

LRB-2023-38

23/00636/FLL - Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect), land 170 metres north east of Keepers Cottage, Amulree, Dunkeld

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100625579-004

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:	Bidwells		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Corinne	Building Name:	Broxden House
Last Name: *	MacDougall	Building Number:	
Telephone Number: *	01738 630666	Address 1 (Street): *	Lamberkine Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH1 5RA
Email Address: *	corinne.macdougall@bidwells.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Estate Office"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Tarryllaw Farm"/>
Company/Organisation	<input type="text" value="Culfargie Estates and Tay and"/>	Address 2:	<input type="text" value="Balbeggie"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value=""/>	Postcode: *	<input type="text" value="PH2 6HL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="corinne.macdougall@bidwells.co.uk"/>		

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

<input type="text" value="Seasonal workers caravan accommodation"/>

Northing	<input type="text" value="737157"/>	Easting	<input type="text" value="290526"/>
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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)

Planning permissions is sought (in part retrospect) for the change of use of the site to regularise the continued use of the existing caravans for short periods of time either by seasonal workers or by short stay visitors.

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.

Please refer to separate Notice of Review Statement herewith submitted

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)

Perth & Kinross Refusal Notice; Location Plan; Supporting Planning Statement; Application for Planning Permission; Laundry Storage Unit Details; Proposed Site Plan; Notice of Review Statement.

Application Details

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

23/00636/FLL

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

19/04/2023

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

11/08/2023

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

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: Ms Corinne MacDougall

Declaration Date: 12/10/2023

Refusal of Planning Permission for temporary workers caravans and holiday let caravans development (in retrospect), Culfargie Estates and Tay & Torridon Estates, Amulree
October 2023



NOTICE OF REVIEW APPEAL

1.0 Background

Perth & Kinross Council refused planning permission (in part retrospect) Ref: 23/00636/FLL for temporary workers caravans and holiday let caravans on 10th August 2023, for three reasons:

- 1 *The proposal is contrary to Policies 14: Design, quality and place (part c) and 29: Rural Development (part b) of NPF 4 and Placemaking Policies 1A & 1B (parts b, c & d) of the PK LDP 2 (2019) as the development does not respect the character or amenity of the place in which it is located. The development lacks an established landscape framework and is poorly related in terms of form, design or layout to the existing buildings or surrounding environment; it would as a result, appear visually incongruous and out of keeping within the wider landscaped setting.*
- 2 *The proposal is contrary to Policy 29: Rural Development of NPF4 (part a) and Policy 8: Rural Business and Diversification of the LDP2 (2019) as the proposal does not relate to the expansion of an existing business and fails to demonstrate that the site presents a site-specific site resource or opportunity. The proposal has also failed to satisfactorily demonstrate how it would improve the quality of new or existing tourism facilities, allow a new market to be exploited, or extend the tourism season or that the development can be satisfactorily be accommodated within the landscape capacity of the site.*
- 3 *The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 (part b) 2 and Policy 9C: Chalets, Timeshare and Fractional Ownership of the Perth and Kinross Council Local Development Plan 2 (2019). The proposal would not involve expansion or replacement of existing tourist accommodation, would be remote from sustainable transport options, would not be compatible with the surrounding area and it has not been satisfactorily demonstrated that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities. Justification The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.*

Comment: The caravans are allowed as permanent structures for seasonal works whether they are occupied all year round or not, so their occupancy as short term lets cannot possibly result in design, landscape fit reasons for refusal.

A supporting planning statement which accompanied the application submission in June 2023 confirmed the existing caravan site was established 4/5 years ago on the basis that it was for temporary accommodation for seasonal workers and the caravans are also used for short stay visitors.

The main planning findings of the supporting planning statement are:

- The proposal will continue to provide for the seasonal workers accommodation as well as short stay visitors in a manner that will not give rise to any significant adverse impacts on the amenity or appearance of the area;
- The proposed development is appropriate in landscape character and capacity, siting and design and sympathetic to existing patterns of development. The visual scenic quality of the surrounding landscape and tranquil qualities will be protected; and,
- The caravans do not give rise to any significant issues in terms of roads, access, parking, landscaping, open space, biodiversity, power, drainage or flood risk.

2.0 Grounds of Appeal

The Decision Notice confirms the continuation of the seasonal workers accommodation in accordance with the GPDO and Caravan Act but removal of the welfare facility. Use of the caravans for temporary use for short term holiday lets is refused.

This appeal is based on 2 reasons for refusal:

1. Retention of the welfare unit; and
2. Use of caravans for short term holiday lets when not being used by seasonal workers.

Reason for Refusal 1: Retention of the Welfare Unit

"1 The proposal is contrary to Policies 14: Design, quality and place (part c) and 29: Rural Development (part b) of NPF 4 and Placemaking Policies 1A & 1B (parts b, c & d) of the PK LDP 2 (2019) as the development does not respect the character or amenity of the place in which it is located. The development lacks an established landscape framework and is poorly related in terms of form, design or layout to the existing buildings or surrounding environment; it would as a result, appear visually incongruous and out of keeping within the wider landscaped setting."

Taking the above reasons for refusal in stages our responses are provided below:

"...Character / Amenity of the Area in which it is located..." The proposed unit sits comfortably within the landscape and is hidden from the public road. It has been on site for 4/5 years and to the best of our knowledge no complaints have been made to PKC planning nor has there been any enforcement action taken by the Council.

To improve the unit's visual appearance within the wider landscape setting the appellant would be agreeable to painting it a neutral colour. This is a point which could have been discussed with the planning officer during the application's determination.

"The development lacks an established landscape framework..." Drawing Ref: PL01 submitted with the planning application clearly illustrates proposed native tree planting to establish a landscape framework around the site. This point raised by the planning officer is therefore refuted.

"The development is poorly related in terms of form, design or layout to the existing buildings or surrounding environment; would as a result, appear visually incongruous and out of keeping within the wider landscaped setting" These arguments are refuted. The planning officer's assessment fails to recognise the proposed native tree planting to the north and southeast sides of the site to further assimilate the caravans and unit into the wider landscape setting (Drawing Ref: PL01). Furthermore, the unit is located close by large agricultural buildings which do not benefit from a landscape framework. It is questioned whether the planning officer has visited the site to inform their assessment of the appeal site and proposal.

Taking the above into account the visual scenic quality of the surrounding landscape and tranquil qualities will be protected. The welfare unit complies with the aforementioned Development Plan policies.

Staff Welfare

Policy 23 Health & Safety of NPF 4 supports development that improves health and wellbeing. Part a) confirms support for development proposals that will have positive effects on health. The proximity of the welfare unit to the caravans is essential for the health and wellbeing of seasonal workers at the estate particularly when there is no alternative option close by.

No discussion had been offered by the planning officer to agree a suitable alternative to the proposed welfare unit in a relatively remote rural setting. This is a missed opportunity to reach a solution on its siting within the landscape whilst at the same ensure staff welfare! Staff welfare is fundamental to the appellant's estate management and the provision of the welfare unit for the permitted three workers accommodation caravans is essential.

In compliance with NPF4 Policy 23a) Health & Safety the proposed unit (in retrospect) would continue to have a positive effect on seasonal workers health and welfare. In accordance with *NPF 4 Policy 29 ai)– Rural Development* the development would contribute positively to the local rural area providing a welfare unit associated with the permitted accommodation for seasonal workers for the estate.

Reason for Refusal 2: Use of caravans for short term holiday lets when not being used by seasonal workers

2 The proposal is contrary to Policy 29: Rural Development of NPF4 (part a) and Policy 8: Rural Business and Diversification of the LDP2 (2019) as the proposal does not relate to the expansion of an existing business and fails to demonstrate that the site presents a site-specific site resource or opportunity. The proposal has also failed to satisfactorily demonstrate how it would improve the quality of new or existing tourism facilities, allow a new market to be exploited, or extend the tourism season or that the development can be satisfactorily be accommodated within the landscape capacity of the site.

Taking the above reasons for refusal in stages our responses are provided below:

“... the proposal does not relate to the expansion of an existing business and fails to demonstrate that the site presents a site-specific site resource or opportunity.” LDP Policy 8: Rural Business and Diversification supports the expansion of existing businesses and the creation of new ones in rural areas. 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.

The proposed short term holiday lets satisfy the requirements of Policy 8. Not only do they support the existing estate business they offer a clear opportunity to regularise the continued use of an existing site specific resource (3 permitted seasonal workers caravans) for short periods of time outwith Aberfeldy settlement. Furthermore:

- The estate employs a local resident to manage the upkeep of the caravans for the short term holiday thus contributing to the local economy. The legally permitted caravans are permanent whether occupied or unoccupied by seasonal workers.

- The caravans are in situ and their position in the landscape has not resulted in suburbanisation of the rural area. The caravans close proximity to Aberfeldy would limit unsustainable travel patterns.
- The proposed use is compatible with the surrounding land uses. The caravans are sited away from the nearby building group of residential properties which protects their amenity.
- The caravans are satisfactorily accommodated within the landscape and environmental capacity of the site.
- The proposal contributes to meeting a need for the provision of short term holiday accommodation close to Highland Perthshire tourist facilities.
- The local road network is adequately capable of accommodating the nature and low volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact.

“...failed to satisfactorily demonstrate how it would improve the quality of existing tourism facilities, allow a new market to be exploited, or extend the tourism season or that the development can be satisfactorily be accommodated within the landscape capacity of the site.” The proposed change of use of the site would regularise the continued use of the existing caravans for short periods of time by short stay visitors presenting an opportunity to exploit a new market opportunity for the estate which and could be accommodated within the landscape capacity of the site.

The structures are well hidden from public view and do not erode local distinctiveness, diversity and quality of Perth and Kinross’s landscape, its visual and scenic qualities, or the quality of landscape experience. Their setting within the landscape would be further enhanced by the proposed native tree planting which accords with the LDP’s aim of maintaining and enhancing the landscape qualities of Perth and Kinross.

Policy 8 requires that proposals for new tourism-related developments must be justified through a business plan. This policy is applicable for tourism developments of significant scale and should be used proportionately when assessing new tourism proposals. Given the minor scale of the tourism development the Estate does not have a tourism business plan. They employ a local resident to look after the cottage and caravans. If the caravans were not utilised for holiday lets the role of this individual would be harder to justify.

The appeal is compliant with the Development Plan policy 29: Rural Development of NPF4 (part a) and Policy 8: Rural Business and Diversification of the LDP2 (2019)

3 The proposal would not involve expansion or replacement of existing tourist accommodation, would be remote from sustainable transport options, would not be compatible with the surrounding area and it has not been satisfactorily demonstrated that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

Taking the above reasons for refusal in stages our responses are provided below:

“...would not involve expansion or replacement of existing tourist accommodation...” The proposal does not specifically relate to the expansion of an existing tourism business but it would strengthen income for the estate business and resourcefully make use of existing accommodation when unoccupied.

“would be remote from sustainable transport options, would not be compatible with the surrounding area” The caravans exist and are set back from the nearby residential properties.

“has not been satisfactorily demonstrated that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities” The planning officer states that the application fails to demonstrate a site-specific site resource or opportunity. This is wrong. The temporary use of the caravan when unused by worker’s would be entirely resourceful utilising an existing facility without the need for any additional servicing etc. close to the popular tourist destinations of Aberfeldy and Kenmore. The planning decision makes no distinction between the workers accommodation and tourism.

NPF4 encourages rural diversification whilst ensuring that the distinctive character of the rural area, natural assets are safeguarded and enhanced. The proposal is directly compliant with Policy 29: Rural Development (part a ii) which supports the diversification of existing business. The proposal offers additional accommodation without the need for development or infrastructure, engineering works introducing added value to the area with negligible impact

3.0 Conclusions

The proposal seeks planning permission (in part retrospect) for planning permission for the siting of a welfare unit which serves the permitted seasonal worker caravans and for the temporary short term use of the caravans for holiday lets on the Review Site.

This statement has demonstrated clearly defined reasons for the approval of planning permission (in part retrospect) irrespective of the Case Officer’s Report of Handling.

It is questioned whether a site visit was carried out by the planning case officer and the appellant respectfully requests that the LRB carry out a site visit to the appeal site.

The appellant respectfully requests that on the basis of there being no justifiable reasons for refusing planning permission (in part retrospect), this Review is upheld and planning permission granted.



Culfargie Estates And Tay And Torridon Estates
c/o Bidwells
Corinne MacDougall
Broxden House
Lamberkine Drive
Perth
PH1 5RA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **10th August 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00636/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 13th June 2023 for Planning Permission for **Siting of 3 accommodation units and a laundry/storage unit for use as short-term letting or workers accommodation, and associated works (in retrospect) Land 170 Metres North East Of Keepers Cottage Amulree Dunkeld PH8 0EE**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposal is contrary to Policies 14: Design, quality and place (part c) and 29: Rural Development (part b) of National Planning Framework 4 and Placemaking Policies 1A & 1B (parts b, c & d) of the Perth & Kinross Council Local Development Plan 2 (2019) as the development does not respect the character or amenity of the place in which it is located. The development lacks an established landscape framework and is poorly related in terms of form, design or layout to the existing buildings or surrounding environment; it would as a result, appear visually incongruous and out of keeping within the wider landscaped setting.
- 2 The proposal is contrary to Policy 29: Rural Development of National Planning Framework 4 (part a) and Policy 8: Rural Business and Diversification of the Perth and Kinross Council Local Development Plan 2 (2019) as the proposal does not relate to the expansion of an existing business and fails to demonstrate that the site presents a site-specific site resource or opportunity. The proposal has also failed to satisfactorily demonstrate how it would improve the quality of new or existing tourism facilities, allow a new market to be exploited, or extend the tourism season or that the development can be satisfactorily be accommodated within the landscape capacity of the site.
- 3 The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 (part b)

and Policy 9C: Chalets, Timeshare and Fractional Ownership of the Perth and Kinross Council Local Development Plan 2 (2019). The proposal would not involve expansion or replacement of existing tourist accommodation, would be remote from sustainable transport options, would not be compatible with the surrounding area and it has not been satisfactorily demonstrated that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

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

- 1 The caravans can remain on site if used as per the GDPO and Caravan Act. The storage container does not have permission and shall be removed from the site.

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 "Online Planning Applications" page.

Plan Reference

01

02

03

04



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100625579-001

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)

Planning permission is sought (in part retrospect) for the change of use of the site to regularise the continued use of the existing caravans for short periods of time either by seasonal workers or by short stay visitors.

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

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Refer to Supporting Planning Statement

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:	<input type="text" value="Bidwells"/>	
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *
First Name: *	<input type="text" value="Corinne"/>	Building Name: <input type="text" value="Broxden House"/>
Last Name: *	<input type="text" value="MacDougall"/>	Building Number: <input type="text"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Address 1 (Street): * <input type="text" value="Lamberkine Drive"/>
Extension Number:	<input type="text"/>	Address 2: <input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: * <input type="text" value="Perth"/>
Fax Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
		Postcode: * <input type="text" value="PH1 5RA"/>
Email Address: *	<input type="text" value="[REDACTED]"/>	

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="[REDACTED]"/>
First Name: *	<input type="text"/>	Building Number: <input type="text" value="[REDACTED]"/>
Last Name: *	<input type="text"/>	Address 1 (Street): * <input type="text" value="[REDACTED]"/>
Company/Organisation	<input type="text" value="Culfargie Estates & Tay and Torridon"/>	Address 2: <input type="text" value="[REDACTED]"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="[REDACTED]"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="[REDACTED]"/>
Mobile Number:	<input type="text" value="[REDACTED]"/>	Postcode: * <input type="text" value="[REDACTED]"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="[REDACTED]"/>	

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

Seasonal workers caravan accommodation

Northing

737157

Easting

290526

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

2250.00

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)

Seasonal worker accommodation

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? * Yes 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?

6

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)? *

6

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).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 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? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Klargester septic tank

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes 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? *

- Yes
 No, using a private water supply
 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)

The waste and recycling bins bins at the adjacent farm and gamekeepers cottage service the caravans waste collection

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

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Corinne MacDougall

On behalf of: Culfargie Estates & Tay and Torridon Estates

Date: 19/04/2023

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 principal 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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

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

Supporting Planning Statement

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: Ms Corinne MacDougall

Declaration Date: 19/04/2023

Payment Details

Pay Direct

Created: 19/04/2023 21:02

**SUPPORTING PLANNING
STATEMENT
TEMPORARY WORKERS CARAVANS
AND HOLIDAY LET CARAVANS
DEVELOPMENT (IN PART
RETROSPECT), CULFARGIE ESTATES
AND TAY & TORRIDON ESTATES,
AMULREE**

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1.0 Introduction

- 1.1 This supporting planning statement has been prepared on behalf Culfargie Estates and Tay & Torridon Estates in respect of an application (in part retrospect) for Planning Permission for Temporary Workers Caravans and Holiday Let Caravans and native tree planting at Amulree, Perthshire.
- 1.2 The site area extends to 2250sqm resulting in the proposal constituting a 'local application' in the context of the Town & Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The online reference number is 100625579.

2.0 Background

- 2.1 The existing caravan site was established 4/5 years ago on the basis that it was for temporary accommodation for seasonal workers, which continues to be the case, albeit the caravans are also used for occasional holiday lets.

3.0 The Site

- 3.1 The site is located outwith any defined settlement boundary and within the wider rural area as shown in the Perth & Kinross (PKC) Local Development Plan 2 (LDP2) which was adopted in November 2019.
- 3.2 Three caravans exist on the site and a separate laundry / washroom, as can be seen from photograph 1 below.
- 3.3 The site benefits from a mains electricity supply, private water supply and septic tank with a soakaway.
- 3.4 The site benefits from access off a private track which has an access directly onto the A822.
- 3.5 No overhead lines cross the site.

4.0 The Proposal

4.1 The Proposal

Planning permission is sought (in part retrospect) for the change of use of the site to regularise the continued use of the existing caravans for short periods of time either by seasonal workers or by short stay visitors.

4.2 **The Need**

There is a functional and essential economic need for seasonal workers at the selected location linked to the seasonal lambing and beating seasons operating on the farm and wider estate.

The workers are employed solely by the applicant.

There are no alternatives to re-siting the accommodation on the site and there are no vacant buildings suitable for re-use or conversion.

4.3 **Design and Layout**

The caravan layout provides a residential environment in terms of spacing between the caravans which are also supported by a washroom and common laundry unit. The site provides a good, maintained residential environment, considering the temporary nature of accommodation proposed.

The proposed caravans sit comfortably within the landscape, hidden from the public road. Native tree planting is proposed to the north and southeast sides of the site to further assimilate the structures into the wider landscape setting.

4.4 **Access**

The existing access would continue to be used with no alterations proposed. See photograph 1 below.



Photograph 1: Existing site access

The site has adequate clear access for emergency vehicles, at all times.

4.5 **Drainage and water supply**

The accommodation would connect to the private water supply and the existing foul drainage by way of a klargester septic tank and soakaway.

5.0 Planning Policy Assessment

5.1 Introduction

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning decisions are to be made in accordance with the Development Plan.

If the development accords with the Development Plan it should be approved unless there are material considerations of sufficient weight that would indicate otherwise. Material Considerations include the Scottish Government Advice.

The adopted Development Plan relevant to the proposed is National Planning Framework 4 (NPF4) and the Perth & Kinross Local Development Plan 2 (PKLDP2) 2019.

5.2 National Planning Framework 4 (2013)

NPF4 is a national spatial strategy which sets out how planning can deliver change in a way which brings together competing interests so that decisions reflect the long-term public interest.

NPF4 sets out the policies and proposals for the development and use of land in Scotland, which subsequently informs the Local Development Plans (LDP). Where incompatibility exists between the relevant LDP and NPF4, NPF4 takes precedence.

The assessment of the proposal under current LDP policy is considered to accord with NPF4.

Table 4.1 : National Planning Framework 4

POLICY	POLICY ASSESSMENT
Policy 1 Tackling the Climate and Nature Crises	<p>This small-scale proposal (partly in retrospect) would be sustainable and within the means of the site. Proposed native tree planting would positively develop how the development can be accommodated at this location.</p> <p>The location of the caravans provides on site accommodation for seasonal workers.</p> <p>The proposal is considered to comply with Policy 1.</p>
Policy 3 - Biodiversity	<p>The proposal would not result in adverse impacts on the biodiversity or natural environment of the surrounding area. Moreover, it is proposed to introduce native woodland planting which will contribute to the biodiversity of the site and surrounding area.</p> <p>The proposal is considered to comply with Policy 3.</p>
Policy 4 Natural Places	<p>The site is not located within any area designated for its natural heritage</p> <p>The proposal is considered to comply with Policy 4.</p>
Policy 29 Rural Development	<p>The proposed retrospective development would contribute positively to the local rural area, in providing accommodation for seasonal workers as well as visitors.</p> <p>The proposal is considered to comply with Policy 29.</p>

POLICY		POLICY ASSESSMENT	
Policy 30 - Tourism	The proposal seeks to extend the annual use of the caravans beyond that which is required for the seasonal workers and promote holiday lets.		
	The proposal is considered to comply with Policy 30.		

Key policies from the PKLDP2 applicable to the proposed development are set out in table 4.2 below:

The current LDP does not provide any specific policy basis for the assessment of proposals for seasonal or transient workers accommodation.

Table 4.2 : Perth & Kinross Local Development Plan 2

POLICY		POLICY CONTENT ASSESSMENT	
Policy 1 – Placemaking	Policy 1 requires development to contribute positively and appropriately to the local surrounding natural environment.		
	The introduction of native tree planting to the north and south east of the development would soften the visual impact of the small development.		
	The proposal is considered to comply with Policy 1.		
Policy 8 – Rural Business and Diversification	The continued use of the existing caravans for short periods of time either by seasonal workers or visitors would strengthen the Estate business. Furthermore, the employment of seasonal workers is vital to the success of the locality.		
	The proposal is considered to comply with Policy 8.		
Policy 9– Caravan Sites, Chalets and Timeshare Developments	To prevent the caravans lying empty during off season seasonal work periods the caravans provide an excellent opportunity for holiday lettings without any need for additional infrastructure.		
	The proposed caravans (in retrospect) accord with Policy 1 – Placemaking.		
	The proposals accord with Policy 9.		
A Natural Resilient Place			
Policy 39 - Landscape	The development proposals support the LDP’s aim of maintaining and enhancing the landscape qualities of Perth and Kinross through proposed native tree planting.		
	The structures are well hidden from public view and do not erode local distinctiveness, diversity and quality of Perth and Kinross’s		

POLICY	POLICY CONTENT ASSESSMENT
	<p>landscape, its visual and scenic qualities, or the quality of landscape experience.</p> <p>The structures well screened position in the landscape safeguards External lighting is limited to protect the Perth & Kinross night skies.</p> <p>The proposal is considered to accord with 39.</p>
Policy 41 - Biodiversity	<p>The proposed native tree planting creates the opportunity to improve biodiversity for the site and it's wider surroundings.</p> <p>The proposal is considered to accord with Policy 41.</p>
65 – Water Environment and Drainage	<p>The application is in part retrospect for caravans which benefit from an established private foul drainage system and private water supply and would avoid unacceptable damage to the water environment.</p> <p>The proposal accords with Policy 65.</p>
Transport and Accessibility	
Policy 60 Transport Standards and Accessibility Requirements	<p>The application site benefits from an existing access track with direct connection to the A822.</p> <p>The proposal accords with Policy 60.</p>

5.3 Supplementary Guidance

Relevant SG includes:

- [Delivering Zero Waste](#) (adopted in 2020)
- [Green & Blue Infrastructure](#) (adopted in 2020)
- [Landscape](#) (adopted in 2020)
- [Placemaking](#) (adopted in 2020)

5.4 Non Statutory Guidance

- Planning & Biodiversity

5.5 Material Considerations

No material considerations apply.

6.0 Conclusions

This supporting planning statement has demonstrated the benefit of granting planning permission (in part retrospect) for the change of use for the continued use of the existing caravans on a permanent basis for short periods of time either by seasonal workers or as short term lets.

Full compliance of the proposals has been demonstrated with the adopted development plan. The main planning findings of this supporting planning statement are:

- The proposal will continue to provide for the seasonal workers accommodation as well as short stay visitors in a manner that will not give rise to any significant adverse impacts on the amenity or appearance of the area.
- the proposed development is appropriate in landscape character and capacity, siting and design and sympathetic to existing patterns of development. The visual scenic quality of the surrounding landscape and tranquil qualities will be protected;
- The caravans do not give rise to any significant issues in terms of roads, access, parking, landscaping, open space, biodiversity, power, drainage or flood risk; and,
- The proposed site has no known physical constraints.

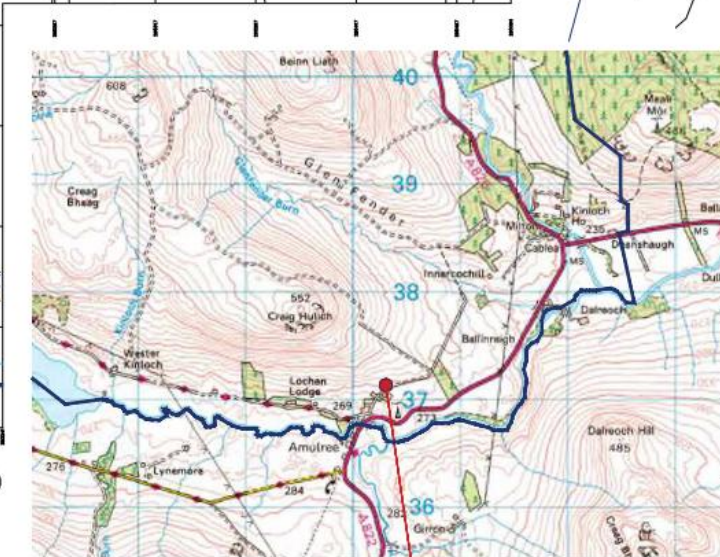
Taking all the above into account, it is kindly requested that Perth & Kinross Council considers the application favourably and seek to grant Change of Use (In part retrospect) for the continued use of the existing caravans on a permanent basis and in use for short periods of time either by seasonal workers or as short term lets.



BIDWELLS

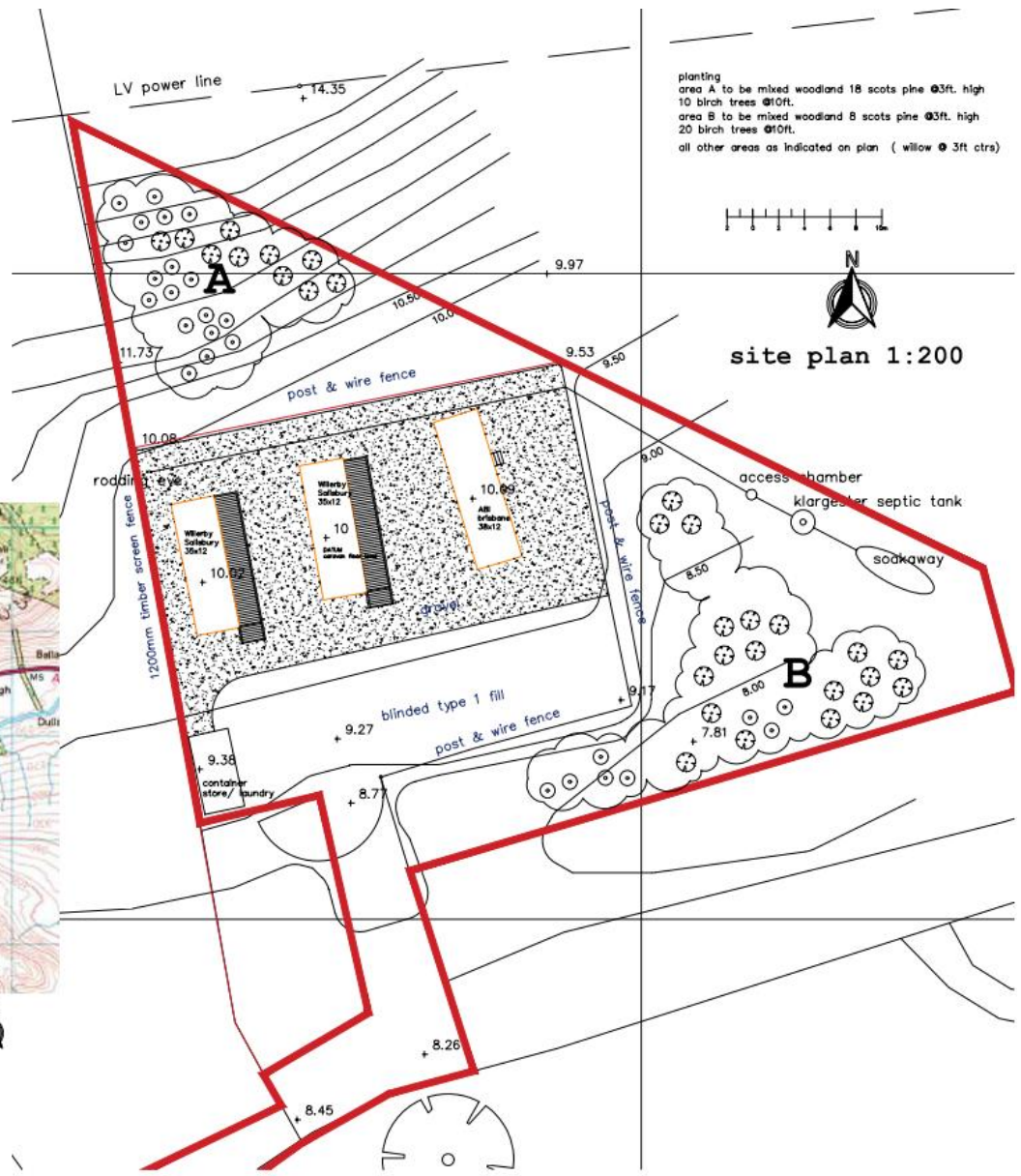
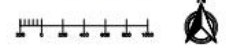


location 1:1250



location 1:25000

SITE



site plan 1:200

planting
 area A to be mixed woodland 18 scots pine @3ft. high
 10 birch trees @10ft.
 area B to be mixed woodland 8 scots pine @3ft. high
 20 birch trees @10ft.
 all other areas as indicated on plan (willow @ 3ft ctrs)

Willerby Salisbury 35x12 timber ramp and deck



ABI Brisbane 38x12

static caravan elevations 1:100

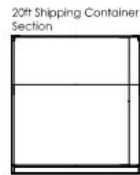
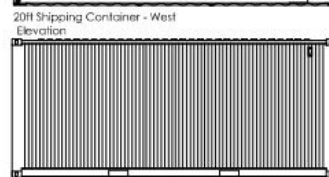
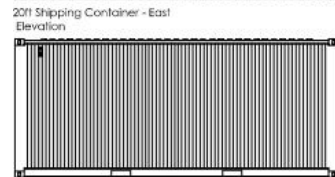
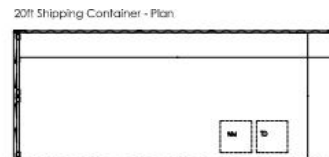
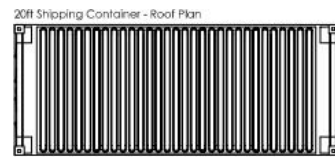


photo from south

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project	North Amulree Caravans	Job No.407B	Drwg No:PL01
Scale	as shown	Date	Jan 23
drawn	djs	rev.	-

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client	Tay & Torridon	drawing container			
project	North Amulree Caravans	Job No.407B	Drwg No:PL03		
		Scale 1:50	Date Jan 23	drawn djs	rev. -

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