

**LRB-2022-50**  
**22/00841/FLL – Siting of 4 holiday accommodation units**  
**and associated works, land 350 metres west of Glensherup**  
**Farm, Glendevon, FK14 7JY**

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**22/00841/FLL – Siting of 4 holiday accommodation units  
and associated works, land 350 metres west of Glensherup  
Farm, Glendevon, FK14 7JY**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**







Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100362525-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Andrew Megginson Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Andrew Megginson Architecture
Last Name: *	Megginson	Building Number:	
Telephone Number: *	0131 557 9129	Address 1 (Street): *	128 Dundas Street
Extension Number:		Address 2:	New Town
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 5DQ
Email Address: *	andrew@andrewmegginsonarchitecture.com		

Is the applicant an individual or an organisation/corporate entity? \*

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Glensherup Farm"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Near Glendevon"/>
Company/Organisation	<input type="text" value="Glensherup Cabins"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glendevon"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK14 7JY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="705134"/>	Easting	<input type="text" value="296688"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Siting of 4 holiday accommodation units and associated works

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See LRB statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

PLanning application, decision notice, decision report, proposal plans, OS plans, PV information, business plan and justification statement, market research document, design statement and LRB supporting statement.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/00841/FLL

What date was the application submitted to the planning authority? \*

05/05/2022

What date was the decision issued by the planning authority? \*

27/08/2022

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Site visit required to understand fully the setting for the proposals.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Andrew Megginson

Declaration Date: 04/09/2022



## Local Review Body Statement

1.1 This Local Review Body Statement briefly discusses why our proposals are in line with the Perth and Kinross Local Development Plan 2 2019 against the reasons for refusal below. This Local Review Body statement should however be read fully in line with all the submitted planning application documents and information along with the provision of a visit to the application site.

*1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the Perth & Kinross Local Development Plan 2 2019 b), d) and e). Travel to the site would result in unsustainable travel patterns, criteria (b). The siting of the units is not appropriate in this remote countryside location and does not meet the requirement for development to be satisfactorily accommodated within the landscape and the environmental capacity of the site, criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities, criteria (e).*

1.2 This reason for refusal is generic where we touch on each criterion in more detail below.

*2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.*

1.3 This reason for refusal discusses criterion (e) from reason for refusal 1 above. As you can see from our design statement, business plan and market research, our proposal does meet a specific need by virtue of its quality, uniqueness and location in relation to existing tourism facilities.

Firstly, it should be noted that a former planning application for holiday chalets (12/01684/FLL) to the applicant's holding, near to this application site, was previously approved which solidifies that this type of development is acceptable in this location and meets a specific need by virtue of its quality and location in relation to existing tourism facilities. Please see annex 1 in the design statement with the planning officer for this previous application noting the following, "The location is in a recognised tourist area where there are other chalet developments.". Note, the development proposals of this application were never implemented.

As can be seen within our planning application documents and information, we are proposing a quality, luxury short stay accommodation development within a stunning location (the specific and suitable development site location within our applicant's holding in this stunning setting and justification for this shall be discussed in paragraph 1.4). As per that requested we ask that The Local Review Body carry out a site visit to see first hand the setting that our proposed development shall take advantage of making it a quality short let option with the design, nature and experience the proposed cabins will offer. As shown within our market research document, this unique accommodation offering would be one of a kind locally with no other similar short stays within a 5km radius to our application site.

The application site is in a great location in relation to existing tourism facilities and as noted above, by a Perth and Kinross Council planning officer, is situated within a recognised tourist area. As per the market research document the application site is along the Heart 200 Route, is adjacent to Glensherup Fishery, a 29 acre loch set in spectacular scenery, which the applicant has rights to, (along with other watercourses) to which there would be the option to add access/ use to these through an accommodation package as part of ones stay at the Glensherup cabin development which is within easy walking distance to the site (again making this accommodation unique), is located near Gleneagles and is along a well know core path route with cycling available and many other attractions and facilities nearby (see design statement and market research document for further tourism facilities and experiences).

The Visit Scotland website notes the following on Glendevon;

"Glen Devon is a picturesque glen in Perthshire, located near the small town of Auchterarder.

The glen stretches south eastwards from the source of the River Devon to Yetts o' Muckhart. The main road through the glen offers breathtaking views north to the famous Gleneagles Hotel and the mountains around Loch Earn, south into the heart of the glen with soft rolling hills rising on either side and the gentle River Devon on the valley floor.



Visitors can choose from a number of straightforward walks on good paths close to the five reservoirs located in the area. The car park and picnic area in Glen Sherup makes a good starting point. At the southern end lies Castlehill Reservoir, this is the water supply for Fife and there is good parking and a pleasant, grassy area, perfect for relaxing on a warm summer's day.

Glenquey Reservoir is close by and the two can be linked by a short walk. Further into the heart of the glen you'll find Glensherup Reservoir and the two manmade lochs known as the Frandy Reservoirs. These were constructed by German prisoners of war in the First World War to supply water to the towns of Dunfermline and Rosyth.”.

We feel our unique offering of quality accommodation within the existing setting and location close to many tourism facilities is in line with this policy.

*3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment contrary to Policy 1A and 1B of the Perth & Kinross Local Development Plan 2019.*

1.4 The site in question is a part of a holding made up mainly of grazing grassland which has remnants of a former sheep pen. The proposed application consists of a design by which an area of land is developed into a modest cabin development that responds to the existing landscape environs with the remnants of the sheep pen informing the development. The development will be accessed off the A823 and will utilise an existing access point into the site. Each cabin will be provided with one parking space, which will look to hide the car, and will be able to be accessed pedestrian wise too. The proposed cabins have been limited to one-bedroom units which minimises the overall footprints of the accommodation and creates buildings that are an appropriate scale in relation to the rural setting of the sites. The cabins will be single storey and kept low so as to minimise the visual impact on the surroundings where possible. Due to the rural nature of the site the material palette is proposed to be as natural as possible whilst also resembling the surrounding context with the extensive woodland areas. The cabins external finish will be in keeping and blend in with the rural area being similar in appearance to a field shelter. The cabins have been placed to work largely with the existing contours meaning that there will be little disruption to how they will sit within the existing topography. The site can be seen as a natural shelf within the landscape to which the cabins shall sit upon.

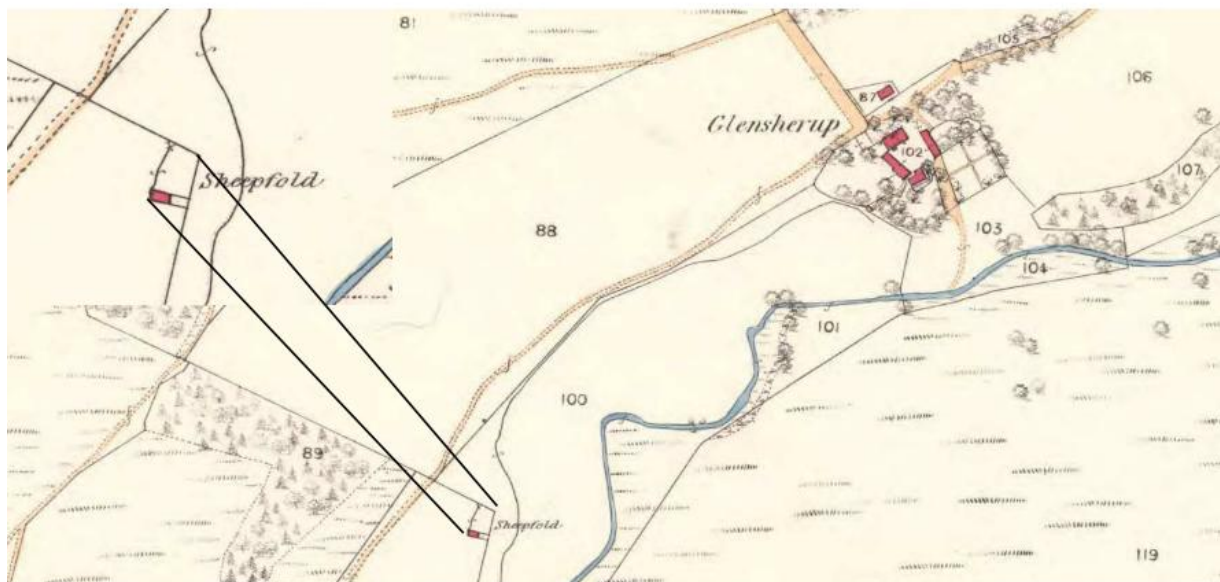


Figure 1 – Historic map published 1862 showing sheepfold existing at the application site where the red rectangle denotes a former building to the application site which is of a similar scale to the footprint of all of the proposed cabins combined which justifies the scale of our cabins and acceptability of built form to the site

We would direct the Local Review Body to two other developments that we have worked on that are running successfully with one located within a special landscape area (Springfield Farm Bothies (noted as Lomondmuir Farm Cabin's within the design statement)), the other although not within a designated special landscape area is still sited within stunning open countryside. These are of a similar scale and nature to our proposals at Glensherup Farm and we would urge the Local Review Body to visit these (where we can





arrange access with our former clients) to truly understand how these sorts of developments can be accommodated within the landscape and natural environment without any detriment to the landscape experience.



Figure 2 – Springfield Farm Bothy which is of a similar design to our cabins.

<https://springfieldfarmbothies.co.uk/our-bothies-kinross/>





Figure 3 – Fossoway Cabin

<https://fossowaycabins.co.uk/>

The design, scale, positioning and materiality of the cabins will work well within the landscape. As shown historically, built form (similar in scale to the footprint of all of the proposed cabins combined) previously existed to the application site so the proposed cabin development can be seen to be sympathetic to the natural environment and landscape experience and reasons for refusal 3 and 4 should be dismissed.

*4. The proposal is contrary to Policy 39 of the Perth & Kinross Local Development Plan 2 2019 and the Landscape Supplementary Planning Guidance 2020 as the development will erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience.*

1.5 We feel this reason for refusal is similar to that of reason for refusal 3 and has been dismissed by the writings in paragraph 1.4.

*5. The site is remote from services and facilities and is not served by public transport. The development will lead to unsustainable travel patterns contrary to Policy 60B Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth & Kinross Local Development Plan 2 2019.*

1.6 This reason for refusal discusses criterion (b) from reason for refusal 1 above. We direct you to paragraphs 4.5 to 4.8 within our design statement. As with a recent planning application that AMA acted as agent upon that was initially refused by the planning officer then overturned by The Local Review Body, this was also a reason for refusal to that planning application. When we went to The Local Review Body with this application, councillors specifically noted that cars were already accessing the house at the application site so there would be no impact on the infrastructure (this is same with our site with cars already accessing the farm and fishery). They didn't feel the unsustainable transport reason for refusal was an issue due to the nature of these types of developments being accessed by a car to glamp and the existing sustainable transport of walking and cycling in the area outweighed this, this was further concreted with another councillor specifically commenting that if this reason for refusal was accepted then nothing would ever be built within





Perth and Kinross. We feel this reason for refusal should be dismissed in line with the above, further to this and as per our market research document, the application site is along the Heart 200 route a driving/ touring route that the proposed development would be beneficial to. We would be happy to provide electric car charging points to the development.

*6. There is a lack of information on the water supply for the site. The location and connection to the private supply has not been shown. Clarity should be provided on the supply arrangement and connection to this infrastructure and how it relates to the application sites redline boundary to enable assessment against Policy 53E: Water supply of the adopted Perth and Kinross Local Development Plan 2 2019.*

1.7 As we have noted within our planning application documents and information, the water supply to the proposed cabins shall be taken from existing water mains supply at the nearby Glensherup Farm.







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c/o Andrew Megginson Architecture  
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Date of Notice: **17<sup>th</sup> August 2022**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **22/00841/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 24th May 2022 for Planning Permission for **Siting of 4 holiday accommodation units and associated works Land 350 Metres South West Of Glensherrup Farm Glendevon**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

1. The proposal is contrary to Policy 8 Rural Business and Diversification, of the Perth & Kinross Local Development Plan 2 2019 b), d) and e). Travel to the site would result in unsustainable travel patterns, criteria (b). The siting of the units is not appropriate in this remote countryside location and does not meet the requirement for development to be satisfactorily accommodated within the landscape and the environmental capacity of the site, criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities, criteria (e).
2. The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.
3. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment contrary to Policy 1A and 1B of the Perth & Kinross Local Development Plan 2 2019.

4. The proposal is contrary to Policy 39 of the Perth & Kinross Local Development Plan 2 2019 and the Landscape Supplementary Planning Guidance 2020 as the development will erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience.
5. The site is remote from services and facilities and is not served by public transport. The development will lead to unsustainable travel patterns contrary to Policy 60B Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth & Kinross Local Development Plan 2 2019.
6. There is a lack of information on the water supply for the site. The location and connection to the private supply has not been shown. Clarity should be provided on the supply arrangement and connection to this infrastructure and how it relates to the application sites redline boundary to enable assessment against Policy 53E: Water supply of the adopted Perth and Kinross Local Development Plan 2 2019.

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Notes**

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

### **Plan Reference**

01  
02  
03  
04  
05  
06  
07  
08

## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	22/00841/FLL	
Ward No	P7- Strathallan	
Due Determination Date	23rd July 2022 Extended to 22nd August 2022	
Draft Report Date	27th July 2022	
Report Issued by	PB	Date 27 <sup>th</sup> July 2022

**PROPOSAL:** Siting of 4 holiday accommodation units and associated works

**LOCATION:** Land 350 Metres South West Of Glensherrup Farm  
Glendevon

#### **SUMMARY:**

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

#### **SITE VISIT:**

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

In this instance, a physical visit to the site was considered necessary. The application site was visited on **20 July 2022**.

#### **SITE PHOTOGRAPHS**







## **BACKGROUND AND DESCRIPTION OF PROPOSAL**

This application is for the siting of 4 holiday accommodation units and associated works at a rural location to the south west of Glensherup Farm. The site is served by a private track that is accessed from the A823 public road that runs through Glen Devon. The track runs south over the listed Glensherup Bridge over the River Devon. This track serves an existing cluster of buildings including Glensherup Farm before a gate is reached and the track becomes more open heading up Glensherup towards the Glensherup Reservoir. The site is located at the site of a former sheep pen located between Wester Glensherup and Glensherup Reservoir. Four holiday units are proposed in this location with raised terraces and side decking. It is proposed to retain the existing stone wall that exists around part of the site. The units will be divided by hedges and car parking spaces. The units will have a south easterly aspect towards the Glensherup Burn. They measure around 6m x 3m plus terrace and decking. The water supply will come from the main water supply to Glensherup Farm. A private foul drainage plant is proposed with outfall to the Glensherup Burn.

The site is located within the Ochil Hills Local Landscape Area.

This application follows a recent refusal of a similar proposal however the earlier application included two areas for holiday units one as proposed and another close to the A823 public road between the road and the listed bridge. This application was refused due to it being contrary to a number of policies in the Development Plan.

## **SITE HISTORY**

06/00212/FUL Formation of reception/shop for gold panning business with accommodation attached 19 June 2006 Application Approved

12/01684/FLL Erection of two holiday letting chalets 19 November 2012, Application Approved

21/00188/FLL Siting of 8 caravans for holiday accommodation use, erection of a holiday accommodation unit, formation of parking areas, landscaping and associated works 6 May 2021 Application Refused



## **PRE-APPLICATION CONSULTATION**

Pre application Reference: 20/00410/PREAPP - highlighted the applicable policies.

## **NATIONAL POLICY AND GUIDANCE**

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

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

### **TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017**

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area 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.”*

### **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 6: Settlement Boundaries

Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership

Policy 27A: Listed Buildings

Policy 39: Landscape

Policy 52: New Development and Flooding

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

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

## OTHER POLICIES

National Roads Development Guide

PKC Developer contributions and Affordable Housing Supplementary Guidance 2020

PKC Landscape Supplementary Guidance 2020

## CONSULTATION RESPONSES

Environmental Health (Noise Odour)

No objection. Informative note with regard to caravan site licence required.

Transport Planning

No objections subject to conditions.

Environmental Health (Private Water)

No object subject to condition and informative.

Previous consultations – comments still stand for this application.

Conservation Team - No objection subject to conditional control to ensure there is no adverse impact on listed structure from construction and construction traffic.

Scottish Water - No objection.

Perth And Kinross Heritage Trust - No objection advice provided.

Environmental Health (Contaminated Land) - No objection. Advice provided.

## REPRESENTATIONS

No representations were received.

## **ADDITIONAL STATEMENTS**

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

### **Policy Appraisal**

Policy 8: Rural Business and Diversification is of relevance in the determination of any tourist related development. This confirms that the Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to an existing site- specific resource or opportunity.

Proposals for new tourism- related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism-related developments must be justified through a business plan.

This site is out with a settlement boundary within the Ochil Hills.

While the design statement refers to general tourist attractions within the vicinity of the site a site-specific resource is required to justify the development of tourist accommodation within the countryside.

There is no site-specific resource or opportunity at the site.

This application is supported by a business plan and a market research report which was not included in the previously refused application. The business plan suggests the phasing of the development over two years and if the market grows as predicted in the business plan the business will be profitable by the end of 2024. The business plan is dated March 2022. The market research refers to the units being in a good location in terms of general tourist attractions in the area and to there being a market for glamping units which have experienced a growth in demand over recent years. Whilst this may be the case the development of any new holiday accommodation units has to meet all of the criteria set out in policies 8 and 9.

Proposals under Policy 8 are also required to meet number of criteria. The applicable criteria to this proposal is listed in italics with the consideration of the criteria thereafter;

*a) that the proposal will contribute to the local economy through the provision of visitor accommodation* - the proposal will contribute by providing visitor accommodation.

*b) the proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns* - the proposal is small scale in nature however the proposal will result in development of the open countryside where travel to this site would predominantly be by car resulting in unsustainable travel patterns to the area. While the agent considers that the site is near the National Cycle Network this does not pass the site. The route via Tillicoultry stops at Dollar and the route following a north south axis through Kinross is a considerable distance from the site and people detouring from this route is highly unlikely. Even when they reach the site they will need to be self-contained with food and other provisions as there is a lack of local facilities and services close by. The Tourmaukin Hotel for example is around 4km away along the main A832.

*c) the proposed use is compatible with surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site* - there are some dwellings, including that of the applicant, around 350m to the northeast at Wester Glensherup but they are unlikely to be affected by the development (discussed further in the residential amenity section)

*d) the proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site* - the site is located within the open countryside and The Ochil Hills Local Landscape Area. The sheep pen walls are not considered to offer sufficient environmental capacity to accommodate the four holiday accommodation units. The units, parking areas and hardstanding will form an incongruous feature in the landscape at the proposed location.

*e) the proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities* - The site is not considered to meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities. There are no site-specific qualities which would set the site apart from others. The supporting information refers to a list of potential attractions some close by others further afield such as St Andrews and Scone Palace.

The agent has also submitted examples of tourist accommodation/fishing huts within Glendevon as potential precedents as well as other sites that have recently received planning permission at Fossoway, Lomondmuir and Ardbennie. The Glendevon sites are historic and not appropriate comparisons. The more recent sites are also not directly comparable to the development under consideration generally being located closer to a settlement boundary, having less of a landscape impact or having other specific reasons in their favour.

The proposal, overall, is considered to conflict with the aims of Policy 8: Rural Business and Diversification.

The proposal also conflicts with Policy 9C Chalets, Timeshare and Fractional Ownership Criteria (c) as it does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities as set out in the assessment of Policy 8 criteria (e).

### **Landscape, Design and Layout**

The placemaking policies Policy 1A and Policy 1B are also applicable to the assessment of this proposal along with Policy 39: Landscape.

The Perth and Kinross Council Landscape Supplementary Guidance confirms that the Ochils are the most significant hill range in central Scotland, cutting dramatically across the lowlands between Forth and Tay. Although the dramatic scarp of the Ochil Fault lies largely outside Perth and Kinross, the westward expanse of the hills forms a major feature in the area, contributing to the setting of both Kinross-shire to the south and Strathearn and Strathallan to the north. The Ochils are at their broadest in Perth and Kinross.

The landcover of the hills is generally open moorland of grassland and some heather. The unenclosed landscape has an exposed character in contrast to the sheltered glens with their enclosed pastures. Several upper glens have been dammed to form reservoirs, and there are extensive coniferous plantations, yet significant wildness qualities remain in many locations, without being substantially affected by the wind farms and masts which are seen on hill tops. Projects to expand native woodland have restored areas of juniper to Glen Devon.

Objectives applicable to this application are as follows:-

- Preserve historical landscapes, including features such as dykes and rig-and-furrow as well as the scheduled hill forts
- Maintain the character of vernacular buildings within settlements and dispersed across the hills

In this case the proposed development is not considered to preserve the historical landscape as the proposed tourist accommodation will compete with the historic walling of the sheep pen located in a visually exposed section of the upper glen.

A further objective is to maintain the character of vernacular buildings within settlements and dispersed across the hills. While this does not preclude the development of contemporary buildings there is a need to take cognisance of new developments relationship to vernacular buildings within settlements and dispersed across the Ochill Hills landscape. In this case the proposal is considered to erode local distinctiveness, visual and scenic qualities of the landscape experience.

Overall the proposal does not comply with the Placemaking or Landscape policies of the adopted local development plan as well as associated landscape supplementary planning guidance.

### **Residential Amenity**

The closest residential property to the site is Glensherup Farm which is approximately 350 metres away. Environmental Health note that the main potential amenity issue would be noise from patrons using the holiday accommodation units however this can be controlled through good management of the site. Given the distance attenuation to the site the residential amenity of any residential properties should not be adversely affected. A caravan site notice would be required for the site.

### **Roads and Access**

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals encourages sustainable travel patterns. Given the site location and the fact there is public transport to it development in this location will lead to unsustainable travel patterns. Whilst it would be possible to walk or cycle to the site the accessibility of the site to services and facilities is likely to be problematic for occupants of the units.

Transport Planning does not object in terms of the vehicular access but would require details of the proposed passing places prior to any development of the site.



## **Drainage and Flooding**

### **Flooding**

The previous application included an additional site that was subject to flooding. This site has been removed from this proposal. The proposed site is not known to be in a flood risk area.

### **Foul Flows**

With regards to foul drainage the developer proposes a private system with a discharge to the River Devon and the Glensherup Burn. The site plans illustrate the location of foul infrastructure and the redline boundary of the site connecting to a discharge point next to the watercourse.

### **Private Water supplies**

Environmental Health note that there are private water supplies believed to serve properties in the vicinity of the development. To ensure the new development has an adequate and consistently wholesome supply of water and maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance conditional control and informative are recommended. They also note that once the development is operational the Service will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality.

Policy 53E: water supply confirms all new development must be served either by a satisfactory mains or private water supply complying with the Water (Scotland) Act 1980 and associated Private Water Regulations, without prejudicing existing users. It will be the responsibility of the developer to demonstrate that any new supply is suitable and is safe to be consumed as drinking water in line with the above act and regulations.

It is noted that the units will utilise the private water supply from Glensherrup Farm. Further information with regard to the supply arrangement and connection to this infrastructure and how it relates to the application site redline is required.

### **Conservation Considerations**

The access to the site is over the listed Glen Devon bridge. Consultation with the conservation officer on the previous application states that a construction traffic management plan should be submitted to ensure there are no adverse impacts on the structure of the bridge during construction.

Perth and Kinross Heritage Trust (PKHT) also commented previously. Their comments in relation to this site are still relevant. It is noted that PKHT confirm that the site is of some archaeological sensitivity, given its position within a historic field system that predates the 1<sup>st</sup> Edition OS of the area. As it is the intention to retain the historic stone dyke PKHT have no formal archaeological recommendations. However it is stressed by them that should the historic stone dyke be removed they would need to be consulted again as this may need to be appropriately recorded.

### **Natural Heritage and Biodiversity**

Limited information has been submitted with regard to natural heritage and biodiversity. The proposed new hedging will have some positive biodiversity impact. Work to the walls would need to be ensure the impact on any wildlife is taken into account.

### **Contaminated Land**

Historical mapping shows a sheepfold in the vicinity of the site. There is therefore potential for the ground to have become contaminated with the chemicals which were used. It shall be the responsibility of the applicant to satisfy themselves that the ground conditions are suitable for the development for which planning consent has been granted.

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

The business plan states that a small profit will be made by the end of 2024. There will also be some economic impact associated with the construction phase of the development. Limited information has been provided as to the detail of any impact on the local economy from people staying in the units in terms of spend in the area and how this would contribute to the local economy.

### **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.



## **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **CONCLUSION AND REASONS FOR DECISION**

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

### **Conditions and Reasons**

1 The proposal is contrary to Policy 8 Rural Business and Diversification, of the Perth & Kinross Local Development Plan 2 2019 b), d) and e). Travel to the site would result in unsustainable travel patterns, criteria (b). The siting of the units is not appropriate in this remote countryside location and does not meet the requirement for development to be satisfactorily accommodated within the landscape and the environmental capacity of the site, criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities, criteria (e).

2 The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.

3 The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment contrary to Policy 1A and 1B of the Perth & Kinross Local Development Plan 2 2019.

4 The proposal is contrary to Policy 39 of the Perth & Kinross Local Development Plan 2 2019 and the Landscape Supplementary Planning Guidance 2020 as the development will erode local distinctiveness, diversity and quality of Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience.

5 The site is remote from services and facilities and is not served by public transport. The development will lead to unsustainable travel patterns contrary to Policy 60B Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth & Kinross Local Development Plan 2 2019.

6 There is a lack of information on the water supply for the site. The location and connection to the private supply has not been shown. Clarity should be provided on the supply arrangement and connection to this infrastructure and how it relates to the application sites redline boundary to enable assessment against Policy 53E: Water supply of the adopted Perth and Kinross Local Development Plan 2 2019.

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

None.

### **Procedural Notes**

Not Applicable.

## **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01  
02  
03  
04  
05  
06  
07  
08



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100362525-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Holiday accommodation and associated infrastructure to site near Glendevon.

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Andrew Megginson Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Andrew Megginson Architecture
Last Name: *	Megginson	Building Number:	
Telephone Number: *	0131 557 9129	Address 1 (Street): *	128 Dundas Street
Extension Number:		Address 2:	New Town
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH3 5DQ
Email Address: *	andrew@andrewmegginsonarchitecture.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Glensherup Farm
First Name: *	Mike	Building Number:	
Last Name: *	Allsop	Address 1 (Street): *	Near Glendevon
Company/Organisation	Glensherup Cabins	Address 2:	
Telephone Number: *		Town/City: *	Glendevon
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	FK14 7JY
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

705134

Easting

296688

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

1825.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Countryside

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.	
How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	<input style="width: 100%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 100%;" type="text" value="4"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
<input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? *	
<input type="checkbox"/> New/Altered septic tank. <input checked="" type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *	
<div style="border: 1px solid black; padding: 5px;">         Treatment plant to discharge to local watercourse       </div>	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	
Are you proposing to connect to the public water supply network? *	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, using a private water supply <input type="checkbox"/> No connection required	
If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).	

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details: \* (Max 500 characters)

See plans.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☐ Yes ☒ No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☒ Yes ☐ No

## All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): \*

Class 7 Hotels and Hostels

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): \*

60

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☒ Yes ☐ No

Do you have any agricultural tenants? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E



# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: \*

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

Signed: Andrew Megginson

On behalf of: Glensherup Cabins

Date: 05/05/2022

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☒ Yes ☐ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

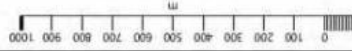
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Andrew Megginson

Declaration Date: 08/02/2021



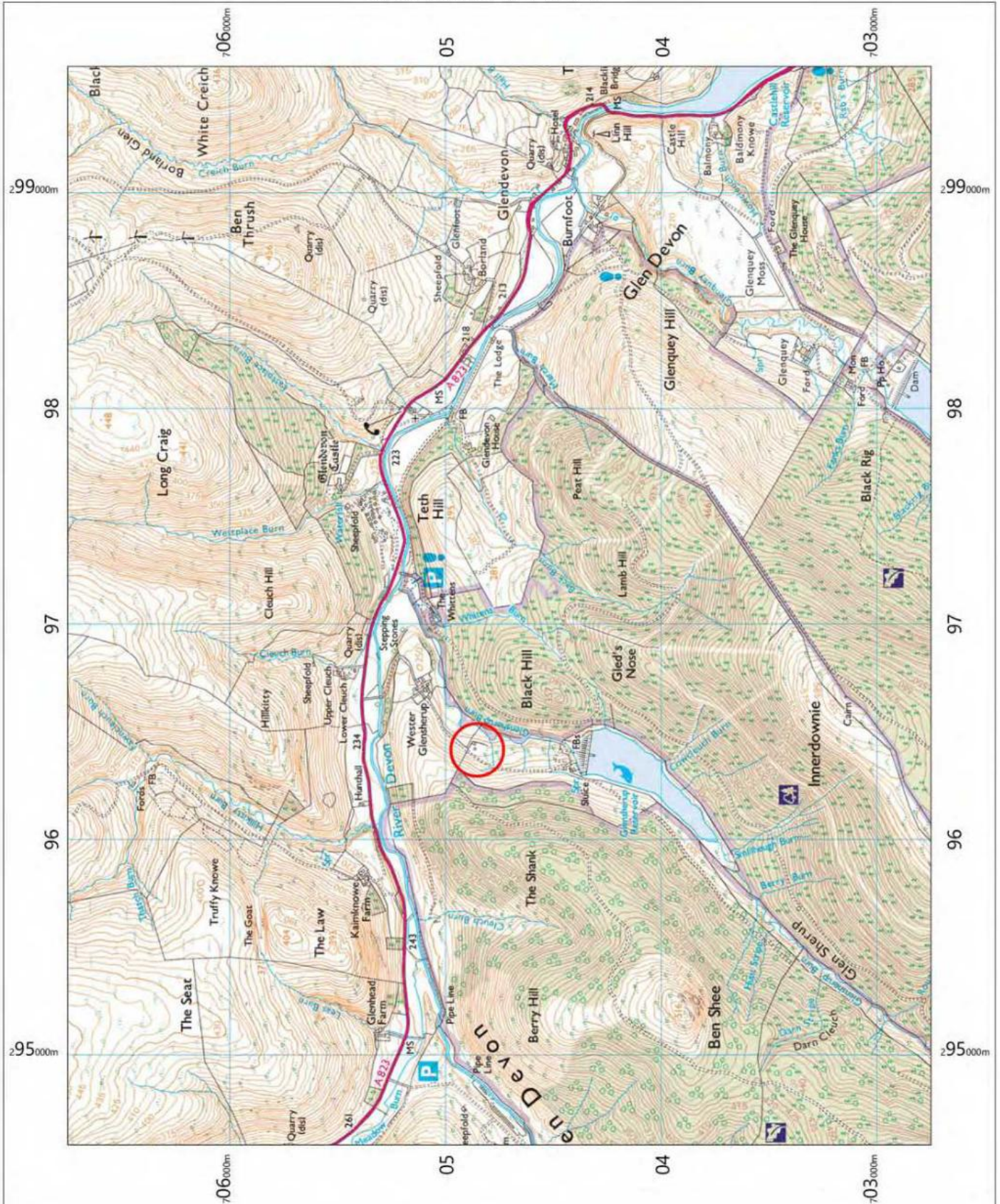




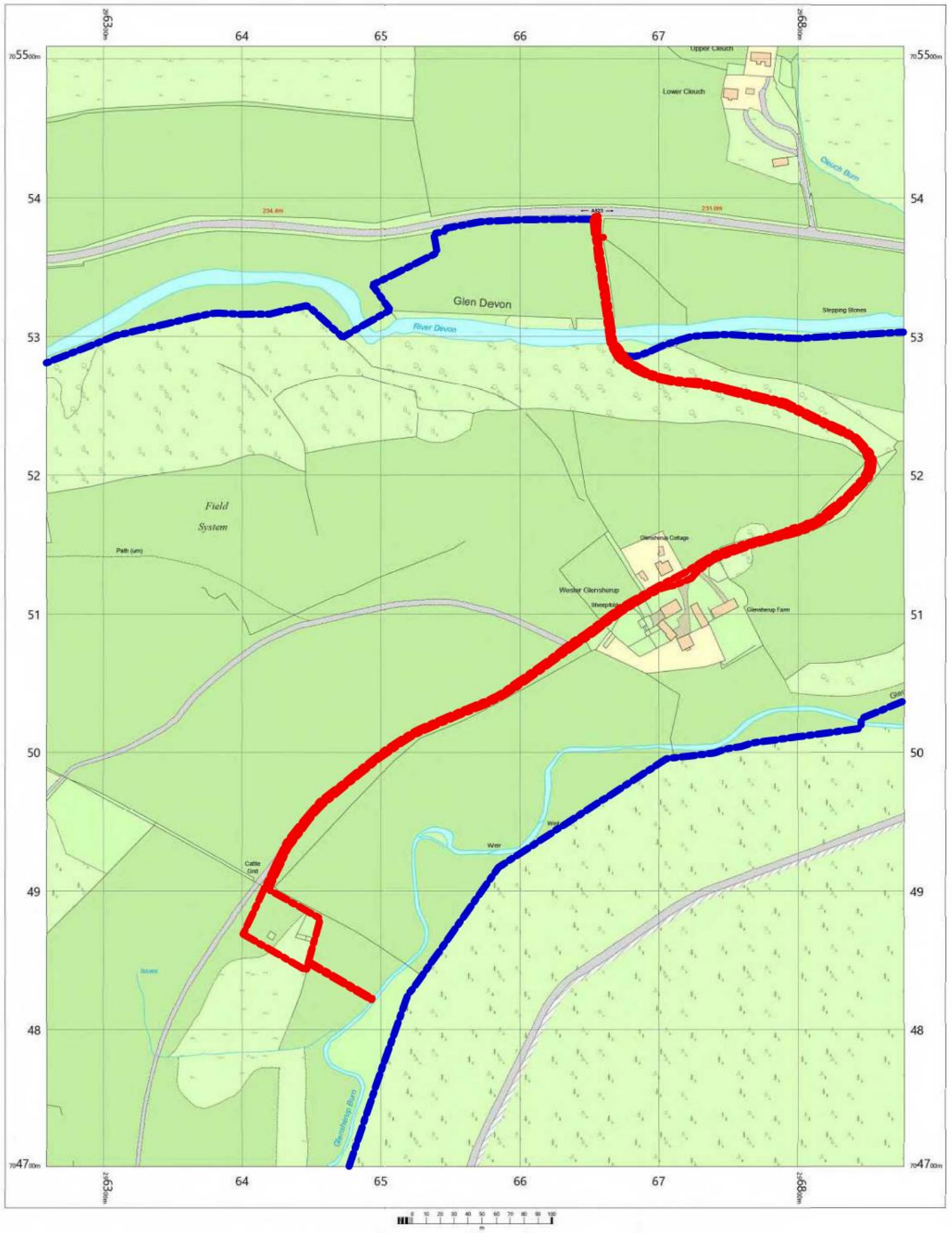
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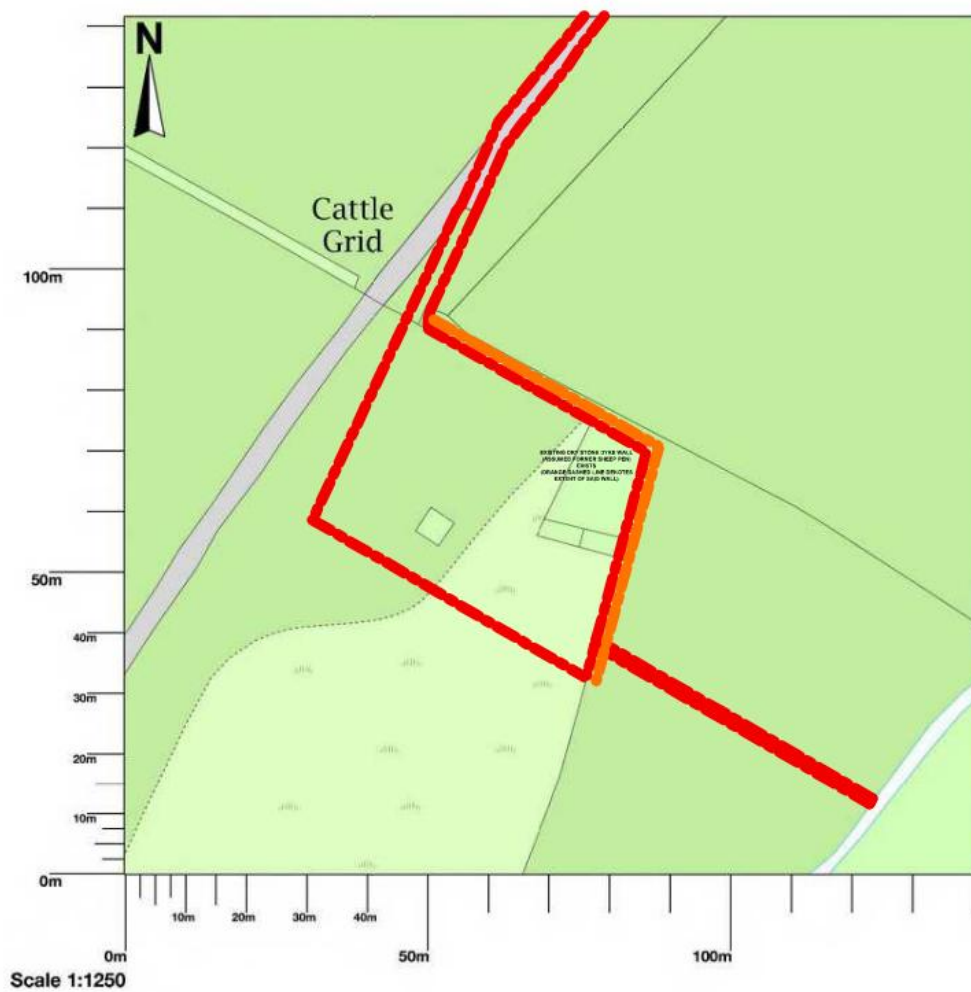


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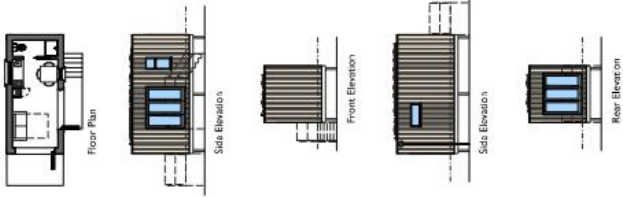
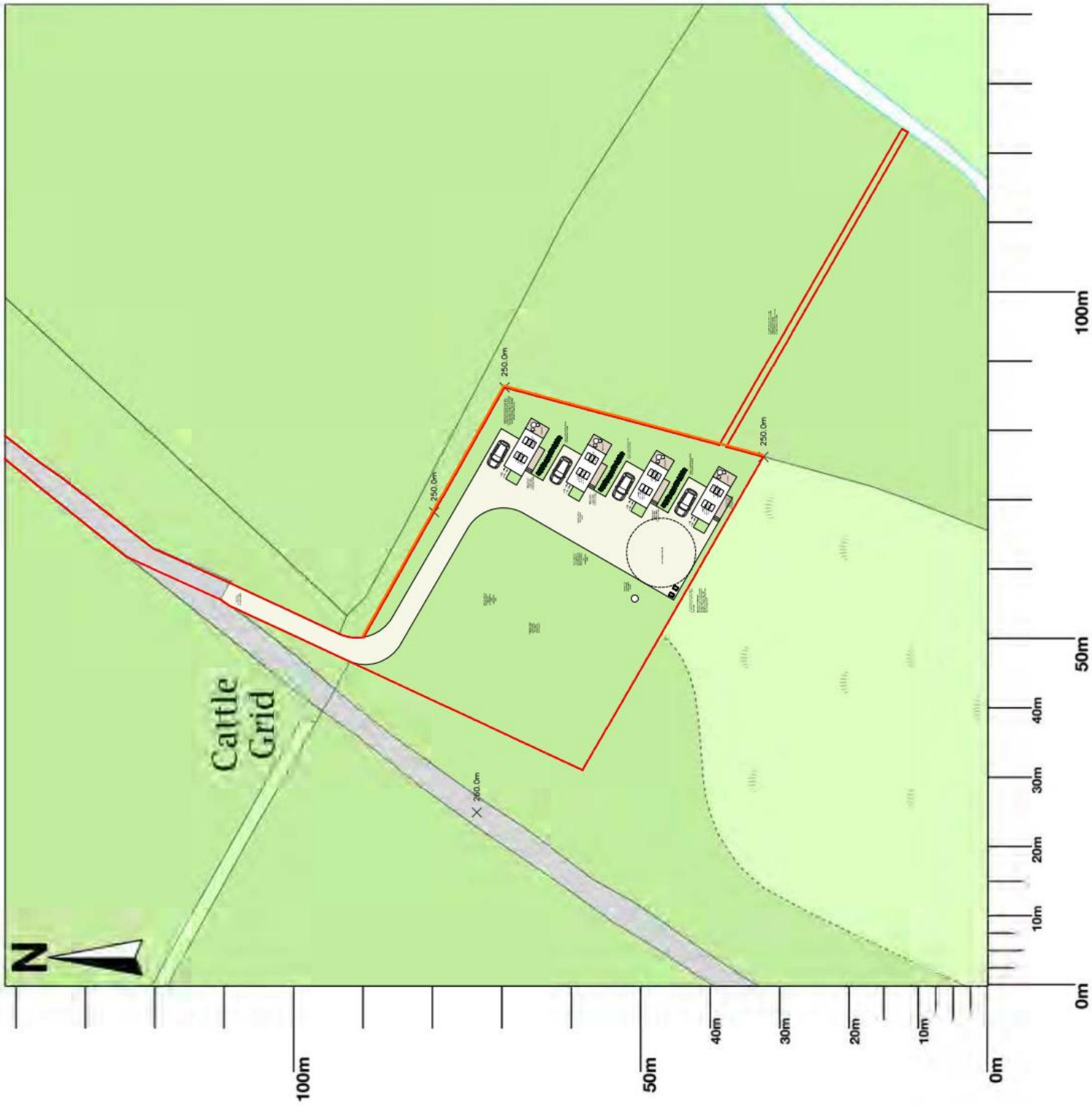
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# Business Plan & Justification Statement Glensherup Cabins

March 22

## Background

In addition to the need for tourist accommodation generally in the area, as evidenced by statistics published by the local tourist board ([www.visitscotland.org](http://www.visitscotland.org) Perthshire Regional Factsheet and Barometer) (appendix 1) and expressed within the market research document submitted as part of this application there are a number of local business and tourist attractions which bring in a number of tourists to the area with little or varied accommodation available. Established and well known walking routes, fishing reservoirs and the restaurant at Tormaukin Hotel are such attractions/ businesses which are within walking distance of the proposed site. The site is well placed for visitors to explore attractions further afield too such as Gleneagles resort, castles & country houses, farmers markets, museums, RSPB Vane Farm and attend many local events which take place every year. The site is also located along the Heart 200 Route where users could use the proposed cabins as a stop point. See market research document for further information on this aspect.

## Business Plan Summary

The plan is to establish a new business with 4 glamping Pods sourced locally set within a former sheep pen.

The infrastructure to the cabin site will be self-built, an existing access point to the site will be used, water supply will be from the existing and adjacent farm house, energy will be provided through renewable means of solar and ground source.

The Infrastructure will be installed at outset, including the water treatment plant which has been sized to have capacity to take the waste-water from the 4 cabins.

In year 1, two cabins will be installed, followed by a further two in the second year.

The cabins spec mean they are slightly roomier than the average glamping pod or cabin, finished to a luxury standard, all with en-suite facilities aimed at the urban professional and retired couples short stay market.

Initially the business will be serviced by the existing site owners as they are either homebased with other business interests (Mr Allsop) or work part-time (Mrs Allsop) allowing additional support for the heightened arrivals and change over period.

The aim is to supplement this with an additional local staff member in year two when the additional 2 cabins are in place.

Year 1 Investment has been estimated at £85k + 20% contingency.

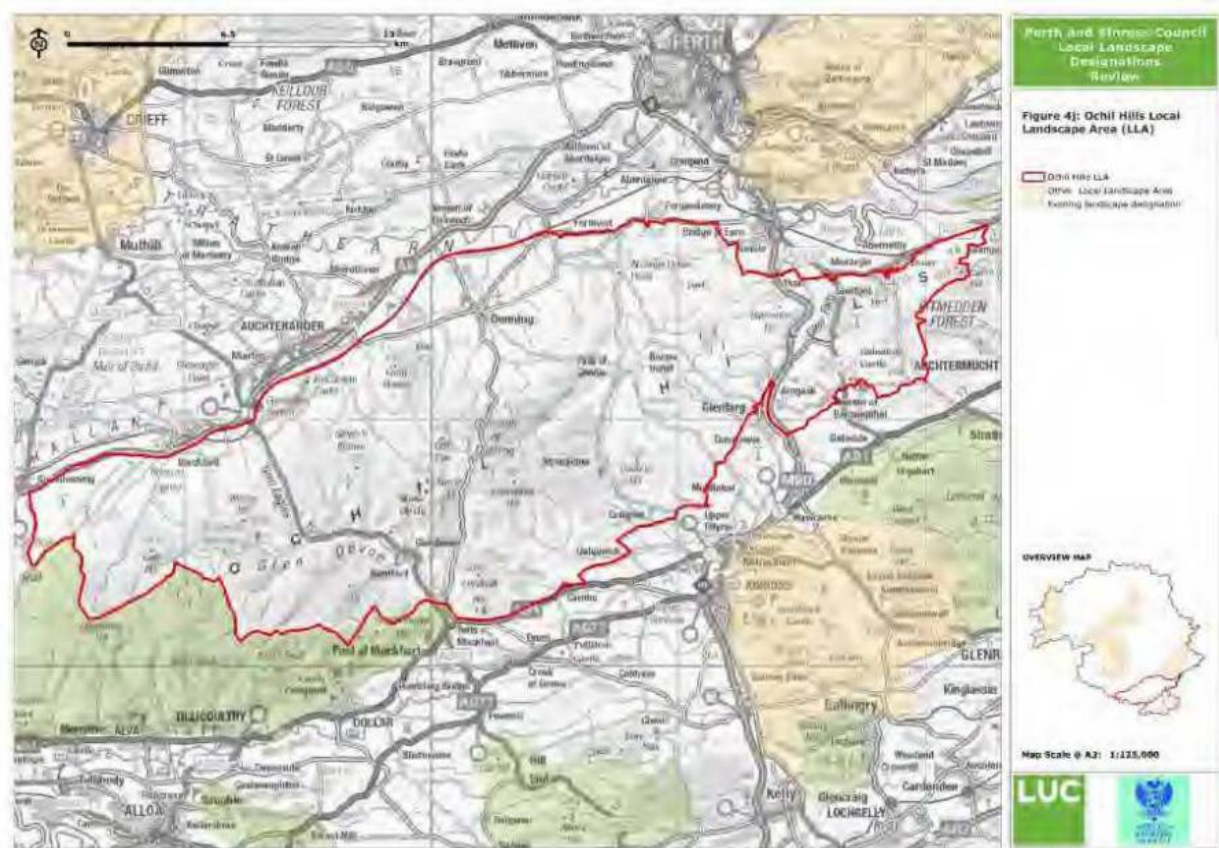
This includes:

- Site establishment, and services installation.
- Installation of Glensherup Cabin 1 July 2022
- Installation Glensherup Cabin 2 August 2022

Year 2 Investment has been estimated at £70k + 5% contingency.

- Installation of Glensherup Cabin 3 February 2023
- Installation of Glensherup Cabin 4 May 2023

Taking into account running costs per Cabin per month, which will include utilities, cleaning, laundry charges and overall administration costs it is forecast by year end 2024 the business will be fully established and making a profit.



## Site Specific Justification

The site in question is a part of a holding made up mainly of grazing grassland which has remnants of a former sheep pen. It is within short distance of many walking/cycling paths, fishing venues and local businesses which could benefit from the additional tourist footfall and others further afield.

In addition, the site is part of a lowland holding within the stunning Ochil Hills special landscape area as per the map above and has magnificent backdrops all around the site, the low-key nature and modest design of the proposal will not raise any concerns in any detrimental affect to the surrounding landscape, see design statement.

## HEART 200 ROUTE

The proposed site is also along the new 'HEART 200' route. This route has a current demand and will increase in line with market trends as this route becomes more well known. In line with this type of attraction short stay accommodation on this route will be in demand, Glensherup Cabins will provide a high quality and secure environment for guests.

In short the Heart 200 is a new touring route of approximately 200 miles around Perth, Stirling, The Trossachs and Highland Perthshire – the very Heart of Scotland. In addition, this stunning journey uniquely links Scotland's two national parks, Loch Lomond & The Trossachs and the Cairngorms. Glensherup Cabins is uniquely placed to provide high quality accommodation for the HEART 200 route in addition to the main forecasted guest pool from Dundee, Glasgow and Edinburgh areas.

### Site Situation Justification

The location and situation of Coupsteps are favourable for the establishment of a 'Luxury Glamping' enterprise. Mr & Mrs Allsop personal expertise in projects and business management will enable the creation of a 'Luxury Glamping' facility of high/award winning potential. With these strengths to draw on, the business would like to establish a top of the range 'Luxury Glamping' facility.



## DESIGN STATEMENT

### 1 Introduction

1.1 This Design Statement has been submitted on behalf of Glensherup Cabins c/ o Mike Allsop for full planning permission for the erection of four holiday cabins and associated works to a site within Mr. Allsop's holding.

1.2 The application site is located near Glendevon adjacent to Glensherup Farm. (hereafter referred to as the 'site').

1.3 The Design Statement summarises the relationship between the project and policy, covering development planning issues as well as other key material considerations of relevance to the application.

1.4 This Design Statement has been prepared by Andrew Megginson Architecture (AMA) and is in addition to the plans, drawings and information which in total comprise the overall package for the site. This document is structured as follows:

- It describes the site and its context (Section 2);
- It provides detail on the development proposals (Section 3);
- It conducts background research on other similar developments (Section 4) to explain how this proposal will relate to/ compliment existing nearby development/ design concepts and comply with the standards that have been acceptable to the Council (PKC) elsewhere.
- It appraises planning policies (Section 5) and the material considerations against which the planning application should be judged;
- It reaches conclusions in relation to the acceptability of the planning application in the context of the Development Plan and other material considerations (Section 6).

### 2 The Site and Context

2.1 The application site measures 1,825sqm and is situated adjacent to Glendevon which is approximately 10 miles West of Kinross (where access to the M90 is also gained) and 5 miles South-East of Gleneagles.



Figure 1 – Extract from Google Maps indicating site location

2.2 The site is within stunning open landscape and has a degree of established boundaries, landscape framework and enclosure. The site is bounded to the North-West by a road, there are remnants of an old stone dyke wall, most likely a former sheep pen, which form slight framework/ enclosure to the North and



East, the site sits below the road to the North-West, which forms a backdrop, and there is an existing access point into this site which will be utilised. The site can be seen as a natural shelf within the landscape.

2.3 The area of Glendevon has excellent transport links via the road network. The site at present is largely only reached by car however once at the site there are a number of public transportation options available, namely that of cycling, walking and taxi. Reaching this area in car only is accepted as a principle at present with the nearby visitor accommodation (discussed later) and core path only being accessed by walking or car where a car parking area has actually been formed at the start of the core path near the application site (see figure 2). Cycling is established in the area with access to National Cycle Network routes possible (route 1 and 767). The Glendevon area can be seen as being in a strategic location nationally, located within central Scotland, with easy access to the M90 where there are a significant number of people passing throughout the year. This location in turn also allows people within the area to travel locally, regionally and nationally very easily.

2.4 The site is well placed for tourism opportunities including hill walking, fishing, golfing and other tourism related activities. The world-famous Gleneagles Hotel is also a short distance away.



Figure 2 – Photo of the sites proximity to local Core Path routes with the site in red and a car park in orange. The core paths connect the site to Glendevon, Gleneagles and beyond





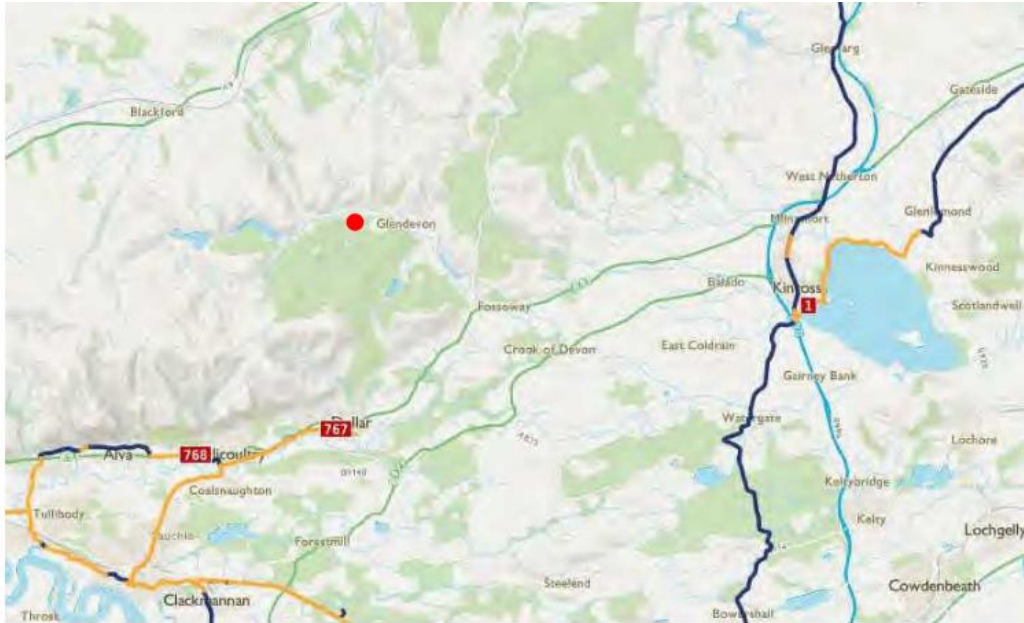


Figure 3 – Photo of the sites proximity to the National Cycle Network routes



Figure 4 – Photo of site showing the stunning views from within it and Glensherup Farm in the background. It can be seen that the proposals will sit below the surrounding landscape.





Figure 5 – Photo of site showing how the site sits below the level of the road and further landscape in the background. It also shows the stone dyke wall possibly remnants of an old sheep pen and the existing access in the foreground

2.5 The applicant owns the land intended for the proposed development. Like many rural Perth locations, the land is well suited to glamping, in that it consists of unspoilt green fields that lend themselves well to sustainable eco-accommodation. The site is also sufficiently distanced from existing residences so that residential amenity impacts should not be significant, yet close enough to benefit from the existing services infrastructure. This will minimise ground disturbance in order to preserve the visual appearance of the landscape as much as possible.

2.6 The site benefits from the rolling landscape setting and close proximity to Glendevon with great views to the stunning Ochil Hills, which is classified as a 'special landscape area'. The interesting topography of the site (creating a natural shelf within the landscape) and green backdrop, re-use of former sheep pen and utilisation of the existing access lends itself to a development that can be integrated within the site to respect and admire the vast landscape and unique setting of the area.





## 3 The Development Proposals

### Introduction

3.1 The proposed application consists of a design by which an area of land is developed into a modest cabin development. The cabins are designed to be open plan and contain modern technology to suit contemporary living. Each cabin will be fully serviced and will have its own car parking space, bike parking area and external amenity area. The site forms a plan by the applicant to offer diverse places to stay which may be further enhanced and diversified by a further planned future development of more cabins and smaller glamping pods elsewhere in the holding and the formation of a brewery utilising the existing derelict buildings at the farm building collection. The cabin development will diversify the existing rural business of Glensherup Farm and will be related to several site-specific resources.

3.2 The cabin development in Glendevon is proposed as being an ideal site for high quality tourist accommodation and is responding to a high demand for such premises. The site looks to capitalise on the significant number of visitors to the area. Current economic climate is encouraging the "staycation" and the area is easily accessible from many parts of Central Scotland and offers a peaceful retreat close to amenities for either an active or more leisurely break. The location is in a recognised tourist area where there are other chalet developments (albeit of a different nature - see market research document). A former planning application for holiday chalets to the applicant's holding was previously approved which solidifies that this type of development is acceptable in this location and meets a specific need by virtue of its quality and location in relation to existing tourism facilities, see annex 1 which is an extract from the planning officer's report of that application (12/01684/FLL).

3.3 Being located centrally in Perth & Kinross. The cabins will offer high quality, luxurious and contemporary accommodation in a rural setting for tourists visiting the area and nearby attractions. The intention is for the site to provide an idyllic, relaxing retreat with stunning views out over the dramatic landscape. Our hope is that guests will stay for several days at a time (short stays) as opposed to more common day-trip visits. This will allow more time to explore attractions such as castles & country houses, hill walking close by, farmers markets, museums, Knockhill Racing Track, the many Championship golf courses such as The Old Course St Andrews, Gleneagles, and for events such as the Solas festival, Game Fair and the Kinross Show. This in turn brings more custom and money to the local economy. The site is conveniently placed along the Heart 200 route around Central Scotland where EV points to the development will help the site become a perfect base for people driving this route, or others generally, to charge their car.

3.4 We anticipate a large portion of guests will be residents of Edinburgh, Glasgow, Dundee and even Northern England as they are all relatively accessible by car. That said, Perth & Kinross residents & tourists on larger tours of Scotland will also be attracted to the site due to glamping's popularity and the previously mentioned proximity to fantastic attractions. Existing accommodation offering short term stays tend to be limited to either bed & breakfast & guest houses. In fact, there only appears to be one hotel nearby. By offering 'on-trend' high-end Glamping accommodation, the cabins will attract new visitors, be profitable and bring new custom to the local economy.

3.5 Please also see marketing report for further information that has been submitted with this application.

3.6 The works looks to preserve the site's existing features and will not adversely affect the character or appearance of the area.

### Principle of Development

#### Access

3.7 The development will be accessed off the A823 and will utilise an existing access point into the site. Each cabin will be provided with one parking space, which will look to hide the car, and will be able to be accessed pedestrian wise too.

3.8 Existing passing places on the road up to the site will be enhanced with further passing places added.



## **Form Scale & Density**

3.9 The proposed cabins have been limited to one-bedroom units which minimises the overall footprints of the accommodation and creates buildings that are an appropriate scale in relation to the rural setting of the sites. The cabins will be single storey and kept low so as to minimise the visual impact on the surroundings where possible. Glazed doors to the SE of the cabins will provide breath taking views out to the landscape. A small terrace will also be provided which will form an extension to the main living space and will enhance the connections to the exterior spaces and the countryside.

## **Materiality**

3.10 Due to the rural nature of the site the material palette is proposed to be as natural as possible whilst also resembling the surrounding context with the extensive woodland areas. A simple, minimal palette is proposed which consists of timber cladding and a green sedum roof which facilitates the low-level roof and allows the buildings to blend into the countryside when viewed from an elevated angle. The cabins external finish will be in keeping and blend in with the rural area being similar in appearance to a field shelter.

## **Landscape**

3.11 The cabins have been positioned to maintain and work with the existing boundary treatments and landscape framework as much as possible. There is possibility to enhance and form new boundaries if required. Low level landscaping is proposed to create a soft, natural separation between each cabin.

3.12 The cabins have been placed to work largely with the existing contours meaning that there will be little disruption to how they will sit within the existing topography. The base/ stilt structure to which the cabins sit will vary slightly in height depending on the local topography to the cabin placement with the other external areas being formed unobtrusively to each cabin.

## **Energy**

3.13 The cabins will look to utilise renewable technologies such as solar electricity and ground source heat. The cabins themselves will be prefabricated off site using SIP construction. EV charging points will be provided to the site.

## **Drainage**

3.14 The site benefits from being in close proximity to a watercourse where drainage from the cabins will pass via a private treatment plant, gaining approval from SEPA, and discharge to the said watercourses.

3.15 Furthermore to the above the development has potential to have a positive impact on the local economy.





Figure 7 – Similar cabin development using timber clad walls and sedum roof which proves this architectural language works well within a rural landscape





## 4 Precedents

4.1 The purpose of this section is to conduct background research on other similar developments to explain how this proposal will relate to/ compliment existing nearby development/ design concepts and comply with the standards that have been acceptable to the Council elsewhere.

### Glendevon Country Park

4.2 As discussed above and noted by Perth and Kinross Council before, the location is in a recognised tourist area where there are other chalet developments. One such notable development is that of Glendevon Country Park. Please note that this development is a residential park home resort which is completely different from the Glensherup Cabins offering. As can be seen the number of lodges are quite considerable proving that this location is suitable for such a retreat like development by virtue of the demand shown here.

4.3 The Glendevon Country Park is only accessible by car.

4.4 Unlike this precedent, the proposals overall of this application are more modest in scale and relatable to their sites, Glensherup Cabins will offer a much more intimate self catering holiday experience.

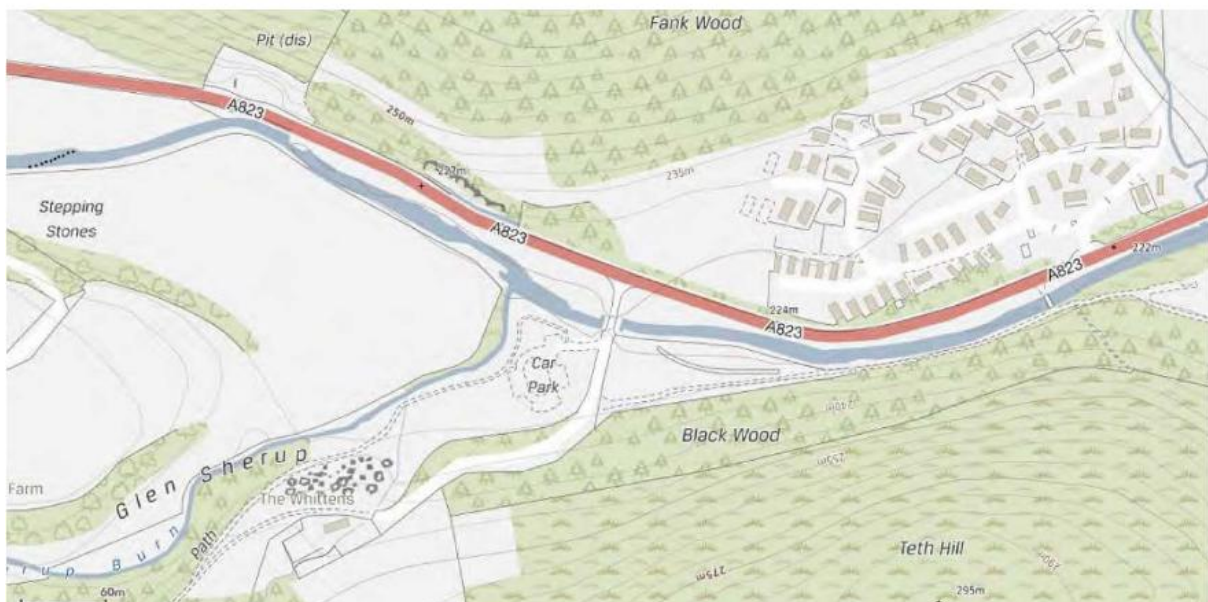


Figure 8 – OS extract showing the nearby Glendevon Country Park development. The application site access road is located close by to the West along the A823. The aforementioned car park at the start of the Core path can be seen here





Figure 9 – Aerial view of part of the Glendevon Country Park

### Fossoway Cabins

4.5 AMA submitted a similar application (21/00947/FLL) for Fossoway Cabins near Powmill which was refused by the planning officer but the decision was overturned by the local review body. The reasons for refusal for this application were similar to that of the reasons for refusal for our previous application for this site as follows;

- 1 The proposal is contrary to Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, travel to this site would result in unsustainable travel patterns criteria (b). It has not been satisfactorily demonstrated how the siting of these pods, in this location is appropriate taking account of landscape and the environmental capacity of the site criteria (d). The proposal does not meet a specific need by virtue of its quality or location in relation to existing business or tourist facilities criteria (e).
- 2 The proposal is contrary to Policy 9C Chalets, Timeshare and Fractional Ownership of the adopted Perth & Kinross Local Development Plan 2 2019 as the proposed site does not meet a specific need by virtue of its quality or location in relation to existing tourism facilities.
- 3 The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area contrary to Policy 39:Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019
- 4 There is no bus route to Powmill, the sites location will lead to unsustainable travel patterns contrary to Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the adopted Perth and Kinross Local Development Plan 2 2019.

4.6 As can be seen from the above the reasons for refusal which were dismissed by the local review body are almost copied and pasted from the past refusal of this site. Some key points from the review are noted below and are consistent with our proposals in relation to their choice of site;

4.7 The applicant justified to the local review body that the proposal was seen as being generally in accordance with the strategic and local development plan policies as;

- There would be no adverse visual impact on the countryside setting,
- The site was capable of accommodating the development,



-There is a demand for this type of tourist accommodation,

-The development would not lead to unsustainable travel patterns (the lack of a public transport system and the presumption that the majority of the customers would use it, was not seen as a legitimate reason to withhold planning consent for the development as the applicant is not responsible for its provision). There is a bus stop within a 10-15 minute walk of the site, the applicant could provide a sustainable transport plan including local walking and cycling routes. It is acknowledged that this location means that visitors would be coming by car, taxi or minibus and this should not prevent the development from taking place.

-The development would contribute to the local economy.

4.8 Councillors specifically noted that cars were already accessing the house so there would be no impact on the infrastructure (this is same with our site with cars already accessing the farm and fishery). They didn't feel the unsustainable transport reason for refusal was an issue due to the nature of these types of developments being accessed by a car to glamp and the sustainable transport of walking and cycling in the area outweighed this, this was further concreted with another councillor commenting that if this reason for refusal was accepted then nothing would ever be built within Perth and Kinross. With regard to the reason for refusal of not meeting a site specific need by virtue of its quality or location in relation to existing tourism facilities, one councillor disregarded this noting the several businesses and attractions nearby and further afield that would benefit from the development. Fortunately for the councillors the cabins were on site for this application (which are of a similar design to those in this application) and the councillors noted that having them on site was useful as they could see that they fitted in well with the countryside. They concluded with the statement that the reasons for refusal were subjective and their interpretation was that the application was in accordance with the development plan, accepting the applicants justification.







Figure 10 – Proposed site plan for Fossway Cabins that was approved



## Lomondmuir Farm Cabins

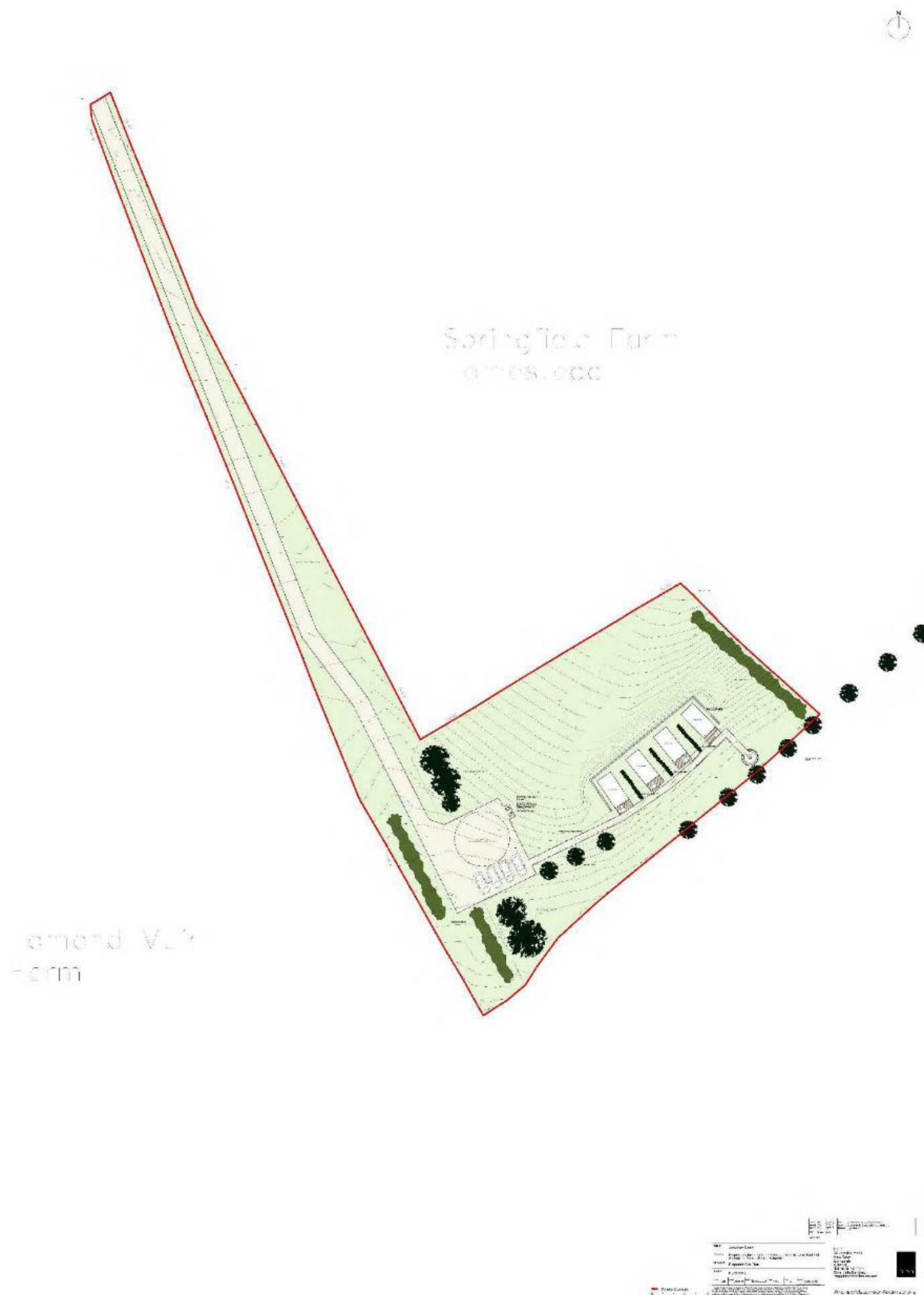


Figure 11 – Proposed site plan for Lomondmuir Farm Cabins that was approved



4.9 This section relates to the relatively recent planning approval of 4 holiday accommodation cabins at Lomondmuir Farm, Wester Balgedie, located just on the outskirts of Wester Balgedie. Details of these applications can be found by looking 19/01382/FLL | Erection of 4 glamping cabins and associated works. This was also another application by AMA.

4.10 The above proposals are directly related to the glamping cabins proposed at Glendevon as they are considered against a lot of the same Council policies. The application (19/01382/FLL) which is guided by the extant development will be evaluated.

4.11 The principle planning policies that were raised are as follows;

- ED3 (Rural Business and Diversification)
- ED4C (Caravan Sites, Chalets and Timeshare Developments)
- Visual Amenity Design and Layout was also raised.

The report of handling states that:

Policy ED3 (Rural Business and Diversification) & ED4C (Caravan Sites, Chalets and Timeshare Developments)

"The key land use policies of note are Policies ED3 and ED4C of the LDP, which relates to rural business and diversification and new lodge/chalet development

From the information submitted, the development is not diversification of an existing business but a new one based on the landscape qualities of the area, and the outstanding views towards and over Loch Leven. The proposal will be for tourism, and considering the low impact that the development would have it is considered to be acceptable and should be supported under the terms of the Policy ED3 of the LDP. The site is fairly open, but you would be expecting this sort of landscape with such a development. There is a degree of landscape framework with the hills to the rear, and is set adjacent to existing buildings which collectively result in a suitable location for this type of development.

In terms of Policy ED4C this offers support for new chalet/lodge developments providing proposals meets certain criteria, including meeting a specific need by virtue of its quality or location in relation to existing tourism facilities. No specific details of demand have been submitted, but it is clear that this location would have an obvious marketing value with its views over Loch Leven, and by being fairly remote. As before, it would be acceptable in terms of siting and the impact that it would have on the visual amenity of the area and the landscape. To this end, the proposal is also considered to be in accordance with Policy ED4 of the LDP."

Visual Amenity Design and Layout

"The proposed units are small and would have little adverse impact on the visual amenity of the area. It would be the case that they would be visible from some points, however any visibility would not necessary be an adverse one. As part of the permission, there will be a pre-commencement requirement for the submission of a landscaping / planting scheme which will help to minimise the visual impact. In terms of the layout and design of the units, this raises no concerns."

Landscape Impact

"In terms of the impact on the wider landscape of the area, the site is part of lowland hills surrounding the basin of Loch Leven which is a special landscape area - Loch Leven and the Lomond Hills. However, the low key nature of the proposal does not raise any concerns and it is noted that the local community Council share this view."





## Ardbennie Farm Cabins



Figure 12 – Proposed site plan for Ardbennie Farm Cabins that was approved

4.12 This section relates to the relatively recent planning approval of 4 holiday accommodation cabins at South Ardbennie Farm which is located within a rural area 5km east of Crieff. The application site lies to the southwest of the applicants dwelling and farm buildings. It comprises of part of a field and the site runs along a hedgerow boundary. Details of this application can be found by looking at 20/01445/FLL | Siting of 4 glamping pods and reception hut.

4.13 The above proposals are directly related to the glamping cabins proposed at Coupsteps as they are considered against a lot of the same Council policies. The application (19/01382/FLL ) which is guided by the extant development will be evaluated.

4.14 The principle planning policies that were raised are as follows;

- PM1 A & B (Placemaking)
- ED3 (Rural Business and Diversification)
- ED4C (Caravan Sites, Chalets and Timeshare Developments)
- Visual impact and residential amenity was also raised.

The report of handling states that;



"The development proposed is of a modest scale and appropriately designed to sit well within the existing landscape framework located close to the farm building group and located along an established field boundary which means it is well contained within the existing landscape framework. The proposal is considered to not detrimentally impact on residential amenity as the nearest dwelling is the applicant's home. The proposal is considered to diversify an existing farming/tourism business. For these reasons and further expanded in subsequent sections of the report the development is considered to comply with policy. " Policy ED3 (Rural Business and Diversification) & ED4C (Caravan Sites, Chalets and Timeshare Developments)

#### Residential Amenity

"The closest residential properties are to the east of the site and these are within the applicant's ownership. The closest residential outwith the applicant's ownership are to the north east and over 400 metres away."

"The applicant's residential property is to the east of the site and is approximately 100 metres away to the nearest pod and there is also to be on site a reception hut. Environmental Health consider that noise from the daily operations and patrons would not adversely affect the residential amenity of neighbouring dwellinghouses. They further advise that a caravan site licence is required and this will be added as an informative."

#### Visual Amenity

"The small scale of the development and location beside a field boundary is considered to be acceptable without any wider landscape impact."

#### Precedent Summary

4.15 As can be seen from the above, the applications have been evaluated against council policies.

4.16 As with the Lomondmuir Farm development, the Glendevon development is also the creation of a new business. Similar in scale and density to Fossoway Cabins, Ardbennie Farm and Lomondmuir Farm. Glendevon sits in a location with obvious marketing value with open views to Ochil Hills (part of an existing landscape designation), being fairly remote but still enjoying easy access to an abundance of tourism facilities in the local area. The Glendevon site has a low visual impact on the surrounding landscape as the structures are of a low profile ensuring they are complementary to the existing landscape framework while sitting close to existing buildings it will have little adverse visual impact. The Glendevon site as with Fossoway Cabins, Lomondmuir Farm and Ardbennie, is adjacent to existing building collections while being sufficiently distanced from existing residencies so that residential amenity impacts should not be significant, yet close enough to benefit and contribute to the existing services, infrastructure and amenities.



## 5 Planning Policy Appraisal

5.1 The purpose of this section is to establish the planning and environmental policy framework within which the Planning Authority can consider the proposed development, highlighting policies which are applicable to the application.

5.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that determination of planning applications “shall be made in accordance with the Development Plan unless material considerations indicate otherwise”. It is supplemented by Section 37(2) which states that “In dealing with an application the Planning Authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations”.

5.3 The extant Development Plan which covers the application site comprises the approved TAYplan 2017 and the adopted Perth and Kinross Local Development Plan 2019.

5.4 The following sections present the relevant national and local planning context to which the application relates.

### 5.4.1 TAYplan 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2036 the TAYplan area 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 and visit and where businesses choose to invest and create jobs.”*

### 5.4.2 The Development Plan

The Local Development Plan 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. The following section appraises the proposals against the relevant planning policies against which the application proposals will be assessed.

The principal policies are, in summary:

- Policy 1 A & B (Placemaking)
- Policy 8 (Rural Business and Diversification)
- Policy 9 (Caravan Sites, Chalets and Timeshare Developments)
- Policy 39 (Landscape)
- Policy 53 (Water Environment and Drainage)
- Policy 60 (Transport Standards and Accessibility Requirements: New Development Proposals)

### 5.4.3 Policy 1 A & B - Placemaking

“Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.”

There are then 10 criterion further to the above.

It is considered that the design, density and siting of the proposed development is in keeping with the surrounding context and area and will not detract from this. The footprint, form and plot layout create a development that reduces the visual impact and respects the rural setting of the site. The additional landscaping proposals will also compliment the locality and improve the amenity for tourists that stay in the proposed cabins. The cabins respect and utilise existing site topography.





#### 5.4.4 Policy 8 & 9 – Rural Business and Diversification/ Caravan Sites, Chalets and Timeshare Developments

“The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites out with settlements may be acceptable where they offer opportunities to diversify an existing business or are related to a site-specific resource or opportunity. This is provided that they will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involves the re-use of existing buildings.”

“The Council will give favourable consideration to new chalet and timeshare/fractional ownership developments where it is clear these cannot be used as permanent residences.”

It is considered the proposals comply with the requirements of both Policy 8 and 9 as it represents an appropriate site to provide high quality self-catering visitor accommodation. The development is a new business that will diversify the existing rural business of Glensherup Farm based on the landscape qualities of the area, the outstanding views and setting. The proposal will be for tourism, and considering the low impact that the development would have it is considered to be acceptable and should be supported under the LDP. The site is fairly open, but you would be expecting this sort of landscape with such a development. There is however a degree of landscape framework and the site is set adjacent to existing buildings which collectively result in a suitable location for this type of development.

The applicant would look to utilise several site-specific resources. The applicant has rights to the watercourses and local fishery to which there would be the option to add access to these through an accommodation/ experience package with both the watercourses and fishery within easy walking distance to the site. The applicant would also provide information and guidance on the number of excellent walking routes and links that are easily accessed from the site.

The proposed development will create employment by means of work for local contractors, and cabin employment, as there will be requirement for the development to be serviced in terms of maintenance, cleaning and providing services to the residents. See business plan which notes the employment requirement timeline.

In terms of policy 9 specifically this offers support for new chalet/ lodge developments providing proposals meets certain criteria, including meeting a specific need by virtue of its quality or location in relation to existing tourism facilities. It is clear that this location would have an obvious marketing value with its views and by being fairly remote. As before, it would be acceptable in terms of siting and the impact that it would have on the visual amenity of the area and the landscape. To this end, the proposal is also considered to be in accordance with the LDP.

The site has the marketing value by virtue of its location and relation to existing tourism facilities (see market research document). The development offers the feeling of being in a rural, detached location with stunning experience of views to the countryside. Further to the above the applicant has previously gained permission from PKC to form two holiday accommodation units at the holding (12/01684/FLL), this further displays the appetite for this type of accommodation in this area. The planning officer of this application also specifically notes that the location that the application site of 12/01684/FLL is within is a “recognised tourist area”. The application site for Glensherup Cabins is within this same area.

The Local Development Plan also recognises that employment areas can be dispersed, and many new businesses are located in rural areas and not in the main settlement. The site is appropriately placed to support the tourism associated with the area by providing new accommodation for visitors to book throughout the week or weekend.

Overall we can justify the development against the following bullet points;

- Delivers a sustainable business plan that delivers on several unique selling points
- Demonstrates a clear need for this type of business in the local area
- Represents an appropriate site due to the beautiful views of Ochil Hills
- It will provide high quality self-catering visitor accommodation
- Located directly adjacent to an existing building collection
- Provides easy access due to its location within Central Scotland
- Is within easy walking, cycling and driving distance to suitable walks/trails and historic venues



- Will create employment by means of initial construction and installation works for local contractors
- Will create ongoing employment via maintenance and yearly servicing of equipment
- Is through the business plan forecasted to provide employment for 1 x full time equivalent staff member to manage arrivals, departures and general daily duties
- Provides an ideal location to access various tourist attractions in the local area
- Is along the Heart 200 route
- Is forecast to provide follow on business opportunities as the applicant is a keen cyclist, fisher and walker, who intends to introduce guided fishing trips, cycling and walking day trips
- Is forecast to provide follow on business opportunities in providing further short stay accommodation in appropriate locations within the holding
- Has marketing value by virtue of its location and close relation to existing tourism facilities.
- Has marketing value through it's proposition of a new and innovative retreat, contributing a range of wellness and leisure activities to meet the year on year increase in this type of demand
- Offers the feeling of being in a rural, detached location with vast stunning views to the countryside whilst in the pods but being in proximity to the existing building collection and being able to access local existing infrastructure and facilities.
- The existing landscape framework also makes this a suitable site in line with the above policies.
- Scale and material of pods and planting ensures the pods will be well contained in landscape.
- In regard to tourism accommodation the proposal would diversify the agricultural holding in line with the key purposes of the Scottish rural development programme in enhancing the rural economy and community, supporting agricultural businesses, protecting and improving the natural environment and addressing the impact of climate change. It would provide a form of tourist accommodation which is not available in the locality in which visitors could access the many local attractions nearby and further afield. It is anticipated that the proposal will generate over £100K in visitor expenditure and create 2 full time jobs.

#### 5.4.5 Policy 39 - Landscape

The proposal aims to preserve and enhance the existing landscape setting where possible. The location of the proposed buildings allows the existing boundary treatments and landscape framework to be retained and utilised to become a new holiday site that sits well and comfortably within the existing setting. The proposal also largely utilises the existing site topography to create a development that is integrated within the existing contours whilst maximising the views and relationship towards the open countryside.

#### 5.4.6 Policy 53 – Water Environment and Drainage

The proposals will drain to a treatment plant where authorisation will be gained from SEPA and discharge to the existing nearby watercourse. Surface water will drain into the ground with use of permeable elements (gravel) which will form pathways, areas around the building and under the external terrace/ amenity area where open jointed decking will allow rainwater through. Water supply will be gained from the existing supply to Glensherup Farm.

#### 5.4.7 Policy 60 – Transport Standards and Accessibility Requirements: New Development Proposals

It has been proven that the area of Glendevon with all it's existing tourism accommodation and amenities is largely accessed by car. However when one is within the area or more specifically at the application site there is offering of further transport options through walking and cycling notably through the proximity to Core Path and Nation Cycle Network routes. With the local routes and nearby amenities accessed from these, it is believed that when one has arrived at the site the car can be left aside and the countryside experienced through the aforementioned sustainable transport options. As per that found in the Fossoy Cabin precedent, and others, the fact that this site will be largely accessed by car is not an issue with regard to the local development plan.

5.4.8 It should be noted that the Glendevon Country Park and existing tourism facilities in this area are currently accessed by car.



## 6 Conclusion and Recommendations

6.1 Planning permission is sought for the erection of cabins and associated works.

6.2 The proposal is to develop a site into four, one bed cabins with each having its own car parking space, bike parking area and external amenity area. The works will be in line with the fabric of the existing areas and will not adversely affect the character and the setting.

6.3 It is considered that the proposal is acceptable in terms of the relevant policies within the adopted Perth and Kinross Council Local Development Plan 2019.

6.4 In conclusion, the proposal complies with the development plan and supplementary Guidance. Principle of development and land uses are acceptable in this location without prejudicing any local amenity. It is acceptable in all other respects and there are no material considerations that are considered to outweigh these conclusions.

6.5 We therefore respectfully request that the Council support this application for erection of glamping cabins, comprising four units and associated works for the reasons stated above.



## Annex 1

"Planning consent is sought for the erection of two letting holiday chalets at Glensherup Farm, Glendevon.

The site of the proposed chalets is currently occupied by a modern, mono-pitch, metal clad shed. The letting units will occupy the same footprint as the shed, with a slightly lower maximum height and be re-orientated with their taller elevation to the south. The proposed finishes are vertical timber cladding and profiled metal sheet roofing.

The category B listed Old House of Glensherup forms part of the existing Glensherup Farm complex. The existing byres to the west and east of the Old House, forming the enclosure to the yard, are also of historic interest. The application site lies to the east of this yard.

The principle of providing holiday accommodation on farms is accepted through local plan policy provided other criteria can be met. Strathearn Local Plan 2001 Policy 46 encourages farms wishing to diversify their business where this will generate additional tourist facilities or accommodation provided that a number of criteria are met.

The site is relatively well contained within an established setting. The new chalets will have no greater visual impact than the existing shed being on the same footprint and of similar bulk. The Conservation Officer has no objection and considers that the structure will not directly affect the immediate setting of the Old House, as it is located outwith the traditional farm yard.

There has been limited justification put forward in terms of a business case for the chalets other than that self-catering accommodation is attractive to a wide range of people and that the current economic climate is encouraging the "staycation". The statement further suggests that the area is easily accessible from many parts of Central Scotland and offers a peaceful retreat close to amenities for either an active or more leisurely break.

The Adopted Strathearn Area Local Plan generally encourages farm diversification initiatives although the proposed Local Development Plan is less specific and expresses a general preference for developments to be located within or adjacent to settlements. However, sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business (policy ED3). In terms of policy ED4C (Chalets, Timeshare and Fractional Ownership) the proposal does not meet criteria a) or b) but does to some extent meet c) which states that proposals should "meet a specific need by virtue of its quality or location in relation to existing tourism facilities."

Although the justification provided is rather limited in detail the proposal is acceptable in terms of scale and design. The location is in a recognised tourist area where there are other chalet developments. There have been no objections. I recommend that it be approved."



MARKET RESEARCH

Glensherup Cabins

March 22



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Glendevon is located inside of Perth and Kinross, which is approximately 10 miles West of Kinross and 5 miles South-East of Gleneagles.

The Visit Scotland website notes the following on Glendevon;

"Glen Devon is a picturesque glen in Perthshire, located near the small town of Auchterarder.

The glen stretches south eastwards from the source of the River Devon to Yetts o' Muckhart. The main road through the glen offers breathtaking views north to the famous Gleneagles Hotel and the mountains around Loch Earn, south into the heart of the glen with soft rolling hills rising on either side and the gentle River Devon on the valley floor.

Visitors can choose from a number of straightforward walks on good paths close to the five reservoirs located in the area. The car park and picnic area in Glen Sherup makes a good starting point. At the southern end lies Castlehill Reservoir, this is the water supply for Fife and there is good parking and a pleasant, grassy area, perfect for relaxing on a warm summer's day.

Glenquey Reservoir is close by and the two can be linked by a short walk. Further into the heart of the glen you'll find Glensherup Reservoir and the two manmade lochs known as the Frandy Reservoirs. These were constructed by German prisoners of war in the First World War to supply water to the towns of Dunfermline and Rosyth." [1].

The area is rich in tourist attractions, both in the immediate vicinity of the site and further afield, which creates a significant economic benefit to the area. The proposed development aims to diversify the area's tourist offerings through an innovative and unique retreat, contributing a range of wellness and leisure activities. This will benefit the local communities' residents and businesses.

This report will examine whether the current accommodation options local to Glendevon and the surrounding area are enough to meet tourist demand. It will also look at tourism trends to suggest if new glamping sites in this area are warranted.

## Perth and Kinross Tourist Markets

Perth and Kinross has a thriving tourism market. Each year the local economy benefits from over 15 million overnight International and domestic visitors, spending an extremely significant £4.9 billion [2]. 46% of these overnight guests elected to stay in self-catering accommodation [2].

## Main Tourist Markets

### Tourists

Domestic visitors, international visitors, tourists and sight seekers are the main market for the Glensherup glamping development. Since the tourism sector in Perth and Kinross is expected to increase by almost 20% annually by 2027/2028 [3], it is reasonable to suggest that there will be demand for this development in the foreseeable future.

### Events

Perth and Kinross host many events each year [4], many are within easy commuting distance from the proposed site, such as The Kinross Show [5], Scottish Rewind [6], Game Fair [7] and Solas Festival [8], where the site could provide suitable short-term accommodation for use during the events.

### Gleneagles

Gleneagles is a luxury hotel, spa and golfing destination [9] in which users staying at Glensherup cabins will have easy access to. The town itself also boasts a number of attractions and has a railway station. Further to Gleneagles being a world renowned golfing destination, there are many more high quality golf courses in and around the area. Being based at the site is the perfect opportunity play at these courses and to see some of the world's most prestigious tournaments being played out. Scotland regularly hosts The Open Championship and the Women's British Open, amongst many, many others.

### Fishing

Glensherup Fishery [10], a 29 acre loch set in spectacular scenery, is adjacent to the proposed glamping development where the applicant has rights to, (along with other watercourses) to which there would be the option to add access/ use to these through an accommodation package as part of ones stay at the Glensherup cabin development with both within easy walking distance to the site.

## Castles & Estates

Perth and Kinross has many Castles, which offer tourists a chance to experience and learn local history [11]. Such attractions have seen visitor numbers increase steadily in the last decade, with the most popular being; Lochleven Castle, Castle Campbell and The National Wallace Monument. The proposed site is, on average, a 30 minute drive from all castles mentioned above. Therefore, it will be suited to accommodate some of the Castle's visitors.

## Food and Drink

Perth and Kinross has a lot to offer when it comes to 'eating and drinking'. There are a vast number of local and chain restaurants, idyllic pubs and even breweries and distilleries. [12]

In addition to the areas many excellent restaurants and producers, Kinross Farmer's Market is held every 4th Saturday [13]. The proposed glamping development is well placed to allow guests to visit & spend at this market.

Aberargie [14], Glenturret [15], and Tullibardine [16] distilleries are also nearby to the proposed site, allowing guests to enjoy tours and make purchases directly from the distilleries.

## Heart 200 Route

The proposed site is also along the new 'HEART 200' route. This route has a current demand and will increase in line with market trends for short stay accommodation, which will provide a high quality and secure environment for guests.



Figure 1 – Heart 200 Route

# Tourism Demand Analysis

## Demand in the Area

Tourism in the Perth and Kinross appears to be enjoying stable growth in recent years [2&3]. We therefore expect demand for accommodation to grow in the years ahead. This is due to in part to Brexit effect (more on this later), but also due to promotion and funding by Perth and Kinross council by way of their strategy & management plan [17].

This number does not take into account season fluctuation but does suggest a large potential market for the proposed development, which is unlikely to be met by existing accommodation options, especially during peak season.

## Glamping Popularity

Each year we witness a cyclical increase in google searches for glamping (as seen below).

Interestingly the trend shows increased demand for both peak and off-peak season & shows no sign of decreasing for the time being. There are also a couple of spikes in recent years.

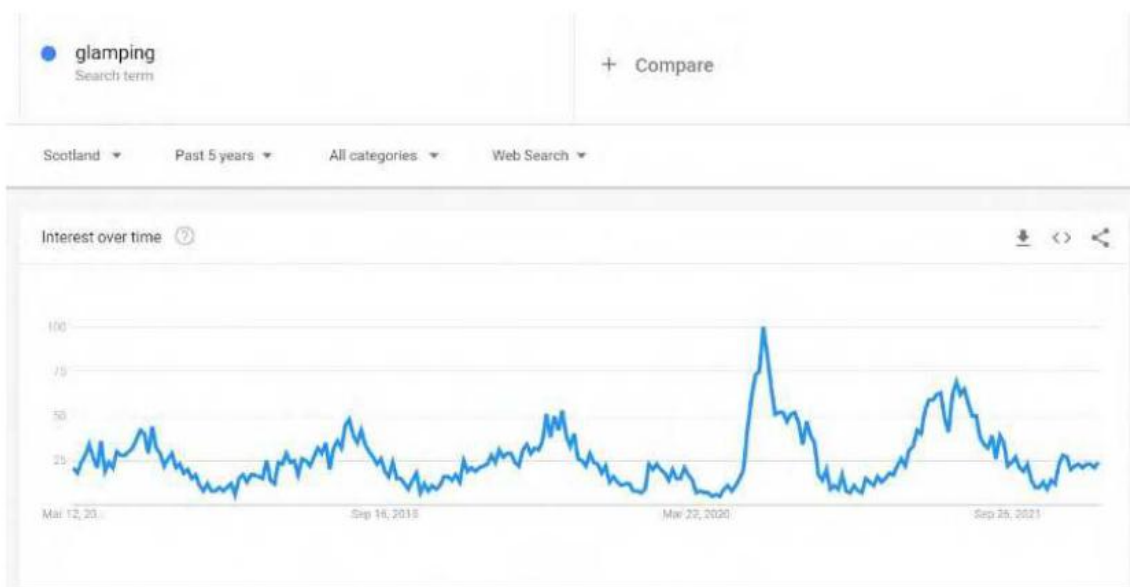


Figure 2 - Glamping Popularity

We have seen in other parts of the country that glamping sites are popular even in areas short of tourist attractions, and when close to other glamping options. Glamping has a certain novelty, meaning it is now an attraction in its own right.



## Brexit Uncertainty & Covid-19 Impact

Historically, uncertain political times have seen UK based tourists' favour 'stay-cations' over foreign holidays. Fears over foreign travel due to the Covid-19 Pandemic are also expected to encourage home-based tourism. This is tempered by the possibility of fewer tourists arriving from the International Market, due to the same uncertainty. However, domestic tourists using accommodation typically outnumbered international tourists by a ratio as high as 9:1, so we view this a potential net benefit.

## Existing Accommodation near Glendevon

Below is a list of accommodation options near the proposed glamping site and the surrounding area.

### WHAT'S NEARBY

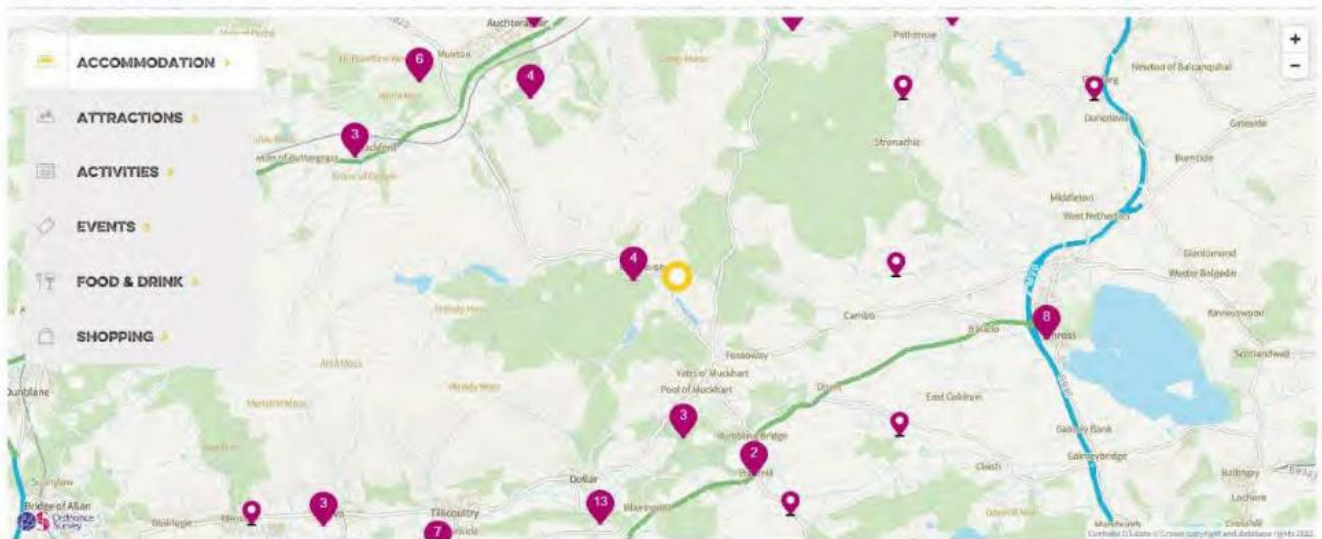


Figure 3 – Visit Scotland Accommodation Finding Map

After a search of the area for accommodation on the Visit Scotland website we found that it labelled 4 as below;

- Tigh Na Mairi self catering cottage
- The Tormaukin Hotel
- Several lodges at the Glendevon Country Park

The above options are completely different to the offering of Glensherup Cabins. The closest in comparison would be that at Glendevon Country Park which do consist of larger timber cabins however these are built as residential park homes within a large resort that is laid out in more of an urban form. These can be bought to let with several as noted above being available. Glensherup Cabins however offers a much more compact, intimate stay that responds and connects with the landscape providing users with a much more rural experience. The fact that this

country park exists in this location however provides comfort that this location is one that people seek to use as a retreat.

There appears to be no glamping options within a 5km radius, the two closest glamping options are as below to which we can use to evaluate demand and compare costings.

#### **Greenhill Farm Glamping**

Website: <http://www.greenhillfarmglamping.com/>

Overview/Differences: 2 basic shepherds huts, detached WC/Shower facilities, BBQ area Nightly Cost: £78 (based on 2-night stay in June)

#### **Alexander House – Auchterarder**

Website: <https://www.alexanderhousescotland.com/>

Overview/Differences: 2 yurts, en-suite WC/Shower, kitchenette and wood fired hot-tubs Nightly Cost: £155 (based on 3-night stay in June)

Further afield there are other established developments we can use as precedent in terms of offerings/ costings.

#### **Ochils Edge Glamping**

Website: <https://www.facebook.com/ochilsedgeshepherdhuts>

Overview/Differences: Nice shepherd Hut, but small & basic. Separate WC/Shower/kitchen Nightly Cost: £76 per night (based on 3-night stay in June).

#### **Arnprior Farm Glamping**

Website: <https://arnpriorfarm.com/glamping/>

Overview/Differences: 4 good quality glamping pods, but a little basic inside. No en-suite WC/shower – basic kitchenette (no cooker) - each sleep 2 adults & 2 children. Hot tubs Nightly Cost: £125 (based on 3-night stay in June)

By comparison to the choices above, the proposed glamping site would be a completely different proposition to the current options and likely attract a demographic, who at present are not catered for locally. The site could expect to command upwards of £100 per night per unit.

Accommodating this new demographic, should also see benefits pass through to the local economy. Increased spending by guests of the site and jobs created which could be filled by local residents.

The tourist trade in winter months is naturally low in most parts of the UK. Despite this, we believe there would still be sufficient demand for glamping site in low season, again due to the innovative and popular wellness experience the site provides and leisure activities.

## Summary

Tourism in the UK is expected to increase in the years ahead, even without the effects of Covid-19 & Brexit, which are also expected to accelerate demand. This should also mean increased demand for tourist attractions and accommodation in Perth and Kinross. Coupled to the ever-increasing demands for glamping, and wellness/ leisure experiences.

We believe that the proposed development will be beneficial to this part of Perth and Kinross, without sacrificing the areas ecology, landscape or residential amenity. The site is well located to offer a new and unique short stay option to the area. As demonstrated above there is a lack of similar style short stay accommodation available in the area. Immediate attractions include walking, with the local car park and picnic area nearby to the site (accessible by path from the site) specifically mentioned in Visit Scotland's summary of the area above [1]. Furthermore to this, it should be noted that in the Perth and Kinross Visitor Survey Data – 2018 [2], walking was the second most popular activity undertaken as part of a day trip in Perth and Kinross. Glensherup Fishery is also reachable by path from the site. Further afield and noted above Gleneagles resort, distilleries and castles are other such attractions, where there is an abundance of the two latter, that can be reached easily from the site.

We believe the above market research proves that the proposed development will sit well within Perth and Kinross and meet a specific need by virtue of its quality and location in relation to existing business and tourist facilities.



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## Solar PV Solutions



Our photovoltaic solutions are innovative, penetration-free systems for use in flat, green and blue roof applications.

Both our systems are extremely quick to install and provide a cost effective and highly efficient solution.

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# OVERVIEW OF SOLAR PV



## UWE ENTERPRISE ZONE

Location: **Bristol**

*"The system we chose means the panels are welded into place, reducing load, and the need for roof penetrations and thereby risk of leaks. The University will use 100% of the power generated, equal to the amount of nearly 200 homes with solar panels. As a large organisation we want to set an example for others to undertake similar projects."*

**Fabia Jeddere-Fisher, Energy Engineer, UWE**





Our photovoltaic solutions are specifically designed to deliver the most efficient energy generation solution on flat and green roofs. Our systems are designed to ensure the waterproofing system beneath remains completely intact and without compromise, which can occur when mechanical fixing methods are used that penetrate the roof.

The entire installation process of both of our photovoltaic systems is quick and simple and only our approved contractors, engineers and installers are fully trained and certified to install our unified rooftop solutions.

Through our systems we guarantee the entire specified roof package rather than a separate element, giving single source point of contact and responsibility to reduce risk.

We have two systems within our photovoltaic portfolio:

### BauderSOLAR for Flat Roofs

Our BauderSOLAR flat roof PV solution is suitable for new build and retrofit projects and features a mounting system that is secured to the roof using membrane-to-membrane welding techniques on our bituminous or single ply waterproofing.

The modules are positioned at a 12° angle to maximise energy generation and can be installed in both south facing and east/west orientations pending on site requirements.

### Bauder BioSOLAR for Green and Blue Roofs with Vegetation

Bauder BioSOLAR is a unified solution for mounting solar PV arrays where the substrate and vegetation provide the ballast to secure the array.

The combination of systems and the height at which the panels are positioned allow for vegetation to establish across the entire roof area helping the building achieve enhanced BREEAM ratings and meet planning targets for both the green roof and solar PV requirements.

### PV Partners – Assuring Quality

We provide the ultimate solution for our clients through our partnerships with JA Solar and LG as we trust their uncompromising quality standards to ensure that every module produced delivers the same quality output and high efficiency.

It is all too common that performance and quality can frequently vary dramatically between/amongst manufacturers, even if the same cells are used and the modules appear to be similar; and so it becomes increasingly apparent that the superiority and reliability of the manufacturer is far more important than selecting modules by output statements alone.

Our ethos is to work so that every Bauder installation is as good as the next.

#### Specification Support



##### Specification downloads:

[www.bauder.co.uk/technical-centre](http://www.bauder.co.uk/technical-centre)



##### Telephone helpline:

0845 271 8800

SOLAR TRADE



# ENVIRONMENTAL CREDENTIALS



Our Solar PV roofs have the potential to count towards BREEAM. If you are working to this assessment standard, please contact a member of our technical team, who can advise on best practice for your individual project.

## Energy

This category encourages the specification and design of energy efficient building solutions towards sustainable use and management throughout the operation of the building's life.

### Ene 01 - Reduction of energy use and carbon emissions

Any low or zero carbon technologies installed can be used to offset emissions arising from regulated and unregulated (for exemplary credits) energy consumption. The requirement details for a private wire arrangement to be in place, i.e. no grid sustainable energy purchase.

**BauderSOLAR PV and Bauder BioSOLAR photovoltaic solutions** create local energy generation from renewable sources. They are specifically designed to deliver the most efficient energy generation solution on flat and green roofs where the installation method ensures the waterproofing beneath remains completely intact and without compromise.

### Aiding Biodiversity and Meeting a Biodiversity Action Plan (BAP)

Our BioSOLAR roof can provide a natural habitat for the local ecology, in which vegetation will establish and provide a home for smaller elements of wildlife as well as insects and invertebrates. The provision of a healthy habitat in a place that could otherwise be empty encourages wildlife to remain in the area, provides support for the natural colonisation of locally arising plants, birds and small animals, boosting a wider spread of species in the area.

## Recycling, End-of-Life and Upcycling of Our Products

In Europe, solar panel disposal falls under the European Union's Waste of Electrical and Electronic Equipment (WEEE) directive and is strictly regulated.

### BauderSOLAR

The individual components of our BauderSOLAR Flat Roof system are single-origin and can be individually removed and completely recycled. The main support structure and locking pin are made from plastic category 05 Polypropylene and is widely recycled; with the base plate, bayonet fitting and module clamp all from plastic category 07 Polyamide which is recycled into plastic lumber and other custom-made products.

### Bauder BioSOLAR

The mounting boards for our BioSOLAR system that provides the water retention and drainage layer for the vegetation beneath the array are made from HDPE which is widely recycled.

The support system for our Bauder BioSOLAR system is made from aluminium; the arms, support rails and clamps can be recycled through melting down and reforming the metal without losing quality.





# TECHNICAL CREDENTIALS

## Regulations, Guidelines and Standards

Our products are built in accordance with applicable standards and technical regulations and therefore correspond to all relevant technical standards. This applies to both material selection and structural design.

BSEN 62446 Grid Connected Photovoltaics  
BSEN 61853-1 Defining Solar Photovoltaic Power  
BSEN 1991-1-4 Wind Actions on Structures  
BRE Digest DG 489 rev 20145

The aluminium alloy framed modules are certified through VDE (IEC 61215 Ed. 2, IEC 61730-1 Ed.1 and IEC 61730-2 Ed. 1)

## Array Designs

Bauder PV array proposals are designed to meet MCS PV Guide requirements and IET Codes of Practice.

## Maximising the Roof Area

Our photovoltaic solutions are designed to allow for the maximum number of modules to be installed on the roof area for both east-west or south orientations. This gives prime energy generation from the roof compared to standard 30° fixed tilt solutions.

## Assuring Quality of PV Panels

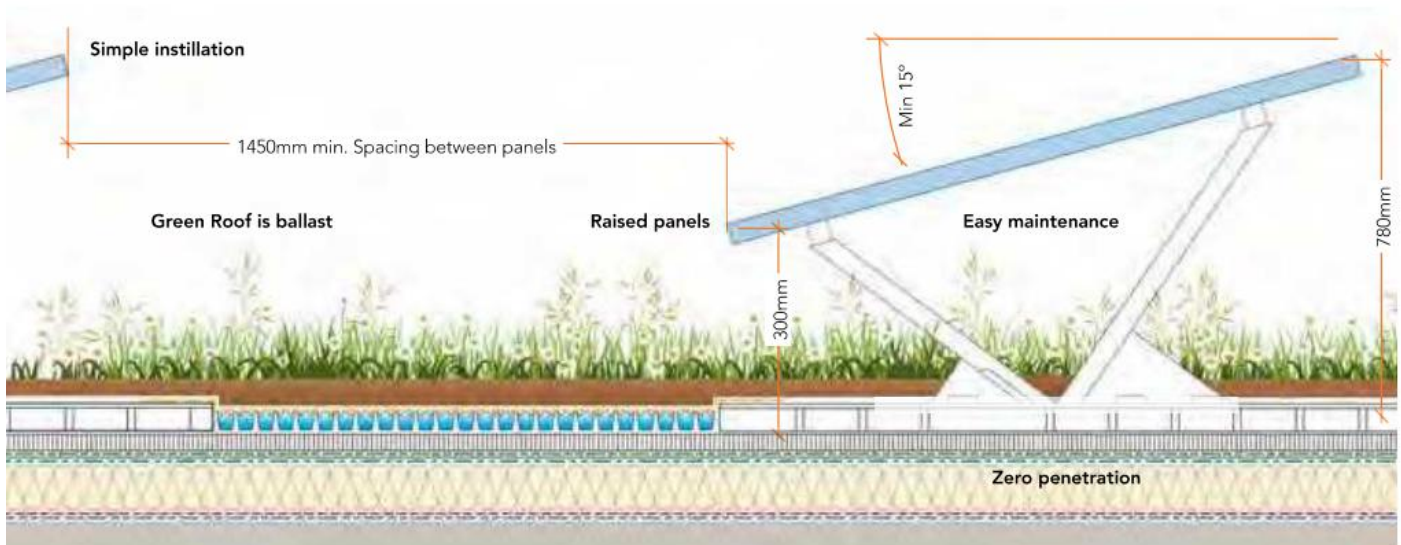
It is all too common that performance and quality can vary dramatically between manufacturers, even if the same cells are used and the modules appear to be similar; and so it becomes increasingly apparent that the reliability of the manufacturer is far more important than selecting modules by output statements alone.

The superior manufacturing and quality testing of the JA Solar and LG modules ensure that quality output and high efficiency is standardised on all our installations.

## Increasing Efficiency

The BioSOLAR system has the advantage of increasing the efficiency of the solar array because the vegetation preserves ambient rooftop temperatures, keeping the PV modules at optimal output and increasing energy yields by 5% - 7%.

SOLAR TRADE  
ASSOCIATION



# BAUDERSOLAR FOR FLAT ROOFS



Image courtesy of  
Ivan Moore  
Lambert Smith Hampton

## 11 FREEBOURNES ROAD

Location: **Witham**

*"We actively look for opportunities to implement renewable energy and knew that this storage facility lent itself well to PV retrofit. Our system selection process involved the due diligence you would expect from a local authority and we decided to go with Bauder because of its comprehensive system portfolio that meant we could have a single source supply and all-inclusive guarantee; giving us complete confidence in the roof's performance."*

**Julian Sanchez, Commissioning Delivery Manager for Essex County Council**



11 Freebournes Road was a large derelict warehouse located in Witham, that underwent major renovation to transform it into a storage centre for Essex County Council. The roof was waterproofed with over 5,200m<sup>2</sup> of Bauder's reinforced bitumen system and then fitted with 588 solar PV modules enabling the client to generate at least 134.70 Megawatt Hours of solar power each year.



Image courtesy of  
Essex County Council



Our flat roof solar PV solution is an aerodynamically optimised system for framed modules suitable for both new build and retrofit projects. The mounting units are secured to the roof using membrane-to-membrane welding techniques on our bituminous or single ply waterproofing systems. This installation method means that the roof is not compromised by penetrations for fixings nor is it ballasted, which would add significant weight loading to the roof.

### Key Features

- Risk-free installation due to penetration free fixing methods to the flat roof waterproofing.
- Tool free installation of modules is quick and simple.
- High output to roof space ratio.
- Range of PV modules available to suit client needs and budget.
- Lightweight system 9-12.5Kg/m<sup>2</sup>, depending on the module selected.
- Aerodynamic to reduce the impact of wind uplift.
- Low profile with modules set at 12°, which can overcome some planning challenges.
- Single source for complete design of waterproofing and PV array with clear accountability.

Our combined solar array and waterproofing offer provides a single-source solution with clear accountability to reduce risk and bring peace of mind through all aspects of the flat roof.

The BauderSOLAR solution utilises high efficiency JA Solar and LG modules with a range of panel options to suit client needs and budget.

### Specification Support



**Specification downloads:**  
[www.bauder.co.uk/technical-centre](http://www.bauder.co.uk/technical-centre)



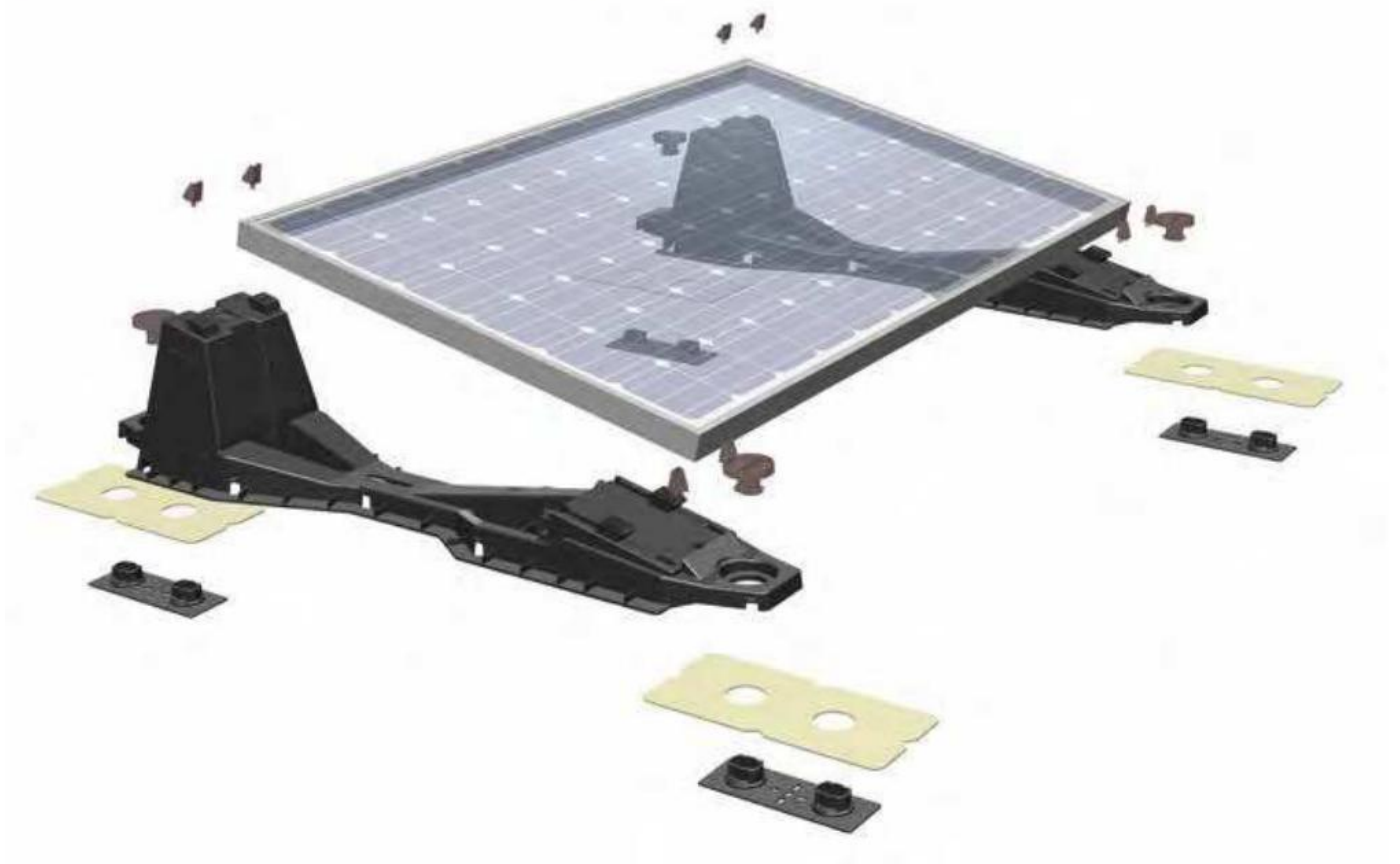
**Telephone helpline:**  
0845 271 8800

# BAUDERSOLAR

Risk free installation

BauderSOLAR delivers a technically advanced solution through design of the mounting system and manufacture and efficiency of the PV modules.

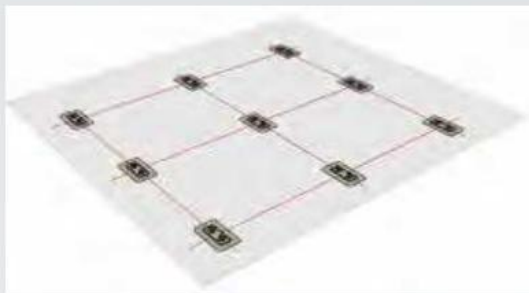
The entire installation is designed to embrace our ethos that you should not and do not need to use penetrative fixings or heavy ballast loads to mount a PV array as this could compromise the integrity of the waterproofing and roof deck.





The distinctive element of our lightweight PV mounting system is the prefabricated Bauder membrane sleeves which slip over the mounting plates and are welded into position, anchoring the plates to the surface of the Bauder waterproofing system. Once this is completed, the rest of the PV installation is simply locked into place without any requirement for tools or sharp fixings.

The attachment of the mounting components is very stable so that even in extreme weather the entire array is secure on the roof. Any minor movement of the panels, which is generally created by wind uplift, is easily tolerated and does not affect the fixings, or waterproofing system.



#### 1. Positioning the Baseplates

The baseplates are plotted and measured out to ensure correct positioning according to the array design.



#### 2. Attaching to Roof Surface

The waterproofing membrane sleeves are placed over each of the baseplates and welded into position.

The large attachment footprint is very stable and the entire array is secure on the roof even in extreme weather.



#### 3. Installing the Mounting Units

The substructures are positioned over the mounting plates and locked into place.

The distance between the module rows is always 1450mm due to the fixed length of the substructures.



#### 4. Placement of the PV Modules

The PV modules are placed onto the substructure mounting system and mechanically secured using a tool free fixing method.

Finally the cable support system and electrical connections conclude the installation.



# PROJECT STUDIES

BauderSOLAR



UWE Enterprise Zone

BauderSOLAR  
SYSTEM



The University of the West of England (UWE) quadrupled its solar generating capacity through the installation of 1,731 solar panels, enabling it to produce over 400 MWh of electricity each year and making it the largest solar panel array in the UK university sector.

The solar array was installed on the roof of the University Enterprise Zone and the Bristol Robotics Laboratory, which both underwent extensive refurbishment as part of the required works. Prior to the PV being installed, approved contractor Mitie Tilley Roofing overlaid the original single ply waterproofing with over 12,000m<sup>2</sup> of Bauder's lightweight, robust PVC single ply waterproofing system Thermofol. The solar modules, which weigh less than 12Kg/m<sup>2</sup>, were then fitted using a unique penetration-free method by renewable energy specialists Dulas.

The PV system should generate enough electricity each year to; cover half of the energy usage within the building, save around 200 tonnes of carbon and provide annual savings of over £50,000 a year. The university is committed to sustainability and this project is just part of a much wider plan to achieve its carbon reduction goals.

*"The system we chose means the panels are welded into place, reducing load, and the need for roof penetrations and thereby risk of leaks. The University will use 100% of the power generated, equal to the amount of nearly 200 homes with solar panels. As a large organisation we want to set an example for others to undertake similar projects."*

**Fabia Jeddere-Fisher, Energy Engineer UWE**

## BUILDING BOARD

Project:	<b>UWE Enterprise Zone</b>
Location:	<b>Bristol</b>
PV Roof Area:	<b>12,000m<sup>2</sup></b>
Client:	<b>University of the West of England</b>
Main Contractor:	<b>BAM Construction</b>
Specifier:	<b>Parsons Brinckerhoff</b>
Approved Contractor:	<b>Mitie Tilley Roofing</b>
PV Installer:	<b>Dulas</b>

## APPLIED PRODUCTS

- 1,713 BauderSOLAR PV modules were fitted generating at least 402 Megawatt Hours of solar power each year.





**Sheringham High School**

Sheringham High School is a secondary school located in Norfolk that underwent significant refurbishment to repair a number of its failing roofs. The client wanted the school's campus to act as a benchmark for sustainability with the addition of solar panels.

Working closely with the surveyor PCH Associates, Bauder performed a comprehensive roof evaluation survey to identify the full extent of water ingress being experienced and to confirm the suitability of adding solar.

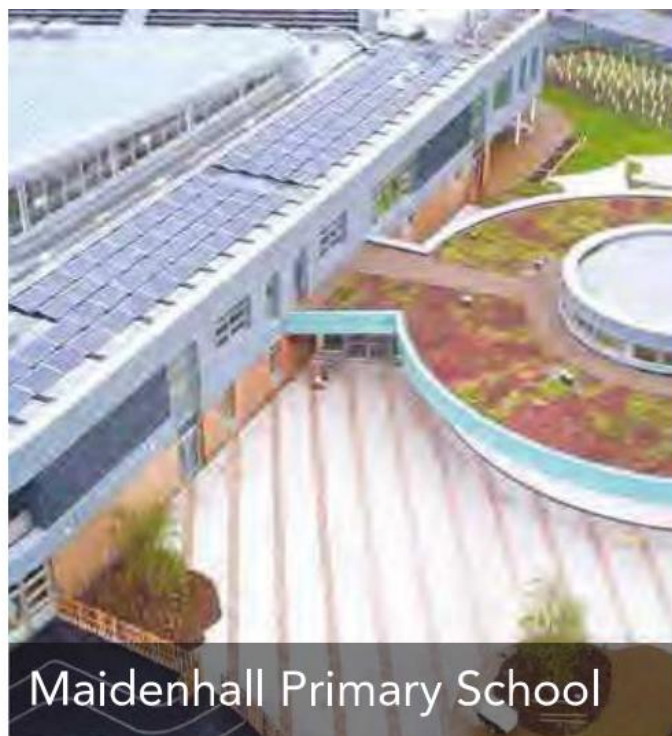
The school had 150 BauderSOLAR PV modules fitted by electrical Joju Solar. As a result the school will be able to generate at least 34.61 Megawatt Hours of power each year, all without any capital expenditure or any disruptions to the school term. Funding for the solar PV array was provided through a community share offer. The Schools' Energy Co-operative, ensuring both the school and the local community benefited financially from the solar installation whilst also providing clean renewable energy.

#### BUILDING BOARD

Project:	<b>Sheringham High School</b>
Location:	<b>Sheringham, Norfolk</b>
PV Roof Area:	<b>1,500m<sup>2</sup></b>
Surveyor:	<b>PCH Associates</b>
Approved Contractor:	<b>R T Roofing</b>
PV Installer:	<b>Joju Solar</b>
Fundraising Specialist:	<b>Energy4All</b>

#### APPLIED PRODUCTS

- Bauder Total Roof System with 35yrs BBA certified life expectancy.
- 150 BauderSOLAR PV modules were fitted, achieving a kilowatt peak of 39.00.



**Maidenhill Primary School**

The completely new Maidenhill Primary School on a fresh site in East Renfrewshire, near Glasgow was designed to create an educational space for pupils and staff that was secure, stimulating and suitable. Bauder helped them to achieve this by fulfilling roofs that incorporated seven different systems completed on time and on budget.

- Bauder single ply with PIR tapered insulation and acoustic insulation
- BauderSOLAR PV
- Bauder Total Roof System with vacuum insulation and PIR insulation
- Bauder Total Green Roof System
- Bauder XF301 Sedum System

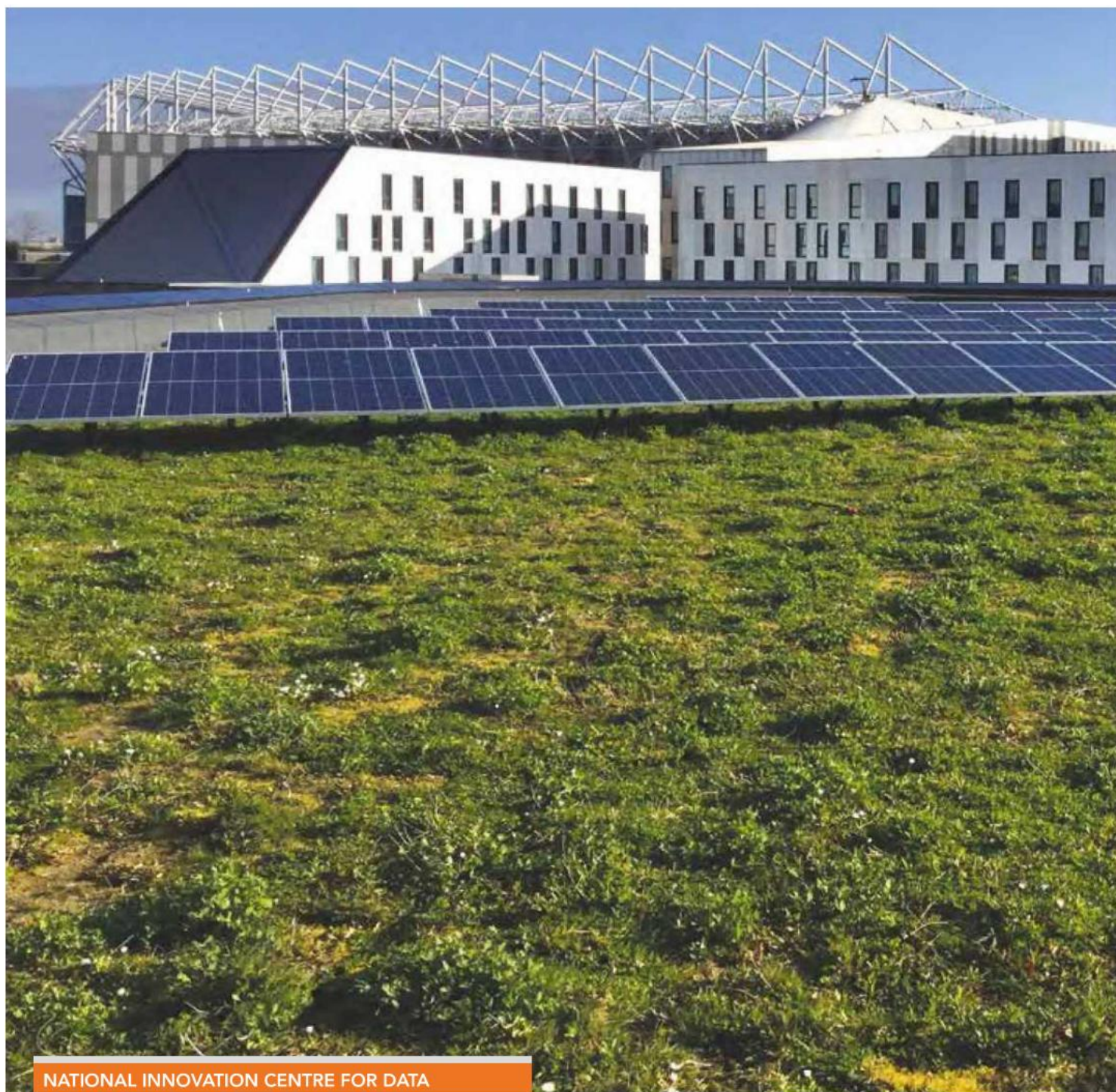
In total, almost 3,000m<sup>2</sup> of flat roof waterproofing systems, green roofs and solar PV were supplied by Bauder and installed by its Approved Contractor, Procladd Ltd so that a comprehensive guarantee could be issued encompassing products and workmanship to give complete peace of mind to the client for years to come.

#### BUILDING BOARD

Project:	<b>Maidenhill Primary School</b>
Location:	<b>Glasgow</b>
Client:	<b>BDP</b>
Main Contractor:	<b>BAM Construction</b>
Approved Contractor:	<b>Procladd Ltd</b>



# BAUDER BIOSOLAR FOR GREEN



## NATIONAL INNOVATION CENTRE FOR DATA

Location: **Newcastle upon Tyne**

*"Working with Bauder makes life so much easier because we can really tap into their expertise. The Bauder BioSOLAR PV system is a straightforward and quick system to install, incorporate that with Bauder excellent support team made the Newcastle NICAD installation was a dream to work on, and most importantly it looks great."*

**Andrew Connell, Project Manager, Energize Electrical Services Ltd**



# AND BLUE ROOFS

This flagship building in the city centre Helix Science site is topped with a high-tech roof combining solar PV with a biodiverse green roof and wildflower plants using our BioSOLAR solution. The 30.78kWp system, generates an estimated 26,140kWh per annum.

Our BioSOLAR is an integrated solution for mounting photovoltaic renewable energy on a green roof or a blue roof where the substrate and vegetation provide the ballasted installation mechanism to secure the array. The system is suitable for both new build construction and retrofit projects.

This system allows for the entire roof area to qualify as a green roof, and if a biodiversity vegetation finish is elected for, this can further enhance the BREEAM credit rating for the roof element.

## Key Features

- No roof penetrations as substrate and vegetation ballast the PV array.
- Maximises solar output and allows entire roof to qualify as biodiverse green roof.
- Maximises solar energy generation as green roof preserves ambient rooftop temperatures, keeping the modules at optimal output. The cooling effect increases panel output by up to 5%.
- Raised modules allow light and moisture under the panels and the creation of a variety of habitats supporting a greater range of plant species and small invertebrates.
- System can be retrofitted on many roofs without structural modification to the building.
- Single point responsibility for the waterproofing, green roof and PV installation.
- Increased module space between substrate and panels reduce risk of panel damage during green roof maintenance.

## Varied Habitats for Flora and Fauna

The panels create a mixture of sunny, shaded and sheltered areas and together with a variable depth of FLL compliant extensive substrate the roof gives a matrix of different habitats, which allow a broader range of plant species to thrive, and small invertebrates to seek refuge from strong wind and rain. Additionally undulations in substrate can be created to enrich the rooftop growing conditions for an even broader mix of flowering vegetation, providing a rich foraging environment for bees and insects. (See page 186 for vegetation options)

## Symbiotic Relationship

A key element of the BioSOLAR system is that the front edge of the PV panel is set at around 300mm above the level of the substrate, which allows liberal growing room for the extensive vegetation without blocking light to the crystalline solar cells that would otherwise reduce the efficiency of the modules. This height setting also enables light and moisture to reach beneath the panel to support the plants below and allows for maintenance of the green roof.

### Specification Support



Specification downloads:  
[www.bauder.co.uk/technical-centre](http://www.bauder.co.uk/technical-centre)



Telephone helpline:  
0845 271 8800



# BIOSOLAR

Safe guarded installation

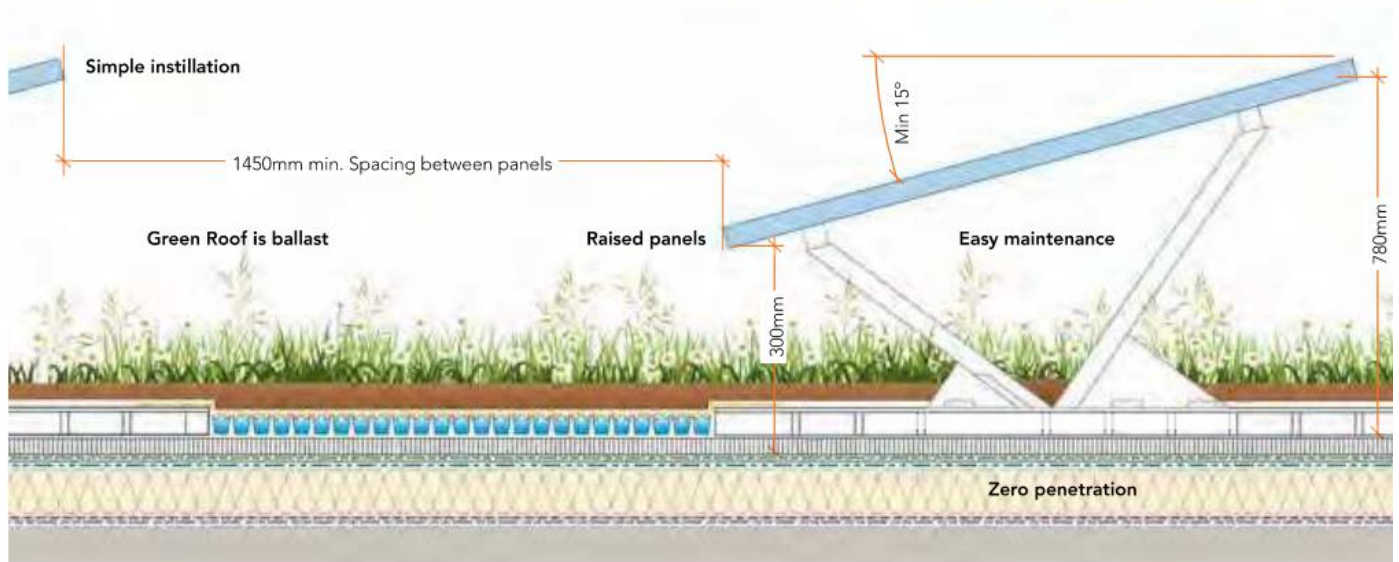
## Optimising the Combined Technologies

In the Bauder BioSOLAR solution, the solar modules are raised above the substrate and angled at 15° to optimise the capacity for solar energy production and green roof area so that both can easily occupy the same space and work in synergy. In alternative systems the technologies compete against each other for roof space, with one conceding to the other.

The PV panels are set at around 300mm above the level of substrate so that the growth of the vegetation does not reduce the efficiency of the panels through shading and allows for maintenance of the green roof. The height also lets sufficient levels of moisture and light infiltrate beneath the modules, supporting different species of plants and enhancing the biodiversity of the roof.

## Improved Solar Panel Efficiency

A combined green roof with PV delivers advantages to the building as the cooling effect of the vegetation and water held within the green roof system preserves a cooler ambient temperature around the photovoltaic array. Studies in Germany have shown that PVs work most efficiently with an ambient temperature of around 24°C and that when an array is combined with a green roof, the panels are expected to achieve around a 5-7% higher output compared to an installation on membrane alone.



The mounting board is a bespoke moulded landscaping component manufactured from HDPE with a deep recessed profile that provides water storage and multidirectional drainage whilst also providing a repository for the green roof substrate. A support profile is formed in the centre of the board to which the mounting arms are attached.

The boards are positioned on the top of separation and protection layers which prevent mechanical damage to the waterproofing.



Image courtesy of Bridgeman and Bridgeman

### 1. Positioning the Mounting Boards and Attaching the Railing System

The mounting boards are positioned according to the array design with any areas between the boards or around the perimeter finished using our DSE 40 board.



Image courtesy of Bridgeman and Bridgeman

### 2. Installing the Substrate

The substrate is poured into the mounting board to ballast the array.



### 3. Placement of the PV Modules

The PV panels are secured to the carrier rails with clamps.



### 4. Seeding the Vegetation

The Bauder Flora 3 seed mix is broadcast onto the pre-watered substrate so that the seeds can germinate and grow.

(See page 186 for vegetation options)



# PROJECT STUDY



## BUILDING BOARD

Project:	<b>Clapham Park</b>
Location:	<b>Clapham Park, Lambeth, London</b>
PV Roof Area:	<b>500m<sup>2</sup> green roof layered with 116m<sup>2</sup> of PV</b>
Specifier:	<b>PJMA Architects</b>
Approved Contractor:	<b>EJ Roberts Ltd</b>
PV Installer:	<b>M &amp; M Electrical Ltd</b>

## APPLIED PRODUCTS

- Bauder Total Green Roof System is a premier bituminous waterproofing with a life expectancy of over 40 years.
- Bauder BioSOLAR integrates a green roof and photovoltaics into one system drawing the maximum potential from a flat roof.
- Flora 3 Seed Mix is a blend of 49 British native species seed, to maximise diversity of vegetation on green roofs.

The regeneration at Clapham Park involved the demolition of old housing stock to make way for new affordable homes. The 5-storey building with 21 dwellings incorporating the latest rooftop technology which blends a biodiverse green roof and unified solar PV array. This approach met the planning requirements and maximised the limited roof space to generate energy for the residents. The development was certified BREEAM 'Outstanding' due to its environmental, economic and social sustainability attributes.

One of the major challenges of the project was the roof and a renewable energy system to meet the main objectives of sustainability and energy efficiency of the development highlighted by the planning committee. The roof contributed towards requirements under National Planning Policy Framework (NPPF) Chapter 11: Conserving and enhancing the natural environment and The London Plan 2011 Policy 5.2 - Minimising Carbon Dioxide Emissions, Policy 5.3 - Sustainable Design and Construction and Policy 5.7 - Renewable Energy. The green roof is layered with a raised PV array so that the entire roof qualifies as a green roof whilst also providing energy generation.

The Bauder BioSOLAR system has National House Building Control (NHBC) approval and meets local authority building control (LABC) requirements. The system was installed on zero falls roof deck, making it a very cost-effective solution.

The biodiverse green roof which includes 35 plant species recognised by the RHS as Perfect for Pollinators, covers the totality of the roof area and offers a large variety of vegetation. The building reduces its carbon impact with the highly efficient PIR insulation and generates approximately 10% of the flats usage with a maximum possible output of 75kWp from the 70 PV modules. The solar PV mounting units are ballasted by the substrate and vegetation, removing the need for any penetrating products in the waterproofing.





### BioSOLAR Vegetation

The Bauder Flora 3 Seed Mix is a blend of seed, tackifier and additives developed to maximise diversity of vegetation on green roofs. Bauder Flora 3 has all the components required to improve the germination and the successful establishment of vegetation for a variety of rooftop conditions: light and shade; exposed and sheltered. The varied mix of species is designed to deliver the British native, biodiverse species required for BREEAM compliance.

Bauder Flora 3 contains a broad range of wildflowers chosen to give an extended flowering season providing nectar and pollen rich habitat for priority pollinators, larval food plants for butterflies and seed sources for birds.

Typically the mix will produce flowers from April to October starting with species Wild Strawberry and Cowslip, through the summer with Yarrow and Black Knapweed with Lady's Bedstraw flowering later into the autumn. The annuals, biennials and grasses will provide cover and colour in the first season allowing time for the slower growing perennials to establish in later years. The mix has been specified to be drought tolerant with sedum species and low growing perennials. Plants are chosen that do not exceed 40cm in height to avoid problems with shading of solar panels when the vegetation is used in conjunction with Bauder BioSOLAR. Shade tolerant ground cover plants were specified that will occupy semi-shade microclimates under the panels.

The seed source is British Provenance (with the exception of sedum species) and suppliers of the mix adopt the Flora Locale Code of Practice for collectors, growers and suppliers of native flora.



Flora 3 seed mix at point of sowing



Vegetation growth at 3 months



Vegetation established at 6 months





# WATERPROOFING OPTIONS

The Bauder portfolio of waterproofing systems ensures we impartially match the right solution for every project whether new build or refurbishment. These are our further options for roof covering systems to accompany a PV solution:

## Single Ply Systems

Our single ply roofing systems are ideal for lightweight, fast track and cost effective construction projects. The systems provide solutions that are durable, resistant to the natural elements and are able to support extensive green roofs.

- Projects: New build or refurbishment.
- Construction: Warm, cold and inverted roofs.
- PV System: Green roofs and BauderSOLAR flat roof.
- Certification: BBA, FM Approval.
- Guarantees: Full range to accompany the PV system.



## Bitumen Membrane Systems

Our long-established and fully integrated roof systems incorporate SBS modified elastomeric bitumen membranes and highly efficient PIR insulation to give a robust waterproofing solution with long-term durability and life-expectancy. These systems are ideal for all types of green roof scenarios and solar PV.

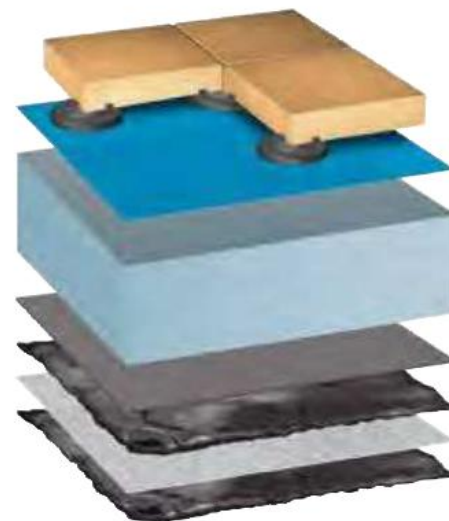
- Projects: New build or refurbishment.
- Construction: Warm, cold and inverted roofs.
- Upgrades: Green roofs and BauderSOLAR flat roof or BioSOLAR photovoltaics.
- Certification: BBA.
- Guarantees: Full range to accompany PV system installed.



## Hot Melt Structural Waterproofing

The Bauder Hot Melt Structural Waterproofing System can be installed on decks with zero degree falls.

- Projects: New build.
- Construction: Cold and inverted roofs.
- Upgrades: Green Roofs and BioSOLAR photovoltaics.
- Guarantees: Full range to accompany BioSOLAR PV system.



Our turnkey service supports you, is without charge, and follows these six simple steps



#### **1: Brief and Consultation**

You give us your remit either at your office or on site. We will discuss the roofing project, your budget and how the programme of works can be formulated to maximise benefits from your PV.

#### **2: Design and Specification Service**

You will receive the detailed specification package for your project, which answers your brief and includes a technical layout of the PV units and system engineering.

#### **3: Grid Connections and Funding Options**

Our in depth understanding of energy efficiency funding can help you find the financial package that best suits your circumstances. We can help size the array for optimum return on investment based on electricity consumption data supplied.

#### **4: Contractor Selection**

Your Bauder technical manager will assist in the selection of appropriate contractors from a national network of MCS accredited contractors who are approved in the installation of Bauder's various roof and PV systems. Once the contractor has been appointed, a pre-contract meeting will make sure the project delivery is well coordinated. The works are closely monitored by Bauder site technicians with regular inspections to ensure quality and waterproof integrity of the final scheme.

#### **5. Sign Off and Guarantee**

A full final inspection is undertaken by the Bauder PV team on completion of the works with the energy performance of the array assessed. Comprehensive guarantees for the roof and PV system are provided.

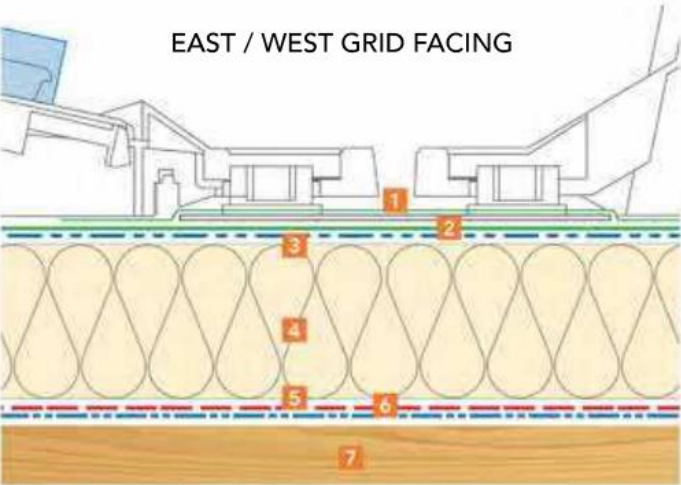
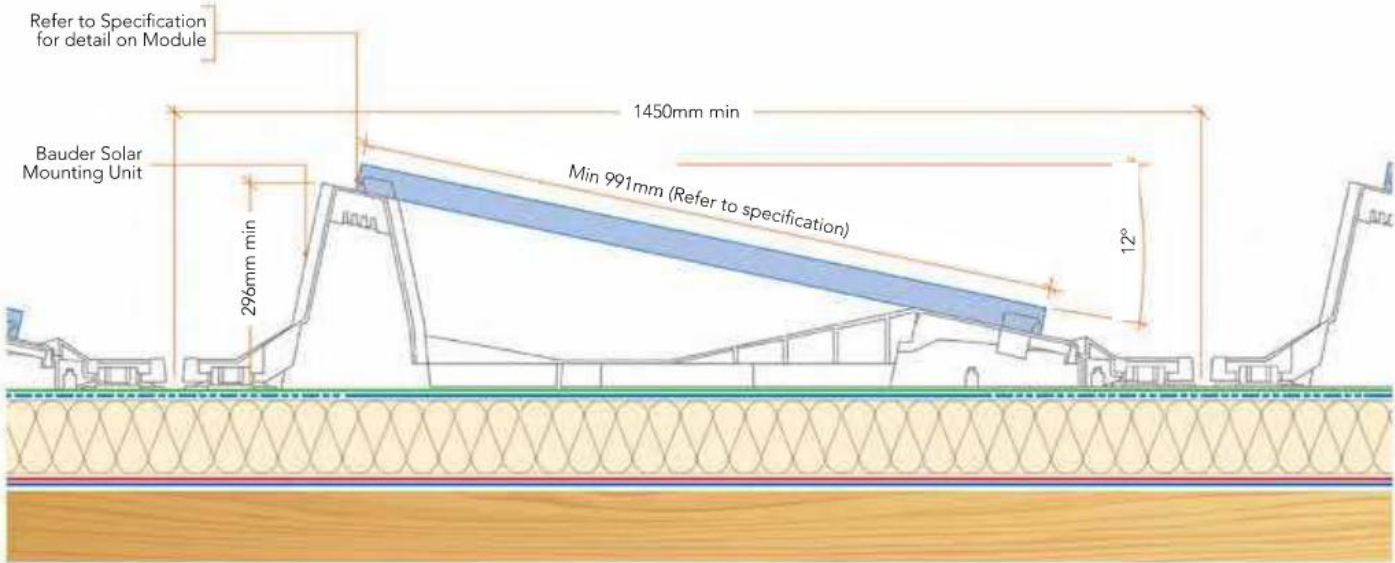
#### **6. Monitoring and Maintenance**

Proactive monitoring systems enable us to ensure the maximum possible energy generation and financial return over the system's lifespan, and to identify faults or maintenance requirements remotely. After the project has been successfully completed Bauder can continue to support you with aftercare advice and post occupancy evaluation.



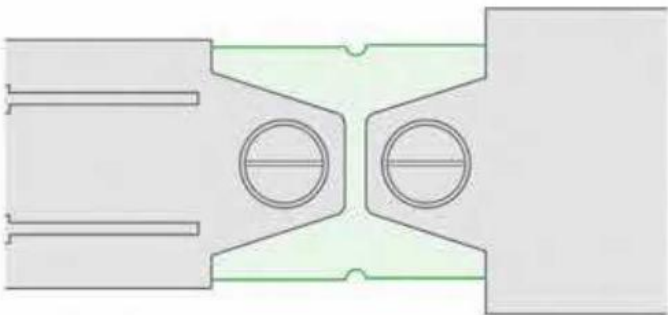
# GENERAL DETAILING

BauderSOLAR



Solar Module Unit Connection

- Key**
- 1. BauderSOLAR Membrane Sleeve
  - 2. Bauder Cap Sheet
  - 3. Bauder Underlayer
  - 4. Bauder Insulation
  - 5. Bauder Air and Vapour Control Layer
  - 6. Bauder Random Nailed Layer used on timber boarded decks only
  - 7. Unknown Deck/Substrate

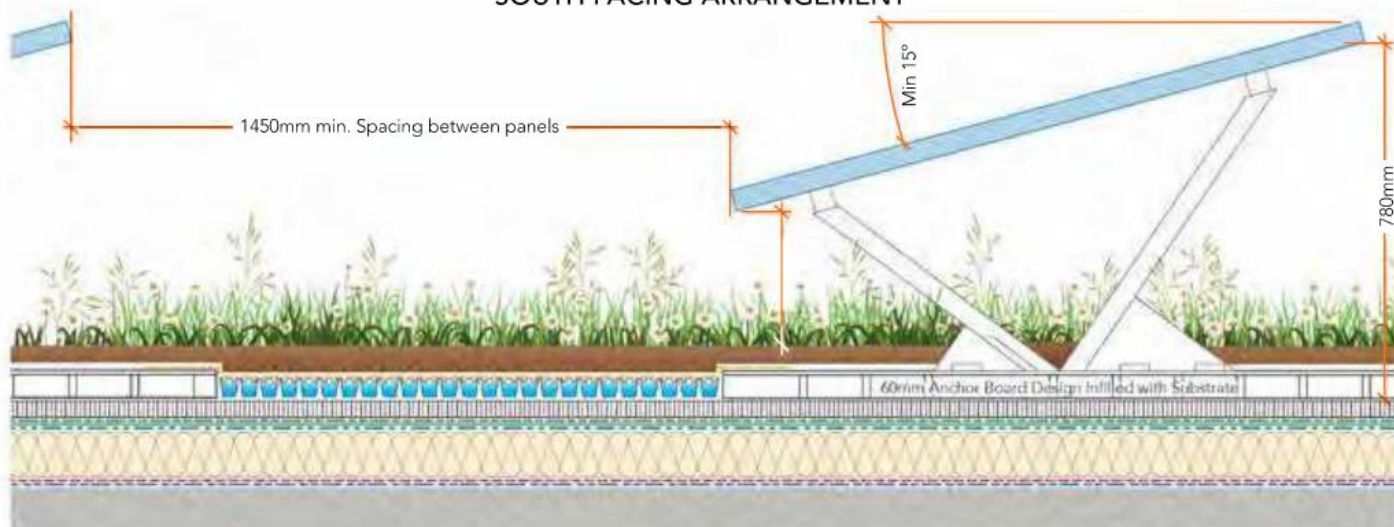


Top View: Mounting Unit Connection

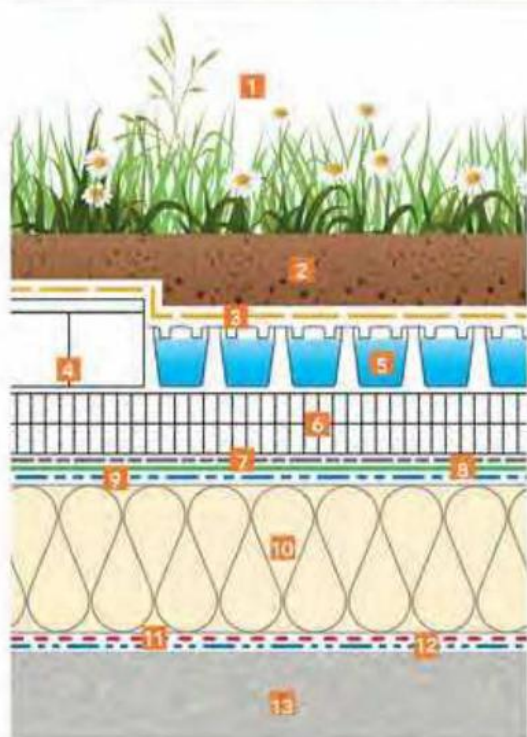
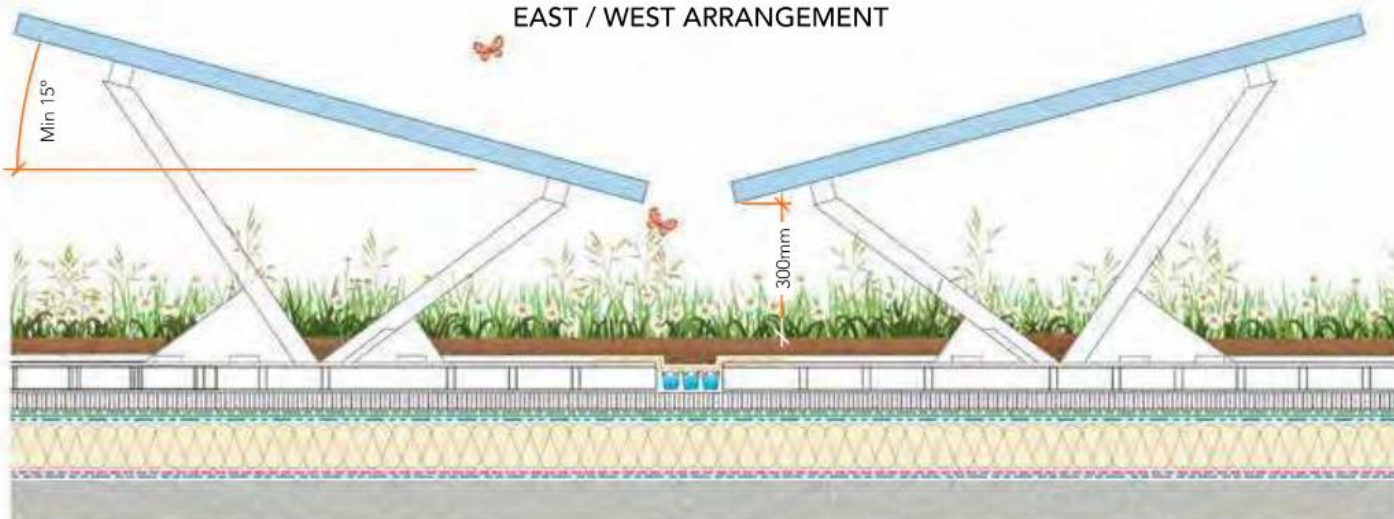


## BioSOLAR PV System with Blue Roof SuDS

### SOUTH FACING ARRANGEMENT



### EAST / WEST ARRANGEMENT



#### Key

1. Vegetation - Flora 3 Seed Mix
2. Biodiverse Substrate
3. Bauder Filter Fleece
4. Bauder BioSOLAR Anchor Board
5. DSE40 Drainage Board
6. Attenuation Cell 100
7. Bauder Protection Mat
8. Bauder Cap Sheet
9. Bauder Underlayer
10. Bauder Insulation
11. Bauder random nailed layer used on timber boarded decks only
12. Bauder Underlayer
13. Unknown Deck / Substrate



**LRB-2022-50****22/00841/FLL – Siting of 4 holiday accommodation units and associated works, land 350 metres west of Glensherup Farm, Glendevon, FK14 7JY****PLANNING DECISION NOTICE** *(included in applicant's submission, pages 101-102)***REPORT OF HANDLING** *(included in applicant's submission, pages 103-114)***REFERENCE DOCUMENTS** *(included in applicant's submission, pages 125-152)*





**LRB-2022-50**  
**22/00841/FLL – Siting of 4 holiday accommodation units**  
**and associated works, land 350 metres west of Glensherup**  
**Farm, Glendevon, FK14 7JY**

## **REPRESENTATIONS**





# Memorandum

To Development Quality Manager

From Regulatory Service Manager

Your ref 22/00841/FLL

Our ref MA

Date 16 June 2022

Tel No [REDACTED]

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## Consultation on an Application for Planning Permission

### Siting of 4 holiday accommodation units and associated works Site Land 350 Metres South West Of Glensherrup Farm Glendevon

I refer to your letter dated 7 June 2022 in connection with the above application and have the following comments to make.

**Water** (assessment date – 16/6/2022)

#### Recommendation

**I have no objections to the application but recommend the undernoted informatives be included in any given consent.**

#### Comments

The development is for 4 holiday accommodations in a rural area with private water supplies believed to serve properties in the vicinity. To ensure the new development has an adequate and consistently wholesome supply of water and ensure the private water supply or septic drainage systems of neighbours of the development remain accessible for future maintenance please note the following informatives. It should be noted that once the development is operational this Service will have statutory duties detailed in the Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 to monitor the water quality. No public objections relating to the water supply were noted at the date above.

#### WAYL - Informative 1

The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

#### PWS - Informative 2

The applicant shall ensure the private water supply for the dwellinghouse/ development complies with the Water Scotland Act 1980 (Section 63), The Private Water Supplies (Scotland) Regulations 2006 and The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017. Detailed information regarding the private water supply, including the nature, location and adequacy of the source, any storage tanks/ pipework and the filtration and disinfection treatment proposed to ensure provision of an

adequate and consistently wholesome water supply shall be submitted to Perth and Kinross Council Environmental Health in line with the above Act and Regulations.



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	22/00841/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Siting of 4 holiday accommodation units and associated works		
<b>Address of site</b>	Land 350 Metres South West Of Glensherup Farm, Glendevon		
<b>Comments on the proposal</b>	<p>The applicant is proposing to site four one bedroomed holiday accommodation units on a field south west of Glensherup Farm. The vehicle access to the public road network for the accommodation site will be via the single track access which travels past Glensherup Farm to join the A823. The access has existing passing places which will be enhanced and further passing places will be added. This access also forms part of a walking route from the Glensherup Car Park, so will have pedestrians using it. There is an existing access point to the field which will be retained as the access location for the site.</p> <p>Each unit will have parking for one car and bicycles. The site will also benefit from EV charging points.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following conditions.</p>		
<b>Recommended planning condition(s)</b>	<p>Prior to the development hereby approved being completed or brought into use, turning facilities shall be provided within the site to enable all vehicles to enter and leave in a forward-facing gear.</p> <p>Reason - In the interests of road safety; to ensure the provision of acceptable manoeuvring space within the curtilage of the site to enable a vehicle to enter and leave the site in forward gear.</p> <p>Prior to commencement of any development on site, a detailed design showing the locations of passing places shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The passing places, as approved in writing, shall be implemented in accordance with the approved details to the satisfaction of the Council as Planning Authority and undertaken prior to the commencement of construction associated with this planning application (22/00841/FLL).</p> <p>Reason – In the interests of pedestrian and traffic safety</p>		

<b>Recommended informative(s) for applicant</b>	
<b>Date comments returned</b>	24 June 2022



# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 22/00841/FLL

Our ref LRE

Date 28 June 2022

Tel No [REDACTED]

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

## **Consultation on an Application for Planning Permission**

**22/00841/FLL RE: Siting of 4 holiday accommodation units and associated works Land 350 Metres Southwest of Glensherrup Farm Glendevon for Glensherup Cabins**

I refer to your letter email dated 7 June 2022 in connection with the above application and have the following comments to make.

### **Environmental Health Recommendation**

**I have no adverse comments to make in relation to the application but recommend the undernoted informative be included on any given consent.**

### **Comments**

This application is for the siting of 4 one bedroom holiday accommodation units within a field to the south west of Glensherup Farm.

The closest residential properties are 350 metres to the northeast of the development site which are within the ownership of the applicant. The closest residential properties outwith the applicant's ownership are all over 500 metres away.

### **Noise**

The main source of noise would be from patrons using the holiday accommodation units however this can be controlled through good management of the site, the applicant lives within close proximity to the site.

Given the distance attenuation to the site and residential properties outwith the applicants ownership the residential amenity of these properties should not be adversely affected by noise from the site.

### **Site Licence**

Given the type of development and proposed units, I would remind the applicant that these fall under the definition of caravans and therefore a site licence will be required.

Therefore, whilst I have no objections to the application, I would recommend the following conditions and informative be attached to any given consent.

### **Informative**

#### **CARAV**

Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be

made to Environmental Health. Application forms are available at  
<https://www.pkc.gov.uk/article/15600/Licence-caravan-site>

