

Perth and Kinross Council
Planning & Development Management Committee – 13 April 2022
Pre-Application Report by Head of Planning and Development
(Report No. 22/81)

Replacement poultry farm comprising 4 rearing sheds and associated works 200 metres north west of Innerpeffray, Crieff

Ref. No: [22/00007/PAN](#)

Ward No: P6- Strathearn

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for replacement poultry farm comprising 4 rearing sheds and associated works 200m north west of Innerpeffray, Crieff. 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 10 February 2022. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development 200m north west of Innerpeffray, Crieff for a replacement poultry farm comprising 4 rearing sheds and associated works. 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 for a replacement poultry farm comprising 4 rearing sheds and associated works. 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. It is noted that a screening request has already been obtained from the Planning Authority, reference 21/02073/SCRN, which confirms that the development is not an EIA development.

PRE-APPLICATION PROCESS

4. The PoAN (reference 22/00007/PAN) confirmed that a public exhibition via live webinars will be held on 1 March 2022 and 10 May 2022. The Ward Councillors, East Strathearn Community Council as well as nearby properties have all been notified. Subsequent notifications have also been provided to the Local MP and MSP. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

5. 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

6. 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 a 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 (SPP)

7. 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
 - Promoting Rural Development: paragraphs 74 – 91
 - 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
8. The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
 - PAN1/2011 Planning and Noise
 - 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 69 Planning & Building Standards Advice on Flooding
 - PAN 73 Rural Diversification

- PAN 75 Planning for Transport
- PAN 79 Water and Drainage

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

9. 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”

10. The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 1: Locational Priorities
- Policy 2: Shaping Better Quality Places
- Policy 3: A First Choice for Investment
- Policy 6: Developer Contributions
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplan’s Assets

Perth and Kinross Local Development Plan 2019

11. The Local Development Plan 2 (LDP2) 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.

12. The 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.”

13. Under the LDP2, the following policies are of particular importance in the assessment of this application:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 8: Rural Business and Diversification

Policy 15: Public Access

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 39: Landscape

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity
Policy 42: Green Infrastructure
Policy 50: Prime Agricultural Land
Policy 52: New Development and Flooding
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 58A: Contaminated and Unstable Land: Contaminated Land
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

14. The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- Developer Contributions Supplementary Guidance 2020
 - Flood Risk and Flood Risk Assessments – Developer Guidance March 2021
 - Placemaking Supplementary Guidance 2020

PLANNING SITE HISTORY

15. **21/02073/SCRN** On 1 December 2021 for Proposed Poultry Farm. (Opinion provided)

CONSULTATIONS

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

External

- 17.
- NatureScot
 - Scottish Environmental Protection Agency
 - Scottish Water
 - Local Community Council
 - Perth and Kinross Heritage trust

Internal

- 18.
- Environmental Health (noise and odour)
 - Environmental Health (contaminated land)
 - Strategic Planning and Policy
 - Developer Negotiations Officer
 - Transport Planning
 - Structures and Flooding
 - Economic Development
 - Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

19. 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
 - l. Noise and Odour

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

20. Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
 - a. Planning Statement
 - b. Design and Access Statement
 - c. Pre-Application Consultation (PAC) Report
 - d. Leisure/Economic Impact Assessment
 - e. Transport Assessment
 - f. Flood Risk and Drainage Assessment
 - g. Landscape and Visual Impact Assessment
 - h. Tree and Woodland Survey
 - i. Habitat Survey
 - j. Archaeological Assessment
 - k. Sustainability Assessment

CONCLUSION AND RECOMMENDATION

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

Background Papers: None
Contact Officer: Gillian Peebles
Date: 31 March 2022

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HEAD OF PLANNING & DEVELOPMENT**

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