

Perth and Kinross Council
Planning and Placemaking Committee – 10 April 2024
Pre-Application Report by Strategic Lead - Economy, Development and Planning
(Report No. 24/112)

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| PROPOSAL: | Mixed use development comprising residential, self-build plots, commercial use workshops, associated infrastructure including access, drainage and landscaping |
| LOCATION: | Land 165 Metres South West of Haughend Farm, Dunkeld, PH8 0HY |

Ref. No: 23/00019/PAN
Ward No: P5 - Strathtay

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for mixed use development comprising residential, self-build plots, commercial use workshops, associated infrastructure including access, drainage and landscaping on land 165 Metres South West of Haughend Farm, Dunkeld, PH8 0HY. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

1. In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 8 November 2023. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for mixed use development comprising residential, self-build plots, commercial use workshops, associated infrastructure including access, drainage and landscaping. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
2. This PoAN seeks to formally establish a major development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

3. Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

4. The PoAN (reference **23/00019/PAN**) confirmed that two public exhibitions will be held at Binam Arts Centre, Station Road, Birnam, Dunkeld, PH8 0DS on 17 November 2023 between 10am and 6pm and 21 February 2024 between 10am and 9pm. The Ward Councillors, and Dunkeld and Birnam Community Council have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

DEVELOPMENT PLAN

5. The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

6. The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
7. NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
8. The Council's assessment of this application has considered the following policies of NPF4:
 - Policy 1 Tackling the Climate and Nature Crisis
 - Policy 2 Climate Mitigation and Adaptation
 - Policy 3 Biodiversity
 - Policy 4 Natural Places
 - Policy 5 Soils
 - Policy 6 Forestry, Woodland and Trees
 - Policy 7 Historic Assets and Places
 - Policy 13 Sustainable Transport
 - Policy 14 Design, Quality and Place
 - Policy 16 Quality Homes
 - Policy 17 Rural Homes
 - Policy 18 Infrastructure First
 - Policy 20 Blue and Green Infrastructure
 - Policy 21 Play, Recreation and Sport
 - Policy 22 Flood Risk and Water Management
 - Policy 29 Rural Development

Perth and Kinross Local Development Plan 2019

9. The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, "Our vision is of a Perth and Kinross which is

dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 1C: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 14B: Open Space Retention and Provision: Open Space within New Developments
- Policy 15: Public Access
- Policy 19: Housing in the Countryside
- Policy 25: Housing Mix
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 27A: Listed Buildings
- Policy 31: Other Historic Environment Assets
- Policy 38B: Environment and Conservation: National Designations
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 47: River Tay Catchment Area
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53A: Water Environment and Drainage: Water Environment
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58A: Contaminated and Unstable Land: Contaminated Land
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals
- Policy 61: Airfield Safeguarding

OTHER POLICIES

10. The following supplementary guidance and documents are of particular importance in the assessment of this application:

- [Supplementary Guidance - Air Quality](#) (adopted in 2020)
- [Supplementary Guidance - Airfield Safeguarding](#) (adopted in 2020)
- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Housing in the Countryside](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Open Space Provision for New Developments](#) (adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- [Planning Guidance - Delivery of Development Sites](#)
- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy (2010)

NATIONAL GUIDANCE

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

Planning Advice Notes

12. The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:
 - PAN 1/2011 Planning and Noise
 - PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 60 Planning for Natural Heritage
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 73 Rural Diversification
 - PAN 75 Planning for Transport
 - PAN 79 Water and Drainage

PLANNING SITE HISTORY

12. **05/00236/PPLB** was Approved On 31 March 2005 for Change of use from steading to store yard

CONSULTATIONS

13. As part of the planning application process the following would be consulted:

External

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- Birnam and Dunkeld Community Council

Internal

- Environmental Health – Noise, Odour, Light, Contaminated Land
- Development Contributions Officer
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Waste Services
- Biodiversity Officer
- Affordable Housing Enabler

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

14. The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

15. Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
 - Design and Access Statement

- Pre-Application Consultation (PAC) Report
- Leisure/Economic Impact Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

16. 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: Kirsty Strong – Ext 01738 475333
Date: 28 March 2024

DAVID LITTLEJOHN STRATEGIC LEAD – ECONOMY, DEVELOPMENT & PLANNING

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