

Perth and Kinross Council
Development Management Committee – 5 July 2017
Pre-Application Report by Interim Head of Planning

Proposed employment development – Classes 1; 3; 4; 5; 6; and sui generis (Car Showroom) at land 150 metres south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth

Ref. No: 17/00004/PAN
Ward No: N11 Perth City North

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for proposed employment development (Classes 1 – Retail; 3 – Food and Drink; 4 – Business; 5 – General Industrial; 6 – Storage and Distribution and Sui Generis (Car Showroom) at land 150 metres south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (PAN) on 26 January 2016. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development for employment development - Classes 1; 3; 4; 5; 6; and sui generis (Car Showroom) at land 150 metres south of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The proposed site is 6.9 hectares of relatively level land located along Ruthvenfield Road adjacent to Inveralmond Industrial Estate. The site is situated on the north west edge of Perth, to the west of the A9 and south of the River Almond. The site is bordered by Inveralmond Industrial Park to the north and east; Double Dykes travellers site to the north west; and agricultural fields to the west and south. Immediately west of the site are the ongoing works to the A9/A85 Junction improvements which form the first phase of the Cross Tay Link Road (CTLR). There are proposals for a residential development (Almond Valley Village) on the land to the west of the site beyond the current road works.
- 3 The River Almond is approximately 200 metres to the north west of the site and is part of the River Tay Special Area of Conservation (SAC). The Almondbank

Site of Special Scientific Interest (SSSI) lies on the northern bank of the River Almond, approximately 300m north of the site.

- 4 The site forms part of an allocated employment (E38) site in the adopted Perth and Kinross Local Development Plan (LDP) 2014 and is within the Perth City settlement boundary. It is also identified within TAYplan 2012 as part of the Perth West/North West Perth Strategic Development Area.
- 5 This proposal of application notice (PAN) seeks to formally establish the principle of a major employment development at land 150 metres south Of Target House, Ruthvenfield Road, Inveralmond Industrial Estate, Perth. Because the intention is to submit an 'In Principle' application for this, the exact design, scale of the development will be arrived during further discussions and subsequent detailed applications.

ENVIRONMENTAL IMPACT ASSESSMENT

- 6 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under current EIA regulations. A screening request (17/00551/SCRN) was submitted in March 2017 and it was determined that an EIA would be required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 7 The PAN (reference 17/00004/PAN) outlined a public exhibition has been held at McDiarmid Park on 3 May 2017. The Ward Councillors at the time and Methven Community Council (as the nearest Community Council) were notified. The results of the community consultation will be submitted with the renewal application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

- 8 The Scottish Government expresses its planning policies through the National Planning Framework (NPF) 3, the National Roads Development Guide 2014, Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

National Planning Framework

- 9 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for development plans

and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The Scottish Planning Policy 2014

10 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:

- Sustainability : paragraphs 24 - 35
- Placemaking : paragraphs 36 – 57
- Supporting Business and Employment: paragraphs 92 – 108
- Valuing the Natural Environment : paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291

11 The following Scottish Government Planning Advice Notes (PAN) and Guidance are likely to be of relevance to the proposal:

- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- National Roads Development Guide 2014

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

12 TAYplan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

13 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application:

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets

Perth and Kinross Local Development Plan 2014

- 14 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 15 The LDP sets out a vision statement for the area and states that:
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”
- 16 Under the LDP, the following policies are of particular importance in the assessment of this application.
- PM1 – Placemaking
 - PM2 – Design Statements
 - PM3 – Infrastructure Contributions
 - RC4 – Retail and Commercial Leisure Proposals
 - TA1 – Transport Standards and Accessibility Requirements
 - CF1 – Open Space Retention and Provision
 - CF2 – Public Access
 - HE1 – Scheduled Monuments and Non-Designated Archaeology
 - NE2 – Forestry, Woodland and Trees
 - NE3 – Biodiversity
 - NE4 – Green Infrastructure
 - ER5 – Prime Agricultural Land
 - EP1 – Climate Change, Carbon Reduction and Sustainable Construction
 - EP2 – New Development and Flooding
 - EP3 – Water Environment and Drainage
 - EP8 – Noise Pollution
 - EP11 – Air Quality Management Areas

OTHER GUIDANCE

- 17 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Developer Contributions Supplementary Guidance April 2016
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
 - Perth and Kinross Council Corporate Plan 2013-2018
 - Perth and Kinross Community Plan 2013/2023
 - Perth City Plan 2015-2016
 - Perth and Kinross Local Transport Strategy (2010)

- Perth's Transport Future Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016

PLANNING SITE HISTORY

- 18 The following are of particular importance as the proposed site once formed part of larger scale planning applications:

08/00678/IPM: Proposed mixed use development (residential, education, leisure, offices) at land adjacent to Huntingtower and Ruthvenfield (known as Almond Valley Village). Application refused by Development Management Committee 4 January 2012.

10/00005/PAN: Proposal of Application Notice for mixed use (residential, retail, business, industrial) development. Content of PAN approved 7 May 2010.

14/00011/PAN: Proposal of Application Notice for mixed use (residential, education and community facilities) development at land adjacent to Huntingtower and Ruthvenfield (known as Almond Valley Village). Content of PAN approved 13 October 2014

16/00012/PAN: Proposal of Application Notice for erection of high school with pitches and multi-use games area at land north of Bertha Park development. Content of PAN approved 15 November 2016.

17/00198/FLM: Erection of school, biomass/energy plant, formation of playground areas, sports pitches, landscaping, car parking, vehicular accesses and associated works at Bertha Park, Perth. Application approved by Development Management Committee 25 May 2017

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Perth and Kinross Heritage Trust (PKHT)
- Health and Safety Executive(HSE)
- Methven Community Council

Internal

- Environmental Health
- Land Quality Officer
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

20 The key considerations against which the eventual application will be assessed Includes:

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Natural Heritage and Ecology
- e. Townscape and Landscape
- f. Water resources and soils
- g. Air Quality
- h. Noise
- i. Transport Implications
- j. Archaeology
- k. Flood Risk
- l. Drainage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

21 Following the EIA Screening exercise, it is anticipated that the EIA will provide an assessment of the following subject matters:

- Ecology including Protected Species
- Air Quality
- Noise
- Ground Conditions including Contaminated Land
- Transport and Access
- Townscape, Landscape and Visual
- Flood Risk and Drainage
- Archaeology

22 In addition to the EIA, the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Tree Survey
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

23 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
Contact Officer: Steve Callan – Ext 75337
Date: 21 June 2017

Nick Brian
Interim Head of Planning

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

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

All Council Services can offer a telephone translation facility.
--