01133/IPM:** Proposed residential, business, general industry and storage and distribution development (in principle) on land at Castlemains Farm, Auchterarder. 31 October 2013 Application Approved by Development Control Committee

08/01591/FUL: Formation of roads and associated infrastructure 17 October 2008 Application Approved under delegated powers.

09/01290/FLM: Erection of 261 dwellinghouses 30 January 2014 Application Approved by Development Control Committee

16/01809/IPM: Deletion of condition 14 (seeking waste advice) of permission 08/01133/IPM (residential, business, general industry and storage and distribution development (in principle) on land at Castlemains Farm, Auchterarder. Presented to Development Management Committee January 2018

CONSULTATIONS

- 18 As part of the planning application process the following would be consulted;

External

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

Internal

- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Waste Services
- Contribution Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 19 The key considerations against which the eventual application will be assessed Includes;

- a. Landscape and Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Site Planning History
- e. Natural Heritage and Ecology
- f. Cultural Heritage including Archaeology
- g. Water Resources and Soils
- h. Air Quality
- i. Noise
- j. Transport Implications
- k. Sustainability

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 20 It is anticipated that the following assessments will be required to cover the following subject matters;

- Habitat Survey
- Air quality Assessment

- Noise Assessment/Management Plan
- Ground Conditions Survey
- Transport Statement/Assessment
- Landscape and Visual Impact Assessment
- Flood Risk and Drainage Assessment including Surface Water Management Plan
- Cultural Heritage including Archaeology Assessment
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Sustainability Assessment
- Planning Statement
- Design and Access Statement

CONCLUSION AND RECOMMENDATION

- 21 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: Callum Petrie – Ext 475353
 Date: 22 December 2017

Anne Condcliffe
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