

LRB-2023-43

23/00466/FLL - Siting of a holiday accommodation unit, formation of vehicular access and parking area and associated landscaping, land 30 metres south east of Fairygreen Cottage, Kinrossie

**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 100649796-001

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.

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:	Interurban Developments Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	Inveralmond Business Centre
Last Name: *	Russell	Building Number:	6
Telephone Number: *	01738621129	Address 1 (Street): *	Auld Bond Road
Extension Number:		Address 2:	-
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	United Kingdom
		Postcode: *	Ph1 3FX
Email Address: *	jr@iudev.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="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Dunsinnan House"/>
First Name: *	<input type="text" value="James"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Sinclair"/>	Address 1 (Street): *	<input type="text" value="Dunsinnan Farm and Estate"/>
Company/Organisation	<input type="text" value="Dunsinnan Farm and Estate"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 6DB"/>
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

<input type="text" value="Land 30 Metres South East Of Fairygreen Cottage Kinrossie"/>
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Northing	<input type="text" value="733297"/>	Easting	<input type="text" value="320973"/>
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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 a holiday accommodation unit, formation of vehicular access and parking area and associated landscaping

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.

Appeal Statement attached. Illustrates that there is a locational requirement and highlights sustainable travel patterns associated with the site.

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)

Dunsinnan Masterplan is included. This illustrates the Farms diversification strategy and longterm vision. Case officer advised that even with this document submitted it would not alter his determination.

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)

00 - Appeal Statement 01 - Location Plan 02 - Existing Site Plan 03 - Floor Plan 04 - NE Elevation 05 - NW Elevation 06 - Rural Location Plan 07 - SE Elevation 08 - SW Elevation 09 - Proposed Site Plan 10 - Planning Statement 11 - Policy Analysis 12 - Cabin Image 13 - Cabin Image 2 14 - Cabin Image 3 15 - Cabin Image 4

Application Details

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

23/00466/FLL

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

28/03/2023

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

04/08/2023

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

N/A

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 John Russell

Declaration Date: 30/10/2023

DUNSINNAN FARM APPEAL STATEMENT

The concerns associated with the Fairygreen Cabin, from an officer's perspective, relate to the location of the holiday accommodation which is considered to be remote from exiting (or new) tourist facilities, local amenities and public transport infrastructure which is considered to conflict with NPF4 and PKC LDP2.

Our client hopes this short and concise appeal statement assists the Local Review Body with their deliberations. It is respectfully submitted that the Local Review Body should allow the appeal with conditional control applied.

PKC REASON FOR REFUSAL

The proposed holiday accommodation is contrary to Policies 13: Sustainable Transport (part b), 29: Rural Development (part b), and 30: Tourism (part b) of National Planning Framework 4 (2022), and Policies 8: Rural Business and Diversification, 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership, and 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth & Kinross Local Development Plan 2 (2019). **The proposal fails to meet the relevant criteria for countryside development to be justified, promotes unsustainable travel patterns by virtue of its remoteness from public transport options, and fails to meet a specific need.**

COUNTRYSIDE/LOCATIONAL NEED

The proposal expands the Farms existing tourist business and will contribute to the viability, sustainability and diversity of this rural community and support the local rural economy within eastern Perthshire. It will result in a direct investment into Scottish businesses of around £120K.

The wider land use businesses such as farming and forestry will not be affected and the site is not utilised in the production of crops.

This proposal is a diversification project which expands the Farms tourist accommodation offering. Note the existing holiday cottage operated by the farm is adjacent to the site and makes up part of the wider Fairygreen building group. See site plan opposite.

The proposed cabin has been suitably scaled sited and designed and is in keeping with this rural area. The layout has taken cognisance of transport needs given the rural location, see sustainable travel paragraphs overleaf.

The proposal for a cabin adjacent to the existing tourist accommodation represents the expansion of an existing tourist related business within a building group. It has the ability to be easily and sustainably incorporated into the existing tourist operation undertaken by the Farm and will lead to the creation of further employment (Full time equivalent 0.8).

The proposal when booked in tandem with the existing cottage will enable the farm to cater for larger bookings. It also offers an alternative form of accommodation which is particularly important to retain returning customers and offer a new experience.

Taking the above into account there is a clear need for the siting of the holiday accommodation in this location which is fully supported by NPF4 POLICY 30 Tourism, PKCLDP2 Policy 8 Rural Business and Diversification and Policy 9c Caravan Sites, Chalets and Timeshare Developments.

It is worth highlighting this proposal is the catalyst to drive the farms vision and diversification strategy as set out in the Dunsinnan Masterplan. The Masterplan has been included with this appeal to illustrate to the Local Review Body that this is a small but important element to the farms wider diversification.



LOCATION



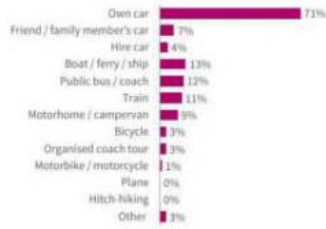
SITE PLAN



Example Cabin – Corr Cabins (corrcabins.com)



METHOD OF TRANSPORT USED WITHIN SCOTLAND



The majority travelled within Scotland using a car, and around one in ten travelled within Scotland by boat/ship/ferry, public bus/coach, train and/or motorhome/campervan.

In total, 19% travelled by public transport (bus, train). This proportion was higher amongst first time visitors (32%) than repeat visitors (18%).

SUSTAINABLE TRAVEL

It is clear that the majority of visitors (75%) based on Visit Scotland data still utilise a car when on holiday. Our client is keen to reverse this trend and promote walking, wheeling cycling as well as public transport methods.

As detailed in the Dunsinnan Masterplan collaboration with third parties will be investigated to promote a 'Sidlaw way' or pilgrimage route. This opens up scope to promote car free walks or holidays between Perth and Dundee public transport hubs (railway and bus stations).

Walking, Wheeling and Cycling

At present, there are excellent formal and informal pedestrian and cycling connections throughout the applicant's landownership which consist of core paths as well as farm tracks and paths, see marked up aerial imagery below.

The surrounding minor road network is lightly trafficked and can also be utilised safely by pedestrian and cyclists, see Strava hiking and cycling data.

Our client is happy to accept conditional control to extend the proposed log store to accommodate secure bike storage to enable visitors to use this sustainable transport infrastructure while they reside at the holiday accommodation.

Public Transport

There are bus stops located throughout the applicant's landownership, see green dots on the aerial imagery below (extracted from data.pkc.gov.uk) with the main correlation on the A94 and within the villages of Kinrossie and Saucher.

This provides scope for visitors to use public transport. However, there are certain types of holiday experiences and rural diversification proposals that are unlikely to be easily accessed by public transport. Guidance on NPF4 highlights that there will be policies that conflict with each other and the underlying aims of the policies and development plan as a whole need to be considered and balanced

The NPF4 Rural Diversification Policy 29 b) confirms:-

b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

In this case the transport needs of the holiday accommodation are considered to be appropriate for this rural location. Notwithstanding this our client is happy to accept conditional control to install an electrical vehicular charging point to cater for sustainable modes of transport.



CONCLUDING POINTS

No objection from the public to this proposal.

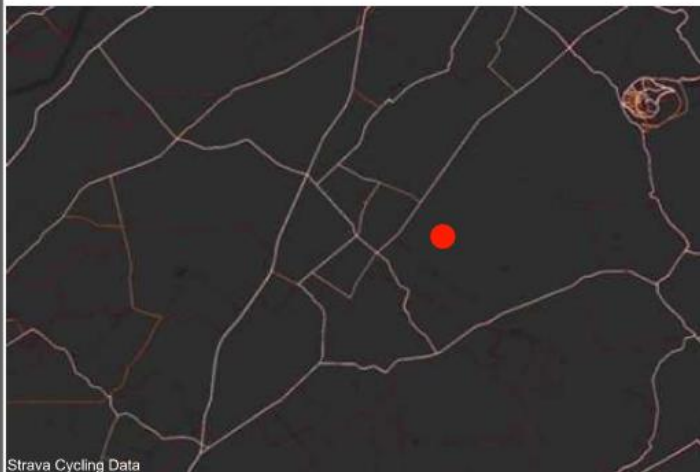
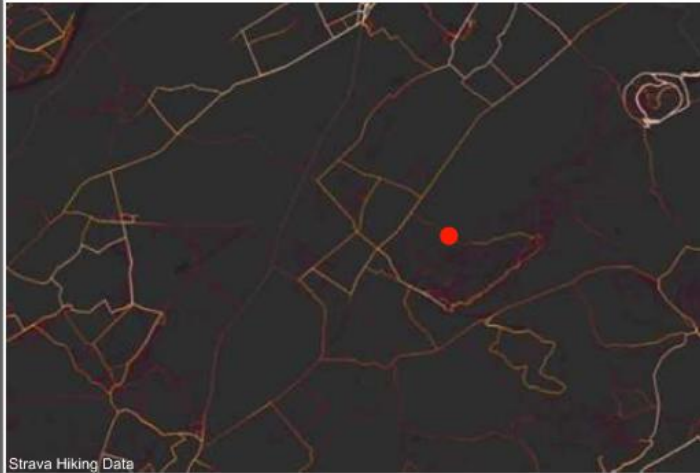
If approved this site will lead to direct investment into Scottish businesses of around £120k.

If approved this will lead to the creation of rural employment. (Full Time Equivalent 0.8).

Co-locating with the existing Fairygreen Holiday unit results in efficiencies and economy of scale. If the proposal is not approved then the future of the farms existing holiday let business at Fairygreen is at risk (including current FTE employment of 0.8).

Approval is the catalyst to further rural diversification, rural employment and rural investment projects as set out in the Dunsinnan Masterplan.

Q11. What types of transport did you use when visiting/going to Scotland? All visitors (1,201)
Scotland Visitor Experience 2022 - Survey - 75% utilise own or hire car.



ID.C.0098 - Fairygreen Farm, Kinrossie PH2 6JA
Client: Dunsinnan Farm

rev. date remark
0 16/03/2023 No Revision

Document Date:
25.10.2023

Document Phase:
Planning Documents

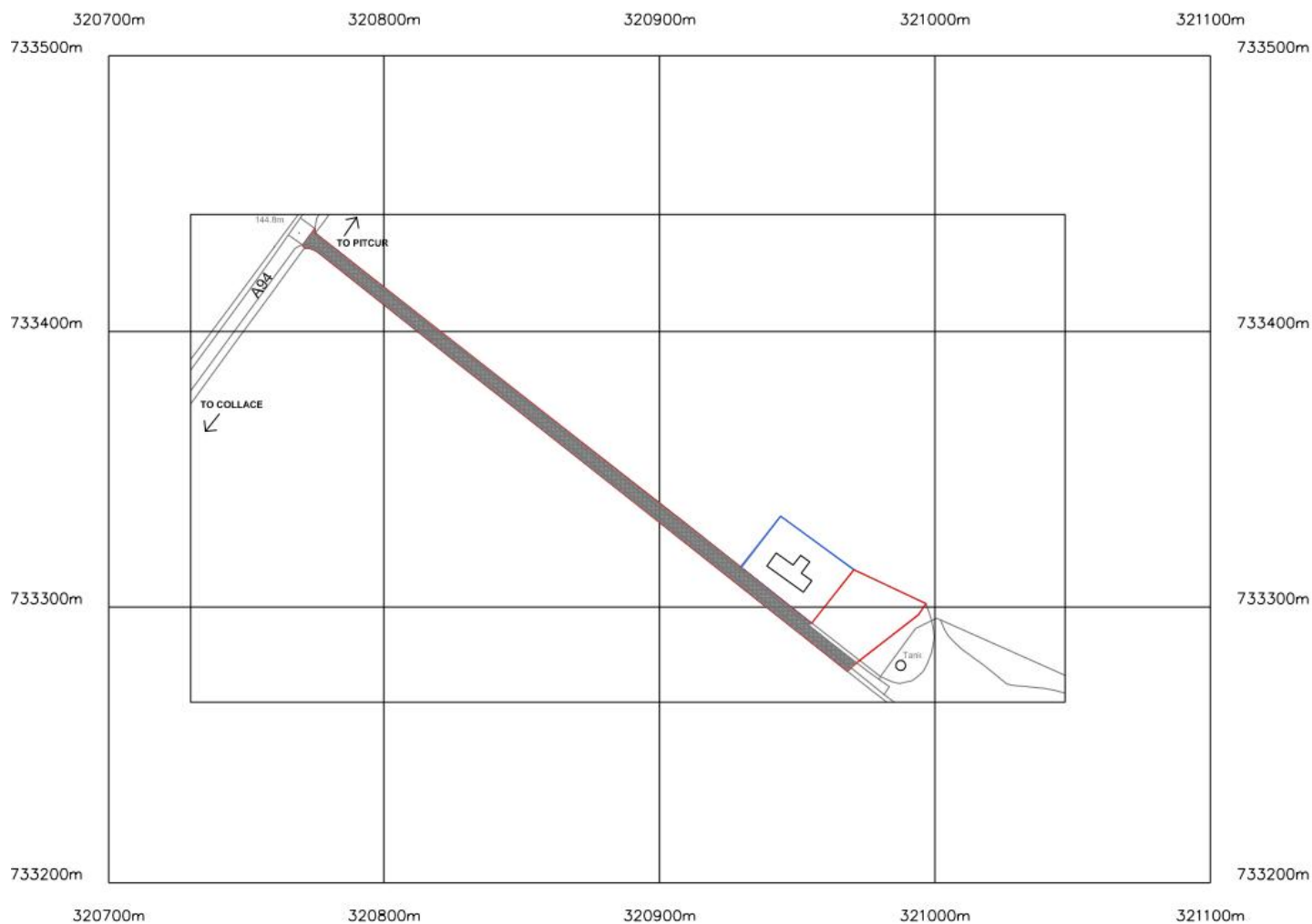
Appeal Statement



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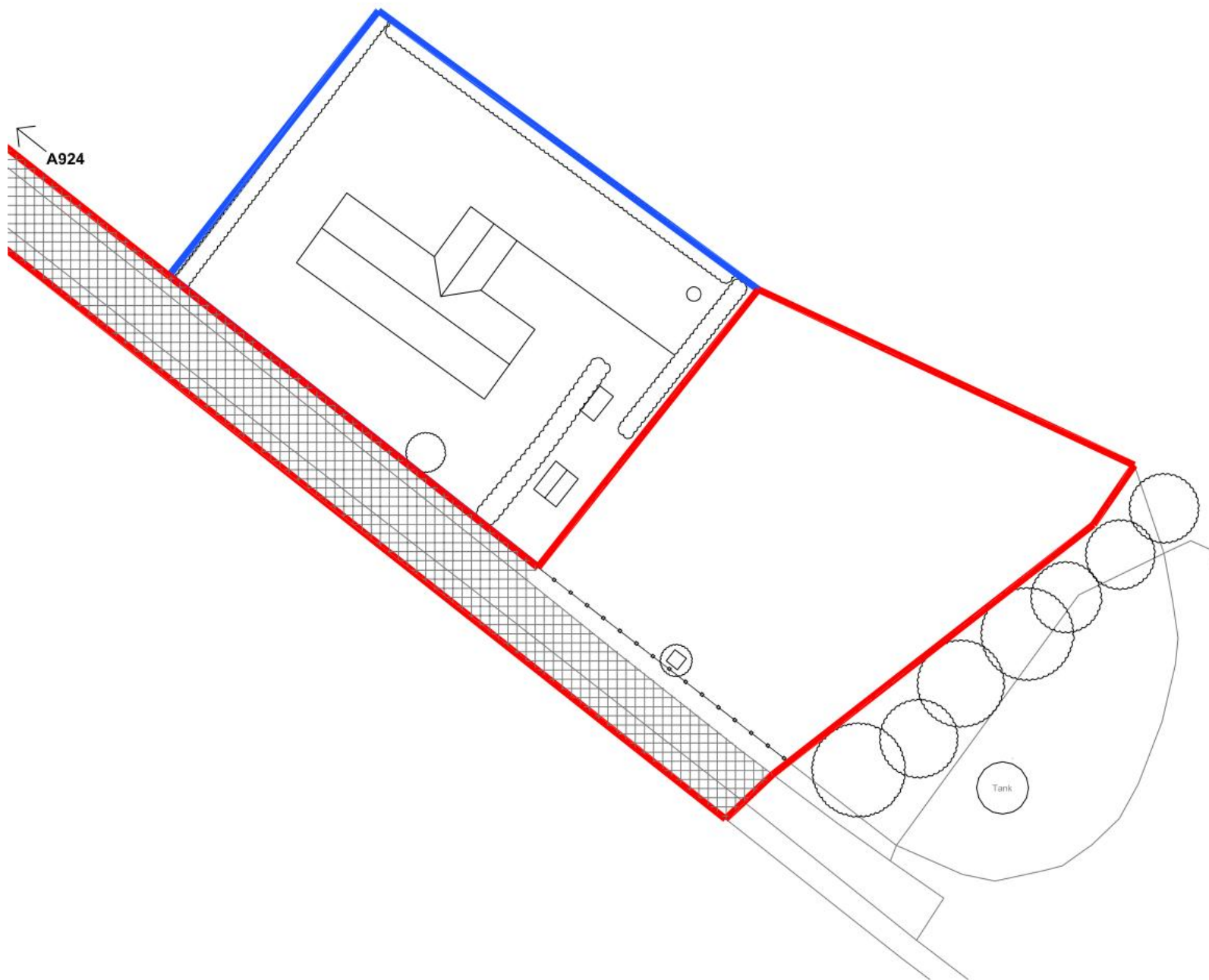
SCALE 1:1250 (A2) LENGTHS SHOWN IN METRES

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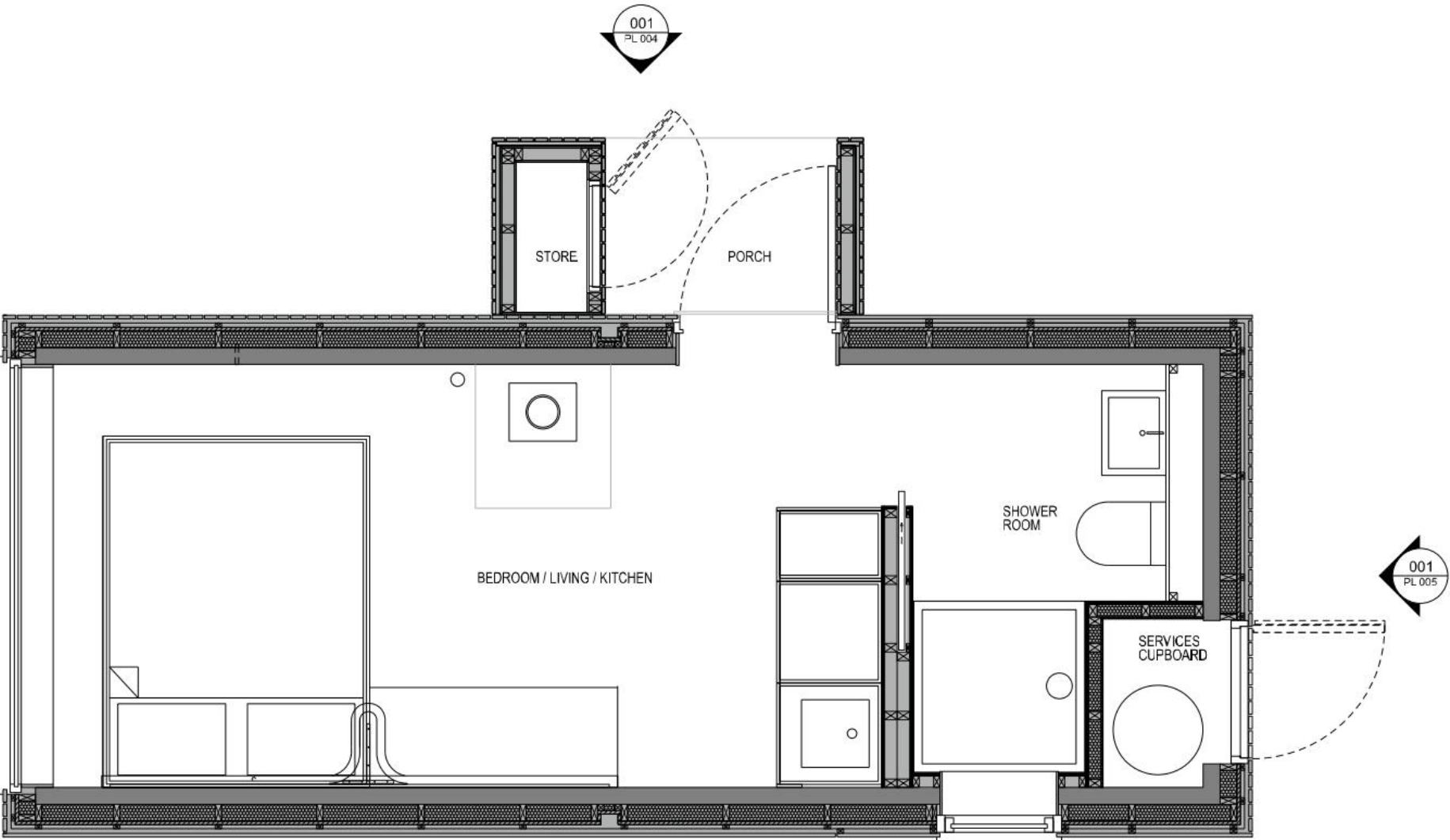
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Project		 JON FRULLANI ARCHITECT	
Prefabricated Cabin			
Client		Drawing Title	
Dunsinnan Farm & Estate		Location Plan	
Address		Issue Status	Drawing No.
Plot at Fairy Green		Planning	7245 - 301
Collace		Designer	Scale
Perth		RS	1:1250 @ A2
Date		Revision	B
March 2023			
t: 01382 224628 m: 07808 726306 e: jon@jfrarchitect.co.uk w: jfrarchitect.co.uk f: facebook.com/jfrarchitect a: 140 perth road, dunsinns, dd1 4pw This drawing is protected by copyright. It may not be reproduced in any form or by any means for any purpose, without gaining prior written permission from Jon Frullani Architect Ltd.			



Project Prefabricated Cabin		 JON FRULLANI ARCHITECT	
Client Dunsinnan Farm & Estate			
Address Plot at Fairy Green		Drawing Title Existing Site Plan	
Collace Perth		Issue Status Planning	Drawing No. 7245 - 303
Designer RS	Date March 2023	Scale 1:200 @ A2	Revision B
t: 01382 224529 m: 07809 726306 e: jon@jfrarchitect.co.uk w: jfrarchitect.co.uk f: facebook.com/jfrarchitect a: 140 perth road, dundee, dd1 4pw <small>This drawing is protected by copyright. It may not be reproduced in any form or by any means for any purpose, without gaining prior written permission from Jon Frullani Architect Ltd.</small>			

REV	DATE	COMMENT
A	28/03/2023	WALL CONSTRUCTION UPDATED
B	06/04/2023	UPDATED IN LINE WITH PLANNING COMMENTS



PLANNING

CLIENT
ALICE & ALEX SINCLAIR

PROJECT
CORR
PITCHED ROOF CABIN
DUNSINNAN

DRAWING TITLE
FLOOR PLAN

DRAWING NUMBER
C2304 PL 001

REV
B

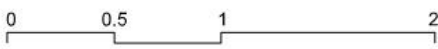
SCALE
1:25

SHEET SIZE
A3

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11 WATER'S CLOSE
LEITH
EDINBURGH
EH6 6RB
UNITED KINGDOM
www.corr cabins.com

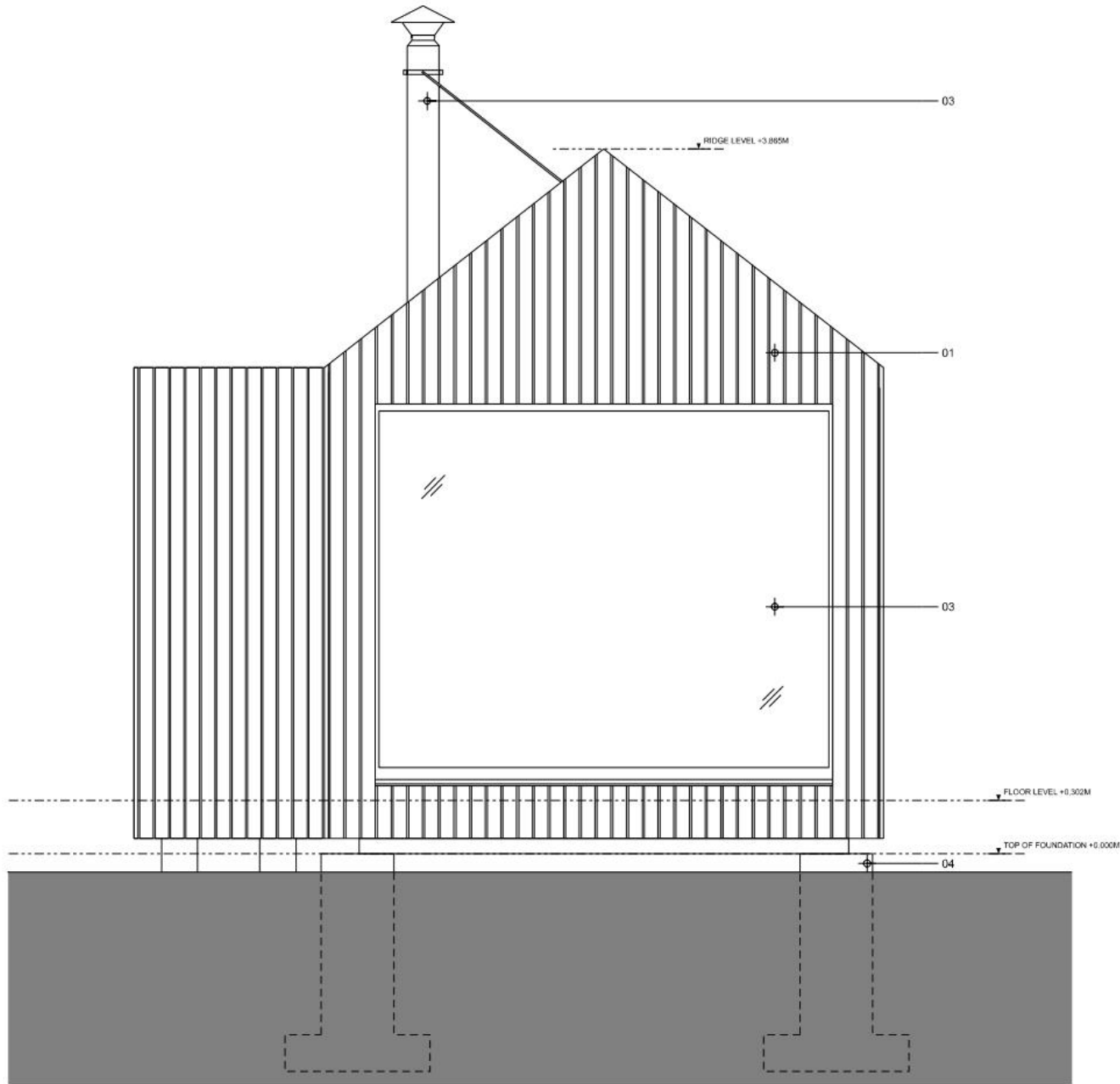


NOTES
ONLY SCALE FOR PLANNING PURPOSES - DO NOT SCALE FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURED CONSTRUCTION. ANY DISCREPANCIES ARE TO BE RELATED TO CORR CABINS IMMEDIATELY.



001 - FLOOR PLAN - 1:25@A3

REV.	DATE	COMMENT
A	28/03/2023	UPDATED TO SUIT NEW ROOF FINISH
B	06/04/2023	UPDATE B LINE WITH PLANNING COMMENTS



- KEY:
- 01. VERTICAL SLATTED TIMBER CLADDING - BLACK STAINED LARCH
 - 02. DARK GREY FPC FINISHED ALL VINYL FRAMED BED WINDOW
 - 03. FPC COATED BLACK TIMBER TWIN WALL SYSTEM WITH COIL AND STAYS
 - 04. IN-SITU CONCRETE FOUNDATIONS



KEY PLAN

PLANNING

CLIENT
ALICE & ALEX SINCLAIR

PROJECT
CORR
PITCHED ROOF CABIN
DUNSINNAN

DRAWING TITLE
NORTH-EAST ELEVATION

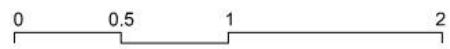
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1:25 A3



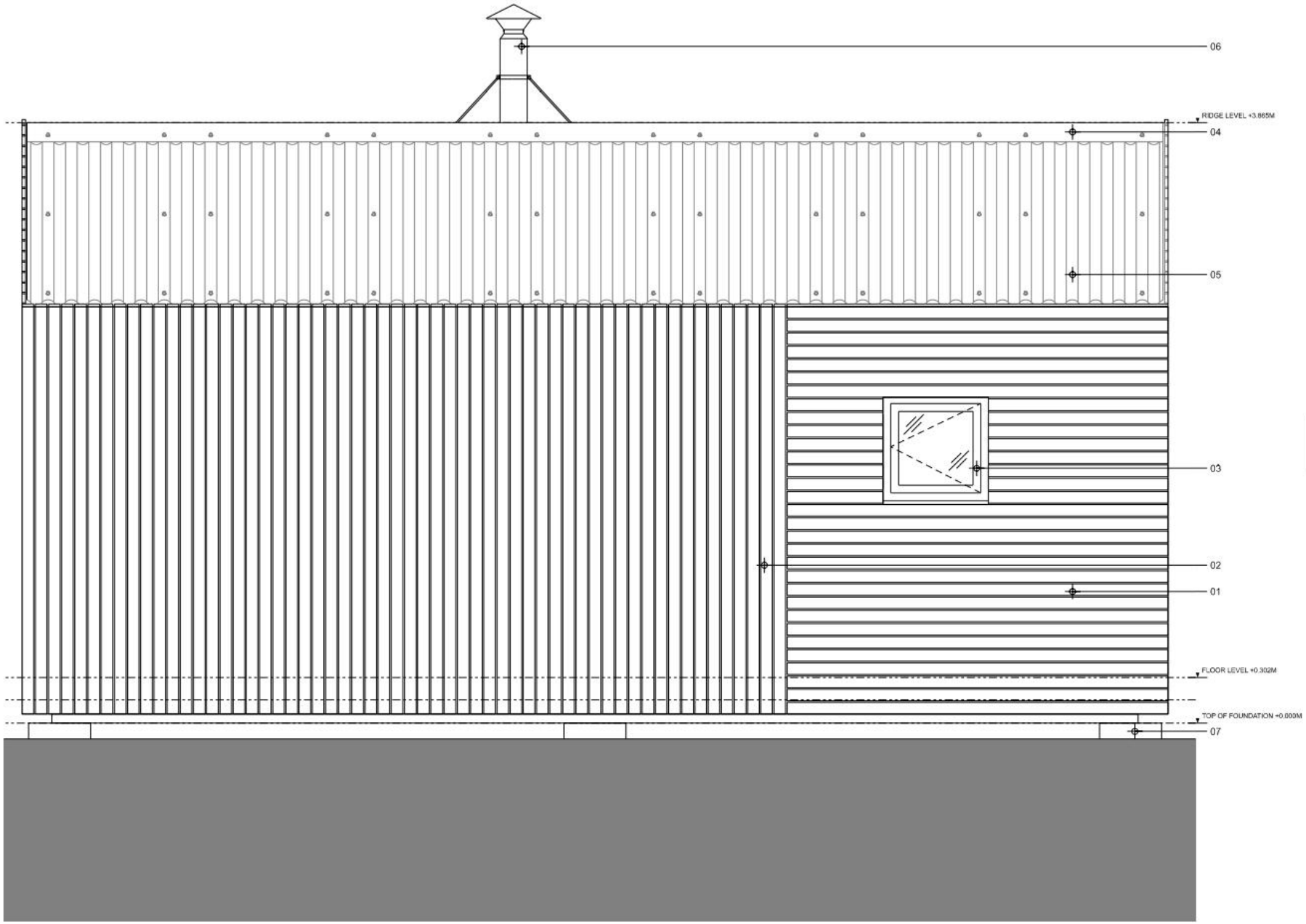
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001 - NORTH-EAST ELEVATION - 1:25@A3



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REV.	DATE	COMMENT
A	28/03/2023	ROOF FINISH UPDATED
B	06/04/2023	UPDATED B LINE WITH PLANNING COMMENTS



- KEY:
- 01. HORIZONTAL SLATTED TIMBER CLADDING - BLACK STAINED LARCH
 - 02. VERTICAL SLATTED TIMBER CLADDING - BLACK STAINED LARCH
 - 03. CARVED FACED ALUMINIUM FINISH FLAAT OPENING SIDE HUNG WINDOW
 - 04. PVC ALUMINIUM RIDGE FLASHING - BLACK
 - 05. CORRUGATED FIBRE CEMENT SHEET ROOFING - BLACK
 - 06. PVC COATED BLACK FINISHED WIND WALL SYSTEMS WITH COIL AND STAYS
 - 07. IN-SITU CONCRETE FOUNDATIONS



PLANNING

CLIENT
ALICE & ALEX SINCLAIR

PROJECT
CORR
PITCHED ROOF CABIN
DUNSINNAN

DRAWING TITLE
NORTH-WEST ELEVATION

DRAWING NUMBER REV
C2304 PL 002 B

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1:25 A3

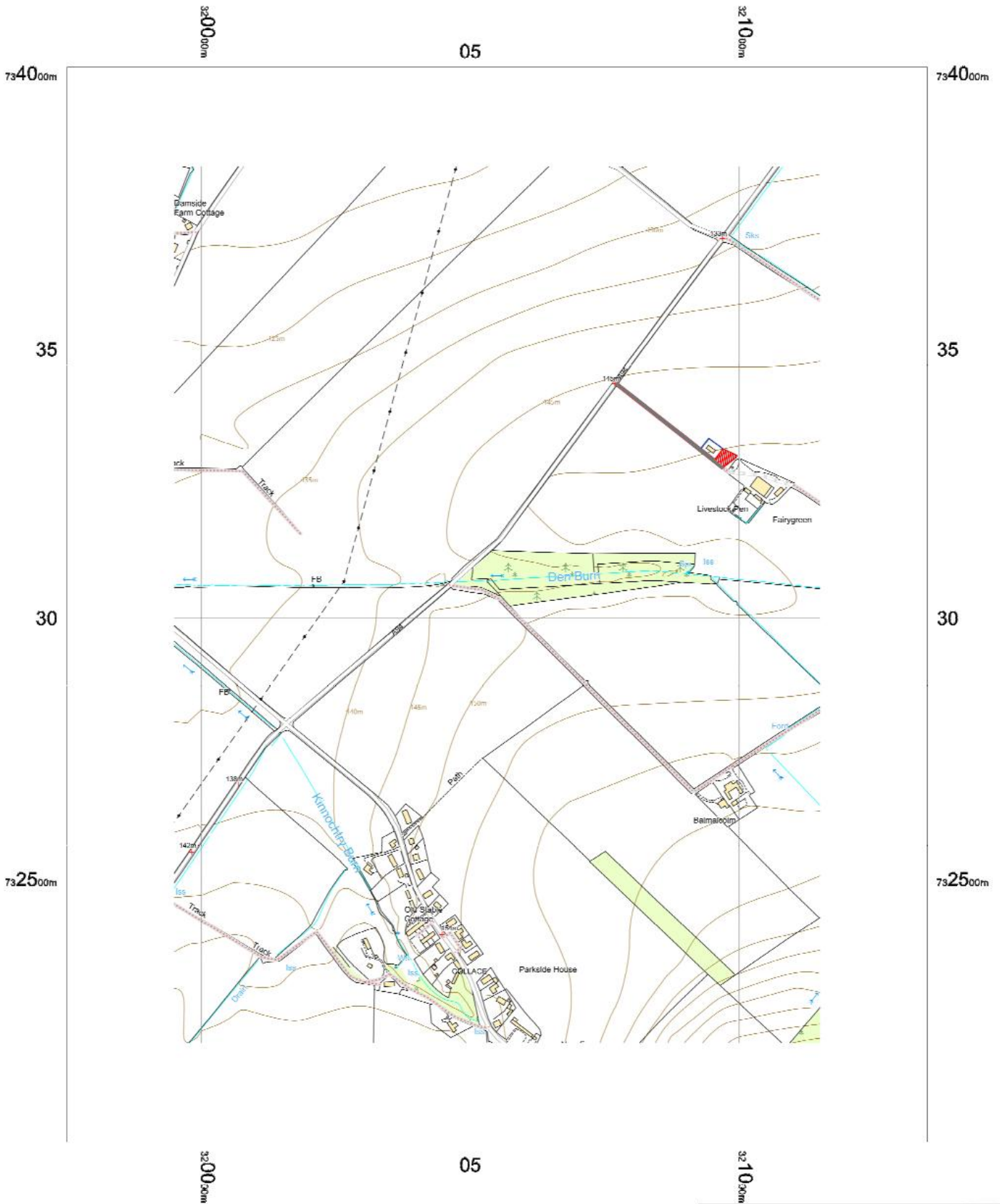


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001 - NORTH-WEST ELEVATION - 1:25@A3



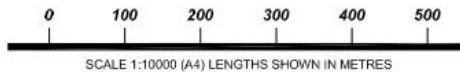
NOTES
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johnwright

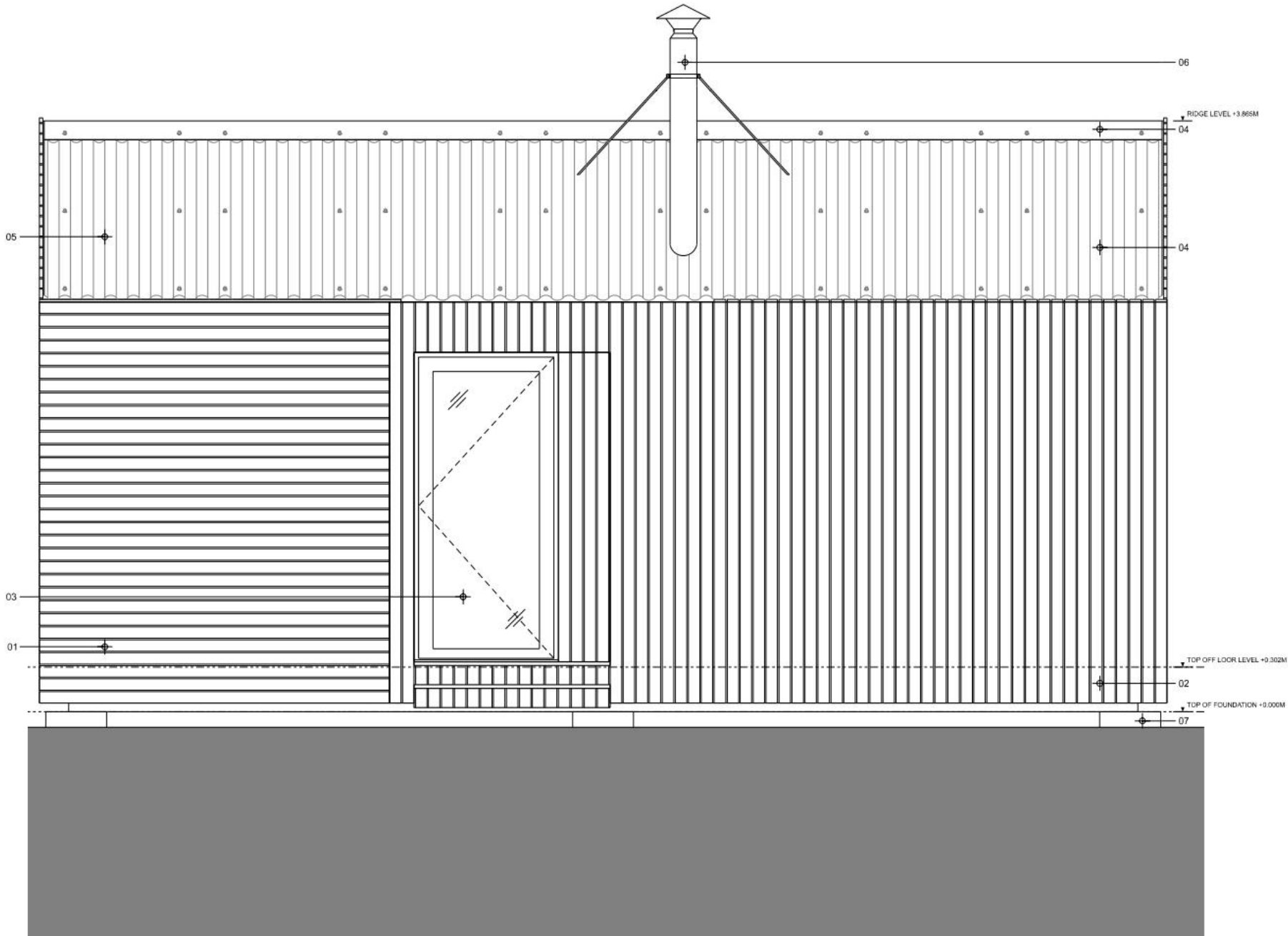


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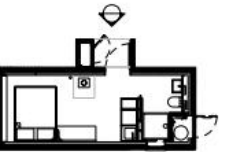
- SITE BOUNDARY
- ADJOINING LAND UNDER APPLICANT OWNERSHIP
- ACCESS ROAD

Project Prefabricated Cabin		 JON FRULLANI ARCHITECT	
Client Dunsinnian Farm & Estate			
Address Plot at Fairy Green		Drawing Title Rural Location Plan	
Collace Perth		Issue Status Planning	Drawing No. 7245 - 302
Designer RS	Date March 2023	Scale 1:10,000 @ A4	Revision B
<small> t: 01382 224628 m: 07808 726306 e: jfr@jfrarchitect.co.uk w: jfrarchitect.co.uk f: facebook.com/jfrarchitect a: 140 perth road, dundee, dd1 4jx This drawing is protected by copyright. It may not be reproduced in any form or by any means for any purpose, without gaining prior written permission from jon frullani architect ltd. </small>			

REV.	DATE	COMMENT
A	28/03/2023	ROOF FINISH UPDATE
B	06/04/2023	UPDATE B LINE WITH PLANNING COMMENTS



- KEY:
- 01. HORIZONTAL SLATTED TIMBER CLADDING - BLACK STAINED LARCH
 - 02. VERTICAL SLATTED TIMBER CLADDING - BLACK STAINED LARCH
 - 03. DARK GREY PFC FINISHED ALUMINIUM FRAMED OUTWARD OPENING DOOR
 - 04. PFC ALUMINIUM RIDGE FLASHING - BLACK
 - 05. CORRUGATED FIBRE CEMENT SHEET ROOFING - BLACK
 - 06. PFC COATED BLACK FINISHED TWIN WALL SYSTEM FLUE WITH COIL AND STAYS
 - 07. IN-SITU CONCRETE FOUNDATIONS



KEY PLAN

PLANNING

CLIENT
ALICE & ALEX SINCLAIR

PROJECT
CORR
PITCHED ROOF CABIN
DUNSINNAN

DRAWING TITLE
SOUTH-EAST ELEVATION

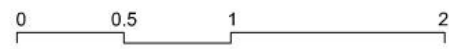
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SCALE SHEET SIZE
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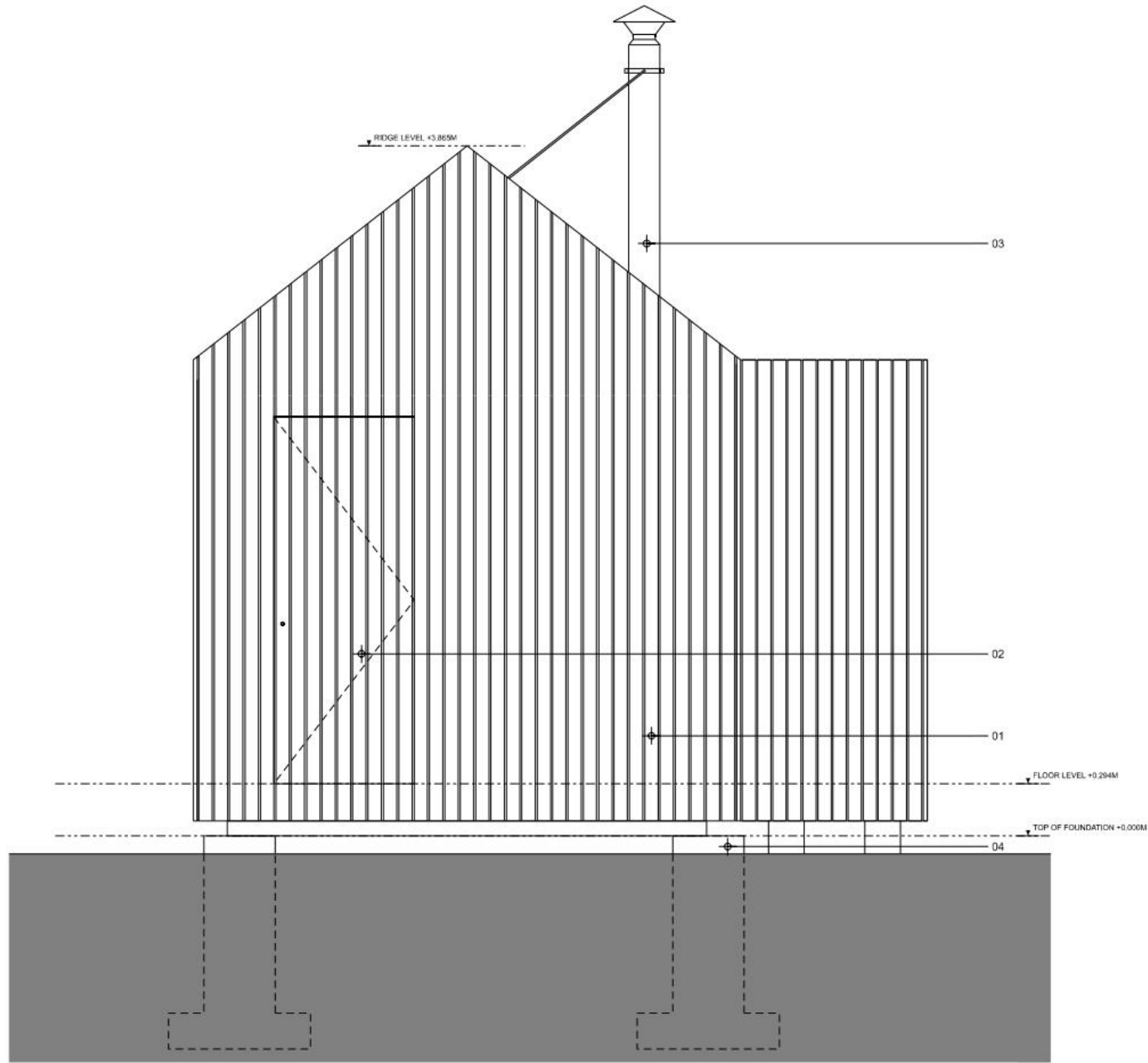
CORR CABINS
11 WATER'S CLOSE
LEITH
EDINBURGH
EH6 6RS
UNITED KINGDOM
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001 - SOUTH-EAST ELEVATION - 1:25@A3



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REV.	DATE	COMMENT
A	28/03/2023	UPDATE TO SUIT REVISED ROOF FINIS-1
B	06/04/2023	UPDATE B LINE WITH PLANNING COMMENTS



- KEY:
- 01. VERTICAL SLATED TIMBER CLADDING - BLACK STAINED LARCH
 - 02. OUTWARD OPENING TIMBER DOORSET OVER CLAD WITH VERTICAL SLATED TIMBER CLADDING - BLACK STAINED LARCH
 - 03. FPC COATED BLACK FINISHED MAIN WALL SYSTEM FLUE WITH COIL AND STAYS
 - 04. IN-SITU CONCRETE FOUNDATIONS



KEY PLAN

PLANNING

CLIENT
ALICE & ALEX SINCLAIR

PROJECT
CORR
PITCHED ROOF CABIN
DUNSINNAN

DRAWING TITLE
SOUTH-WEST ELEVATION

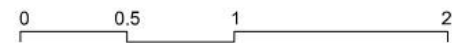
DRAWING NUMBER REV
C2304 PL 005 B

SCALE SHEET SIZE
1:25 A3



CORR CABINS
11 WATER'S CLOSE
LEITH
EDINBURGH
EH6 6RS
UNITED KINGDOM
www.corr-cabins.com

001 - SOUTH-WEST ELEVATION - 1:25@A3



NOTES
ONLY SCALE FOR PLANNING PURPOSES - DO NOT SCALE FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO MANUFACTURE/RECONSTRUCTION. ANY DISCREPANCIES ARE TO BE REFERRED TO CORR CABINS IMMEDIATELY.



0 4 8 12 16 20

SCALE 1:200 (A2) LENGTHS SHOWN IN METRES

- SITE BOUNDARY
- ADJOINING LAND UNDER APPLICANT OWNERSHIP
- ACCESS ROAD

NOTES

EXISTING POST AND WIRE FENCE BOUNDARIES ON ALL SIDES OF THE SITE. SECTION TO BE REMOVED TO FORM DRIVEWAY ACCESS TO SOUTH.

SPECIES OF PROPOSED MIXED HEDGEROW TO BE SUITABLE IN-LAND SCOTLAND:

- BOXUS SEMPERVIRENS
- FRAXILUS LAUROCERAUS
- POTENTILLA
- LONICERA PILEATA
- FAGUS SYLVATICA

GROUPING OF TREES AND NATIVE HEDGING WITH A MIXED HEDGEROW WITH EMERGENT SPECIES GROUPED AROUND CORNERS.

PROPOSED TREES TO BE A MIXTURE, SPECIES SUCH AS:

- SYCAMORE
- SCOTS PINE
- LIQUIDAMBAR STYRACIFLUA 'LANE ROBERTS'
- PICEA OMORIKA
- FAGUS SYLVATICA 'DAWYCK'
- QUERCUS ROBUR 'FASTIGIATA'
- CRATAEGUS LAEVIGATA 'PAUL'S SCARLET'
- MALUS TSOCHONSKII
- CEDRUS ATLANTICA 'FASTIGIATA'

TREES TO BE GROUPED IN A NATURAL LINE AND AS SHOWN INDICATIVELY ON PLAN.

ALL IN ACCORDANCE WITH PERTH & KINROSS ENVIRONMENTAL PLANNING DEPARTMENT

PROPOSED LANDSCAPING -

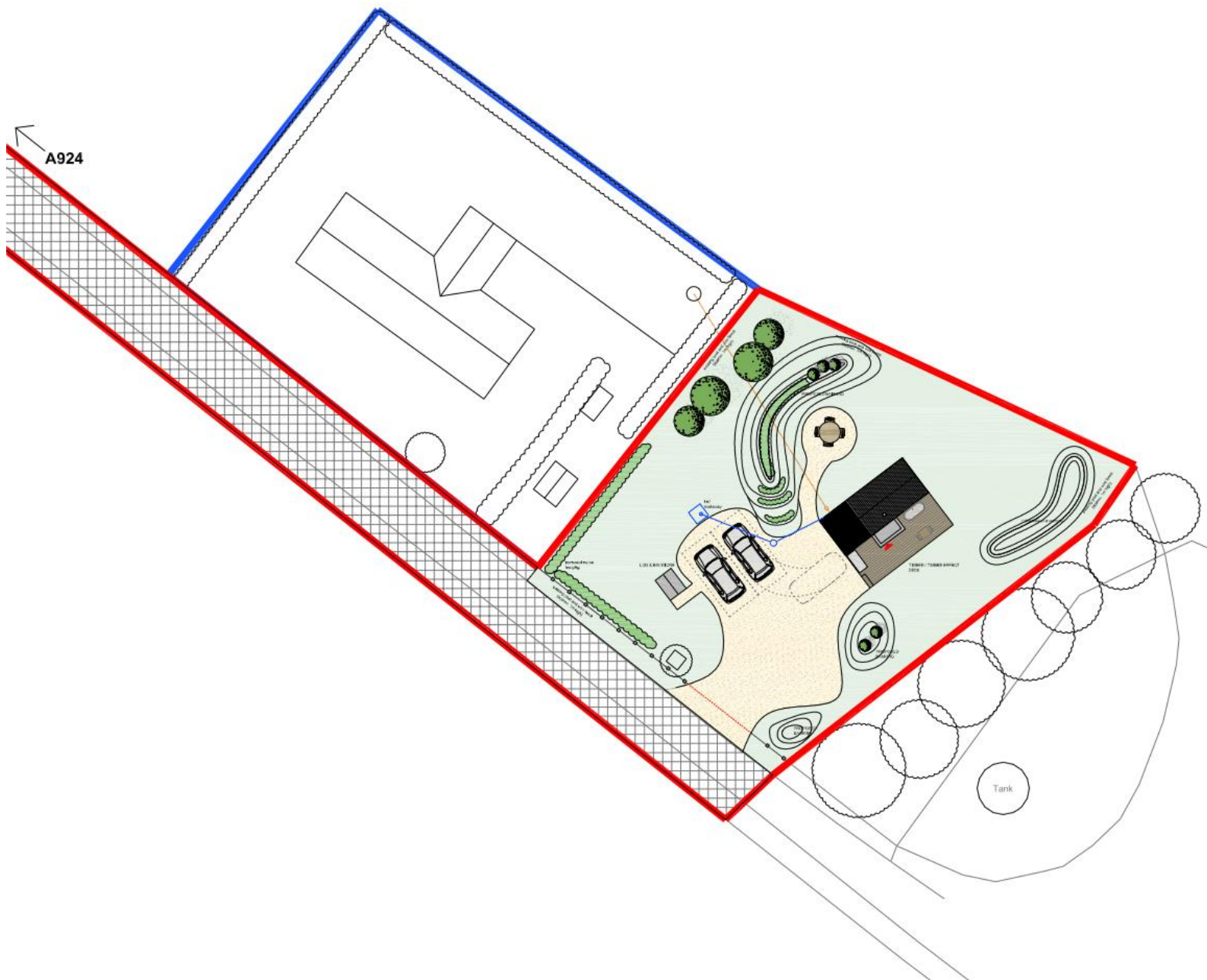
PROPOSED BANKING - LOW LEVEL GRASSY BANKS FORMED TO LANDSCAPE & SHELTER SITE AS PER INDICATIVE SITE PLAN. NO RETAINING WORKS REQUIRED.

SCHEDULE OF ACCOMMODATION

SITE AREA - 740m²
 FOOTPRINT - 25m²
 PLOT COVERAGE - 3%
 ACCOMMODATION - STUDIO CABIN
 CAR PARKING - 2NR. SPACES WITHIN DRIVEWAY.

SURFACE FINISHES

- TIMBER / TIMBER EFFECT DECKING
- GRASS
- GRAVEL / PERMEABLE PAVING
- EXISTING TREES
- PROPOSED TREES



Project Prefabricated Cabin		 JON FRULLANI ARCHITECT	
Client Dunsinnan Farm & Estate			
Address Plot at Fairy Green		Drawing Title Proposed Site Plan	
Collace Perth		Issue Status Planning	Drawing No. 7245 - 304
Designer RS	Date March 2023	Scale 1:200 @ A2	Revision D
t: 01382 224529 m: 07809 726306 e: jon@frullanichitect.co.uk w: frullanichitect.co.uk f: facebook.com/jfrullanichitect a: 140 perth road, dunsinnan, dd1 4pw <small>This drawing is protected by copyright. It may not be reproduced in any form or by any means for any purpose, without getting prior written permission from Jon Frullani architect ltd.</small>			



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ARCHITECT

Job 7245

Plot at Fairy Green
By Fairygreen Farm,
Kinrossie PH2 6JA

**ERECTION OF HOLIDAY ACCOMODATION UNIT WITH ASSOCIATED LANDSCAPING, PARKING
AND FORMATION OF VEHICULAR ACCESS**

CONTENTS

1. Introduction
2. Site Assessment and Use
3. Site Strategy and Proposal
4. Design
5. Policy Framework
6. Applicant's Manifesto (Business Plan)
7. Conclusion

Site Photographs



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1. INTRODUCTION

- The site is located within a group of buildings that are part of Fairygeen Farm.
- The outlined site is 740m² with defined natural boundaries.
- There have been no previous applications on this site.
- The applicant, Dunsinnan Farm & Estate, seeks planning permission for the development of this site for the erection of a holiday accommodation unit with associated landscaping, parking, and formation of vehicular access.
- Dunsinnan Farm & Estate is a mixed land use estate of approximately 2500 acres run by the family who have owned it for over 100 years. The family has identified sites with development opportunities and are keen to see small scale developments on these which help to support the rural communities in the area.



SITE LOCATION



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2. SITE ASSESSMENT AND USE

Context

- The site is not located within a settlement boundary, therefore the site is considered to be located within the Countryside and the relevant Policy is *Perth & Kinross Local Development Plan Policy 19: Housing in the Countryside*.
- Collace, Saucher, and Kinrossie are the nearest settlements to the site – only Kinrossie has a settlement boundary.
- The site is approximately 740m² and a greenfield site with defined boundaries.
- A residential property (a holiday let effective of 31.03.2023) with garden ground neighbours to the north-west with an existing post & wire fence and hedging. The site has an existing post & wire fence on all boundaries. A tree belt forms the boundary to the south-east.
- Residential properties serving the farm are located to the south-east of the site.

Evaluation

- The site has a relatively flat topography providing an area which would be suitable to host a holiday accommodation unit with associated parking and amenities.
- Vehicular access to the site can be gained from the existing access track, in the same arrangement as the neighbouring property.

Use

- The site has defined natural boundaries.
- A holiday accommodation unit on this site does not conflict with neighbouring land uses, the neighbouring cottage to the north-west will be reinstated as a holiday let from the 31st of March 2023.
- In conclusion, we believe that this use is compatible with this site.



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3. SITE STRATEGY AND PROPOSAL

- The extent of the proposed development is defined by the existing boundaries – post & wire fencing, neighbouring garden, neighbouring field, and a tree belt.
- The proposed development is supported by the National Planning Framework 4 (NPF4), Rural Homes Policy, which encourages developments that are of high quality, sustainable and are affordable – whilst maintaining the character of the area.
- National Planning Framework 4 (NPF4) Policy 29 states “a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:
 - ii. Diversification of existing businesses.”
- This proposed holiday accommodation unit is part of the beginning of Dunsinnan Farm & Estate diversifying their business into tourism – please refer to applicant’s manifesto.
- The proposed scale and layout of the unit means it cannot be used as a permanent residence.
- The development creates a related cluster of buildings of similar scale and materials to the surrounding residential properties.
- It is proposed for a single prefabricated timber shed/log store to serve the unit, this is in keeping with the neighbouring properties and the fabric/density of the area.
- 2no. parking spaces are proposed to serve a studio cabin, and space for turning can be achieved within the plot.
- Level ground provides appropriate private amenity ground for the plot.
- The location of the site neighbouring existing properties means that services – water, electricity, telecoms – are available on or close to the site.



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4. DESIGN

Design Ethos

- The proposal is for a small-scale cabin of minimalist design influenced by the surrounding landscape.

Sustainability

- The proposed development specifies locally sourced materials to lower the carbon footprint.
- Low energy and water efficient fitting are proposed throughout.
- The proposal for the cabin is to be 'off grid' and low energy.

Landscaping

- Any proposed planting will be a range of indigenous plants that support native species and thrive in the native climate.
- Existing boundaries are all formed of post and wire fences, proposed native hedging to as per site plan to provide screening whilst maintaining the rural and open nature of the site.



Example Cabin – Corr Cabins (corrcabins.com)



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5. POLICY FRAMEWORK

Scottish Planning Policy (Adopted June 2014)

- Promoting Rural Development (Page 21, note 75) –
 - o The planning system should: in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces; encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and support an integrated approach to coastal planning.
- Supporting Business & Employment (Page 24, note 93) –
 - o The planning system should: promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets; allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and give due weight to net economic benefit of proposed development.

National Planning Framework 4 (Adopted)

- Rural development, Policy 29 – the intent of the policy:

“To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns natural assets and cultural heritage are safeguarded and enhanced.”
- Rural development, Policy 29 a) “Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: ii. Diversification of existing business.”
 - The proposal is part of the beginning of Dunsinnan Farm & Estate diversifying their business into tourism.
- Rural development, Policy 29 b) “Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location”
 - The proposal is on a well screened site in a rural location. Timber cladding is proposed for a rural aesthetic and to reflect the landscape.
- Rural development, Policy 29 c) “Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal: i. will support local employment; ii. supports and sustains existing communities, for example through provision of digital infrastructure; and iii. is suitable in terms of location, access, siting, design and environmental impact.



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- The proposal is part of the expanding the existing Dunsinnan Farm & Estate business that supports the local area and creates employment opportunities. The site arrangement, including access, does not alter the existing arrangement.
- Rural development, Policy 29 d) “Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal: i. is in an area identified in the LDP as suitable for resettlement; ii. is designed to a high standard; iii. responds to their rural location; and iv. is designed to minimise greenhouse gas emissions as far as possible.
 - The proposal is designed to a high standard and responds to the rural nature of the site, sustainability is a priority for the applicant.
- Tourism, Policy 30 – the intent of the policy:

“To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.”
- Tourism, Policy 30 a) “Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported. The proposal is designed to a high standard and responds to the rural nature of the site, sustainability is a priority for the applicant.
 - Perth and Kinross Local Development Plan (2019) identifies that this proposal can be supported if it meets one, or more, of the categories in Policy 19: Housing in the Countryside. This site meets category 1 and category 2 of Perth and Kinross Local Development Plan Policy 19: Housing in the Countryside.
- Tourism, Policy 30 b) “) Proposals for tourism related development will take into account: i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment.”
 - Similar proposals have been supported by Perth & Kinross Council (14/02227/FLL + 20/01058/FLL). This type of holiday accommodation provides access to the natural environment. The applicant has a sustainability initiative, and this is at the forefront of what they are looking to provide.

Perth and Kinross Local Development Plan 2 (Adopted November 2019)

- Policy 1: Placemaking is also relevant to the site and the placemaking criteria has been used as a guide to the design and layout of the proposals.
- Policy 8: Rural Business Diversification: “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,



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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. Proposals for rural businesses outwith identified settlements whose viability requires some mainstream residential development will only be supported where this fits with Policy 19: Housing in the Countryside.

- The site is not located within a settlement boundary. It is the beginning of Dunsinnan Farm & Estate to diversify the existing business. The site meets two categories of Policy 19: Housing in the Countryside.
- Policy 8: Rural Business Diversification: All proposals will be expected to meet all of the following criteria: (a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also Policy 9), additional tourism or recreational facilities, or the re-use of existing buildings. (b) The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns (c) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site. (d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site. (e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities. (f) Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings. (g) The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland. (h) Outwith settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements. (i) Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on-site staff accommodation.
 - The proposal meets the relevant criteria set out in Policy 8: Rural Business Diversification.
- Policy 9: Caravan Sites, Chalets and Timeshare Developments: Policy 9C - 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. Such developments must also: (a) involve the expansion of an existing hotel, guest house, chalet park, caravan park or timeshare or fractional ownership development where the development does not constitute either overdevelopment of the site or its setting; or (b) replace static caravans with more permanent structures; or (c) meet a specific need by virtue of its quality or location in relation to existing tourism facilities. Proposals for new chalets or timeshare/fractional ownership developments which are intended as permanent residences will be required to be built to the same standards, particularly in terms of drainage and utility services, and make the same developer contributions as permanent housing developments. Proposals for such developments which are outwith a settlement boundary will be required to comply with Policy 19: Housing in the Countryside.
 - The proposal complies with Policy 19: Housing in the Countryside. The proposal is similar to other diversifying farm businesses in the area which have been supported.



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Perth and Kinross Local Housing in the Countryside Supplementary Guidance (Adopted March 2020)

- Perth & Kinross Council will support proposals for the erection of a dwelling house for sites that fall into at least one of the following categories:
 - Building Groups
 - Infill Sites
 - New houses in the open countryside on defined categories of sites as set out in section 3 of the Supplementary Guidance.
 - Renovation or replacement of houses
 - Conversion or replacement of redundant nondomestic buildings
 - Development on rural brownfield land
- The proposed site meets the definition of Category 1: Building Groups as there are more than 3 existing houses around the site and there are established/mature boundaries that clearly define the site.
- The proposed site also meets the definition of Category 2: Infill Sites as the plot sizes and frontage opportunity for the proposed is of similar scale and orientation of the neighbouring plots.



SITE HIGHLIGHTED IN RED BOUNDARY, NEIGHBOURING RESIDENTIAL PROPERTIES HIGHLIGHTED IN BLUE

- The layout and design of the proposed development is such that there will be no adverse impact on neighbouring properties by virtue of overlooking, overshadowing or overbearing impact. Within the new development itself the proposed cabin is sensitively designed and located within its respective plot to ensure it is served with sufficient off-street parking facilities and private amenity. In this regard the proposed development by virtue of scale and design will not impact on the visual or residential amenity of the existing building group.
- Taking the above reasoning into account the proposed development accords with Category 1 and 2 of Policy 19 and the associated Housing in the Countryside Supplementary Guidance



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6. APPLICANT MANIFESTO (Business Plan)

Diversifying into tourism

- We are the next generation looking to diversify and grow the farm by expanding into tourism
- We are committed to the local area for the long term and are hoping to make it our home and place of business for decades to come
- We hope to be able to build a business which, over time, will create multiple jobs for local people, increase business for local enterprises through the construction, maintenance, management of holiday lets as well as increasing the number of visitors to the local area who in turn will be a boost for the local economy

Showcasing our natural spaces

- Our aim is to create a sustainable luxury retreat that will welcome people all walks of life to disconnect from the outside world and reconnect with nature
- We hope to showcase the beauty of the area including its native wildlife and woodlands to visitors
- We want to create a sanctuary for people to escape to and experience the natural environment
- Our Corr Cabin blends minimalism with an elegant aesthetic using high-quality, natural Scottish materials designed to connect guests to the surrounding farm and landscape

Looking after the environment

- Our cabin will have easy access routes via existing roads and walking paths
- Sustainability is at the heart of our cabin choice which will be manufactured in Scotland from recycled timber on a zero waste facility and clad in Scottish larch sourced from a Scottish forest and milled on the estate its grown



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7. CONCLUSION

The purpose of this statement has been to demonstrate that the proposals align with planning policy and to seek approval of the application. The proposed use is compatible with the context, scale and materials are in keeping with the rural context.



Example Cabin Interior – Corr Cabins (corrcabins.com)



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Site Photographs



Site Image 01



Site Image 02



Fairygreen Cabin - Consideration of Key Development Plan Policies.

Our client is delighted that you acknowledge the positive aspects of their wider business diversification strategy and that the impact on the local community and residential amenity is low.

The concerns associated with the Fairygreen Cabin, from an officer's perspective, relate to the location of the holiday accommodation which is considered to be remote from existing (or new) tourist facilities, local amenities and public transport infrastructure which is considered to conflict with NPF4 and PKC LDP2 (particularly policies 29: Rural Development and 30: Tourism, and Perth and Kinross Local Development Plan 2 Policies 8: Rural Business and Diversification and 9C: Chalets, Timeshare and Fractional Ownership).

I have reviewed these policies and provided commentary below.

NPF4 Policy	PKC LDP Policy	Policy Wording	Commentary
NPF4 Policy 29: Rural development	Policy 8: Rural Business and Diversification	<p>NPF4 Policy 29 Rural Development</p> <p>a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:</p> <ul style="list-style-type: none"> i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected; ii. diversification of existing businesses; 	<p>Policy 29 a) The proposal expands the Estates existing tourist business and will contribute to the viability, sustainability and diversity of this rural community and support the local rural economy within eastern Perthshire.</p> <p>i The estates wider land use business such as farming will not be affected. The land is not utilised in the production of crops. The proposal does not utilise good quality farm land but an area next to the existing holiday cottage and wider farm building complex.</p> <p>ii This proposal is a diversification project which expands the Estates tourist accommodation offering.</p>

		<ul style="list-style-type: none"> iii. production and processing facilities for local produce and materials, for example sawmills, or local food production; iv. essential community services; v. essential infrastructure; vi. reuse of a redundant or unused building; vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets; viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention; ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or x. improvement or restoration of the natural environment. <p>b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.</p> <p>c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:</p> <ul style="list-style-type: none"> i. will support local employment; 	<ul style="list-style-type: none"> iii N/A iv N/A v N/A vi N/A vii N/A viii N/A ix N/A <p>x The proposal incorporates landscape planting to improve the natural environment.</p> <p>b) The cabin has been suitably scaled sited and designed and is in keeping with this rural area. The layout has taken cognisance of transport needs given the rural location.</p> <p>c) Although not within a remote area this proposal when combined with the Estates wider tourist accommodation aspirations will:-</p> <ul style="list-style-type: none"> i support local employment,
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		<p>ii. supports and sustains existing communities, for example through provision of digital infrastructure; and</p> <p>iii. is suitable in terms of location, access, siting, design and environmental impact.</p> <p>d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:</p> <p>i. is in an area identified in the LDP as suitable for resettlement;</p> <p>ii. is designed to a high standard;</p> <p>iii. responds to their rural location; and</p> <p>iv. is designed to minimise greenhouse gas emissions as far as possible.</p> <p>PKC LDP2 Policy 8 Rural Business and Diversification</p> <p>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 an existing site-specific resource or opportunity.</p>	<p>ii N/A</p> <p>iii is wholly suitable in terms of location, access, siting, design and environmental impact.</p> <p>d)N/A</p> <p>Policy 8) The proposal relates to the expansion/diversification of an existing tourist business which forms part of the wider Dunsinnan Farm and Estate. Note adjacent Fairy Green Cottage is already utilised as holiday accommodation.</p> <p>Fairy Green Cottage is on Airbnb:- https://www.airbnb.co.uk/rooms/886878667739041381?adults=1&children=0&enable_m3_private_room=true&infants=0&location=Perth%20and%20Kinross&pets=0&check_in=2023-06-12&check_out=2023-06-</p>
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		<p>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.</p> <p>Proposals for rural businesses out with identified settlements whose viability requires some mainstream residential development will only be supported where this fits with Policy 19: Housing in the Countryside.</p>	<p>17&federated_search_id=c535acb3-5585-4c55-8249-cb00d8cfb999&source_impression_id=p3_1684936480_b%2BaVB45BS0YEG%2FWb</p> <p>The estate has also progressed their short-term holiday let license for this property:- FS-CASE-510892534</p> <p>The Estate is a member of Scottish agritourism membership: Dunsinnan Farm. Scottish Association of Landlords: 33980 and the Association of Scottish Self Caterers: Dunsinnan Farm</p> <p>-----</p> <p><u>Existing site-specific resource opportunity</u></p> <p>The Estate extends to some 2,500 acres and incorporates part of the Sidlaw Hills to the South of the site which include Dunsinane Hill, Black Hill and King's Seat. Dunsinane Hill is mentioned in Shakespeare's play Macbeth and is also a Hill Fort. Core Paths as well as informal paths provide walkers access to the hill summits and through the Estate. The estate can offer shooting on its landholding and fishing in lochs.</p> <p>Withing the wider area out with the Estates ownership the nearby Ballo Woods contains a plethora of mountain bike trails. There are also a number of local fisheries within the Sidlaws to the West of the site.</p> <p>-----[</p>
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		<p>All proposals will be expected to meet all of the following criteria:</p> <p>(a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also Policy 9), additional tourism or recreational facilities, or the re-use of existing buildings.</p> <p>(b) The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns</p> <p>(c) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site.</p> <p>(d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site.</p>	<p>The policy supports new tourism related developments and the expansion of existing facilities.</p> <p>The proposal for a cabin adjacent to the existing tourist accommodation represents the expansion of an existing tourist related business. It has the ability to be easily and sustainably incorporated into the existing tourist operation undertaken by the Estate. The proposal when booked in tandem with the existing cottage will enable the estate to cater for larger bookings. It also offers an alternative form of accommodation which is particularly important to retain returning customers and offer a new experience.</p> <p>-----</p> <p>(a) The proposal although small scale in nature represents an initial investment which will add a further revenue stream to assist the expansion of the estate’s Tourism offering including the rehabilitation of traditional buildings in the nearby settlement of Collace. It will contribute to the local economy and provide rural employment.</p> <p>(b) The proposal does not result in the suburbanisation of the rural area. Taking account of the sport offering on the Estate and within the Sidlaw hills it is unlikely that shooters, anglers or mountain bikers would utilise the public transport network. The estates wider tourist development aspirations will make use of the public transport network to the north of Colace.</p> <p>(c) The proposal is compatible with the surrounding land uses.</p>
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		<p>(e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.</p> <p>(f) Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings.</p> <p>(g) The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland.</p> <p>(h) Out with settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements.</p> <p>(i) Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on-site staff accommodation.</p>	<p>(d) The proposal can be satisfactorily accommodated within the landscape capacity of the site. The proposal seeks to further strengthen the landscape framework.</p> <p>(e) As noted above under site-specific resources the proposal meets a specific need in relation to the site location and the relationship with the existing business tourist facility.</p> <p>(f) The proposed building is of a high-quality design which is in keeping with the scale of existing buildings.</p> <p>(g) The local road network is capable of accommodating additional vehicular/cycle movements</p> <p>(h) N/A</p> <p>(i) N/A</p>
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<p>NPF4 Policy 30: Tourism</p>	<p>Policy 9: Caravan Sites, Chalets and Timeshare Developments</p>	<p>Policy 30: Tourism</p> <p>a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.</p> <p>b) Proposals for tourism related development will take into account:</p> <ul style="list-style-type: none"> i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment. 	<p>30a) Site not allocated within the LDP. Proposal requires assessment against criterion b).</p> <p>bi) The proposal will make a contribution to the local economy especially when applicant’s wider ambitions are realised.</p> <p>ii) The nature and scale of the proposal is compatible with the surrounding area.</p> <p>iii) The proposal does not hinder the provision of homes or services to local people.</p> <p>iv) The sport offering on the Estate and within the Sidlaw hills means that it is unlikely that shooters, anglers or mountain bikers would utilise the public transport network to access the Fairygreen site. However, the location of Fairygreen means the sporting activities on the Estate can then be accessed on foot. The local road network is capable of accommodating additional vehicular/cycle movements. Our client is also happy to extend the log store to accommodate secure bike storage and install an electrical vehicular charging point to cater for sustainable travel patterns. This can be secured by conditional control.</p> <p>v) the site is level and has the ability to offer easy access for disabled people. Our client is happy to increase the size of the envisaged parking bays to meet the Disabled Parking Bay Dimensions as detailed in part 3.6.3 of the</p>
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		<p>c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.</p> <p>d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.</p> <p>e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</p> <ul style="list-style-type: none"> i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits 	<p>National Roads Development Guide. This can be secured by conditional control.</p> <p>vi) The aim is for the cabin to be off-grid.</p> <p>Vii) The site offers opportunity to access the natural environment via core paths and the informal path network on the estate.</p> <p>c) N/A</p> <p>d) N/A</p> <p>e) N/A – The proposal does not relate to the re-use of existing buildings.</p>
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		<p>Policy 9: Caravan Sites, Chalets and Timeshare Developments</p> <p>9c) 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. Such developments must also:</p> <p>(a) involve the expansion of an existing hotel, guest house, chalet park, caravan park or timeshare or fractional ownership development where the development does not constitute either overdevelopment of the site or its setting; or</p> <p>(b) replace static caravans with more permanent structures; or</p> <p>(c) meet a specific need by virtue of its quality or location in relation to existing tourism facilities. Proposals for new chalets or timeshare/fractional ownership developments which are intended as permanent residences will be required to be built to the same standards, particularly in terms of drainage and utility services, and make the same developer contributions as permanent housing developments. Proposals for such developments which are outwith a settlement boundary will be required to comply with Policy 19: Housing in the Countryside.</p>	<p>Policy 9c) The proposed cabin is specifically designed for the holiday let market and does not have the facilities to enable its use as a permanent residence. Conditional control could also be applied if the planning authority deem this necessary.</p> <p>a) N/A</p> <p>b) N/A</p> <p>c) Relationship to existing tourism business and site-specific resources already discussed above.</p>
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Concluding Remarks

There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The applicable Development Plans are Scottish Government's National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019).

The decision maker must remember that development plan policy is not an end in itself but a means to the end of coherent and reasonably predictable decision-making in the public interest. Often there will be policies that conflict with each other and the underlying aims of the policies and development plan as a whole need to be considered and balanced.

In this case it is considered that the balance clearly tips in favour and supports this rural diversification/tourism proposal.











Dunsinnan Masterplan

Diversifying our farm to enable people to reconnect with nature

September 2023

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Appendix A: Planning Policy

1.0 Background & Vision

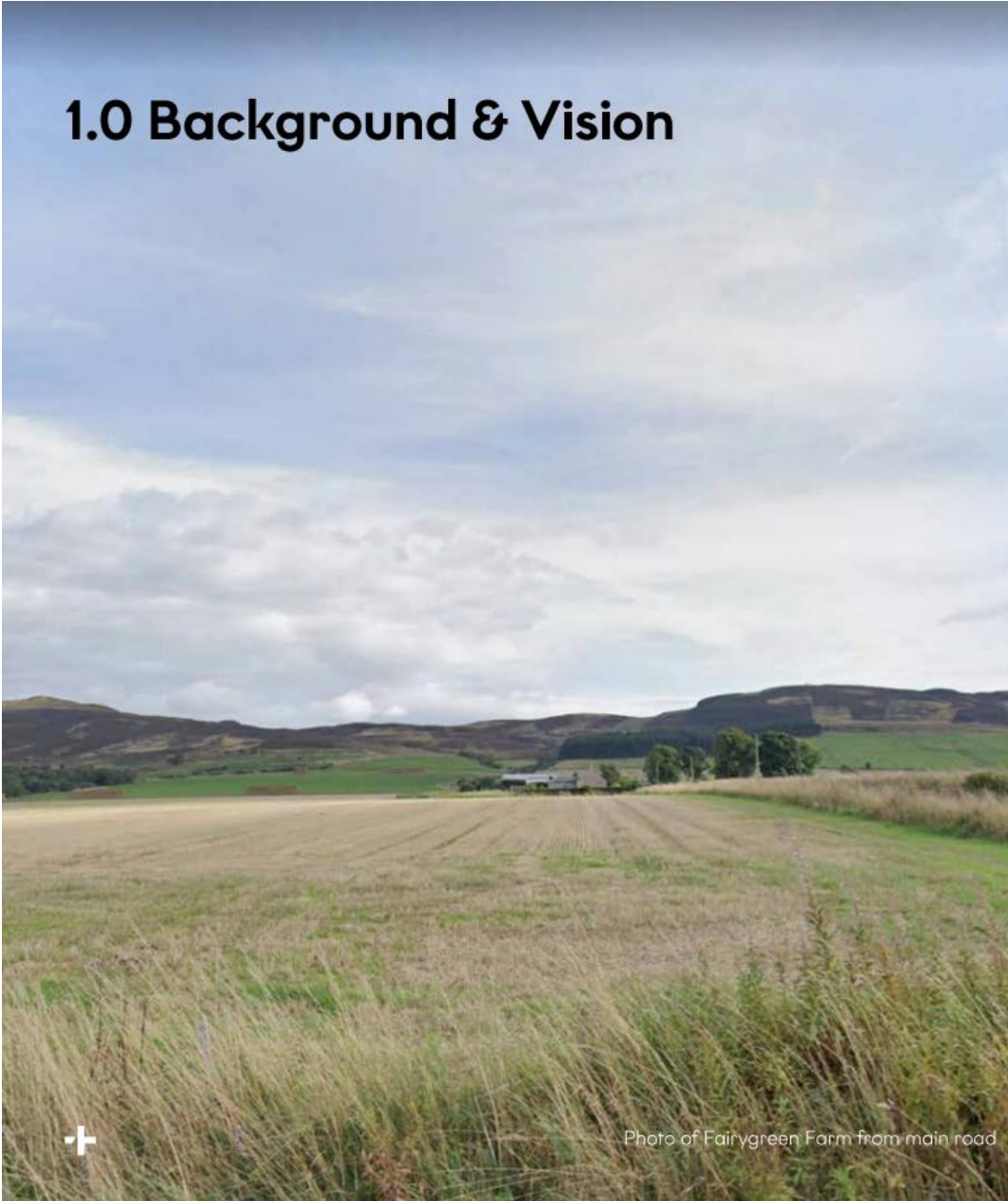


Photo of Fairygreen Farm from main road

1.01 Background

Dunsinnan Estate extends to some 1000 Hectares and incorporates part of the Strathmore Valley and the Sidlaw Hills which include Dunsinane Hill, Black Hill and King's Seat. Dunsinane Hill is mentioned in Shakespeare's play Macbeth.

The estate consists of arable fields (approximately 420 Hectares) within the Strath and lower slopes of the Sidlaw Hills. The agriculture business consists of arable, cattle and sheep farming. The Estate has consolidated its farming operations to three key locations within the Estate, Dunsinnan Farm, Fairygreen Farm and Kirkton Farm, Collace.



Extent of site ownership —————

Woodland cover is dispersed throughout the estate. It consists of approximately 170 hectares of mixed deciduous woodland and coniferous plantation. Some commercial timber extraction is undertaken however the majority of the woodland resource is managed for the estate's own renewables purposes.

The hill land, consisting of Dunsinnan Hill, Black Hill and Kings Seat is a unique heather moorland within Perthshire that is maintained and lightly grazed. The hill land incorporates a core path to Dunsinnan Hill/Hill-fort, a scheduled ancient monument (SAM) with literary connections which draws locals and visitors from further afield.

There are numerous informal paths and tracks through the mosaic of heather to the Black Hill and King's Seat. The summit of King's seat is a prominent summit within the Sidlaws with panoramic views, it incorporates a trig point and is also a 'Marilyn' which draws 'Trig Baggers' and those seeking to join the 'Marilyn Hall of Fame'. Strava data confirms that all three summits and the informal track network are used by hiker's and runners.



Woodland ———



Strava Hiking Data



Strava Cycling Data



Core Paths ——— Paths ———





Other Estate business streams are from long-term let property; furnished holiday lets as well as sporting activities such as Roe deer stalking. The estate has also invested in Renewable schemes. 3 biomass boiler systems all powered from estate woodchip.

Background Key Facts

- Mixed use estate 1000Ha
- Combination of arable, woodland and hill
- Arable, Cattle, Sheep farming
- Forestry. 170 hectares of mixed deciduous woodland and coniferous plantation. Some commercial timber extraction but predominately managed for the estate's own renewables purposes

1.02 Vision

The Sinclair Family has operated Mixed-Use Estate in excess of 100 years. A new generation are entering the family business who are keen to build on the success of the Estate's current core business functions by exploring other rural diversification and investment opportunities.

The vision seeks to add new income streams to the existing estate business, generate local rural jobs and invest in the local area. The Masterplan illustrates how these aspirations can be delivered in a sustainable way that improves access to the countryside, addresses the bio-diversity crisis whilst minimizing emissions and making use of the Estates site specific resources.

The main diversification focus is the creation of a light touch and sustainable tourism offering. Our proposed accommodation units will be the first Cross Laminated Timber (CLT) cabins built in the UK to be made from home-grown Scottish timber. The aim is to allow people to connect to the landscape and wildlife in an authentic manner through high quality accommodation.

Site specific resource at Dunsinnan includes:

- Spectacular views
- Secluded nature of site(s), yet with easy access to quality cafés/restaurants
- Access to sunsets/stars
- Small private lochs and burns.
- Wildlife / bird watching etc.
- Local attractions (castles, distilleries etc.)

The aims of the masterplan are to:

- Redevelop brownfield land
- Re-purpose and invest in traditional buildings
- Deliver new development based on place/locational opportunities/underutilised estate resources.

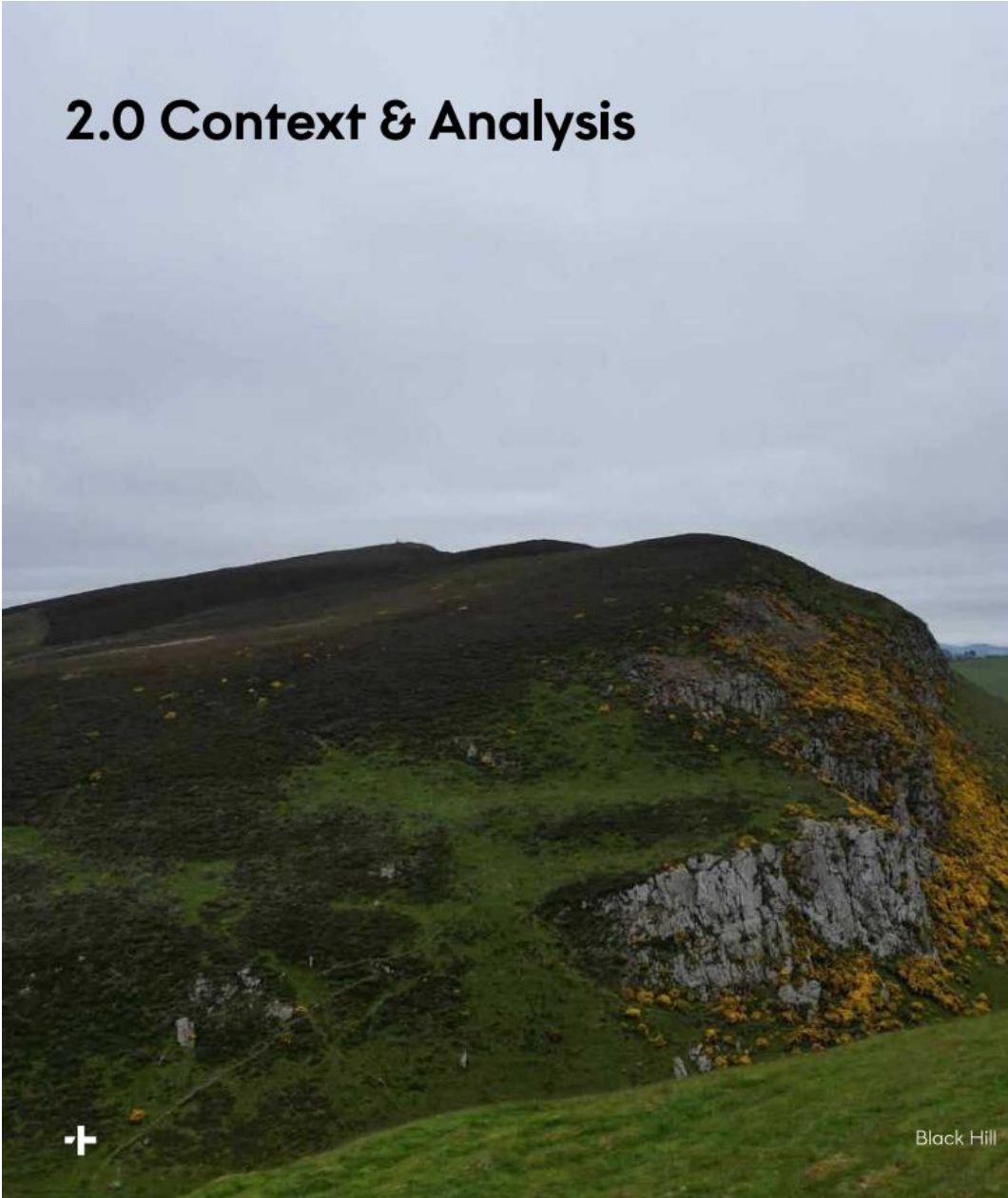
The main components of the masterplan:

- Agriculture – Further invest and consolidate farming operations to Dunsinnan Farm, Fairygreen Farm and Kirkton Farm.
- Forestry – Continue to manage in a sustainable way. Further invest and consolidate forestry operation at Kirkton Farm.
- Long term lets – Further investment and refurbishment of existing long-term let stock.
- Short-term lets/Holiday Accommodation – Expansion of short-term holiday let business by developing new stock.
- Temporary/Permanent Event space – New event space to act as a further draw and/or expansion of holiday accommodation.
- Estate path network – Promote/invest/improve informal path network for walking, wheeling and cycling.
- Leisure Area – Reinstatement and development of Collace Quarry when mineral resource exhausted.

Vision key facts:

- Reconnect people to nature
- Generate local employment
- Invest in the local area
- Diversify existing farm business
- Deliver sustainable development
- Improve access to nature for local people
- Improve biodiversity
- Save existing estate buildings
- Ensure a low or negative Carbon Footprint

2.0 Context & Analysis



2.01 Landscape Context

The estate straddles two landscape character types. The Broad valley Lowlands of Strathmore and the Igneous Hills comprising the Sidlaws.

Broad Valley Lowlands

The Broad Valley Lowland of Stathmore is up to 10 km wide and 30km long. The geological structure of the Strath is based on a broad band of Old Red Sandstone that runs in a north east axis and is bounded by hard schists and grits to the north (The Highland Boundary Fault) and lavas and tiffs to the south (The Sidlaws).

18th and 19th Century agricultural improvements has created a structure of rectilinear fields that are still evident today with many field boundaries characterised and enclosed by tree planting consisting of oak, beech, chestnut and ash. Where they survive these mature or even over-mature trees make a significant contribution to the landscape character of Strathmore. Where trees have been lost the landscape is expansive an open with large farmsteads becoming key focal points.

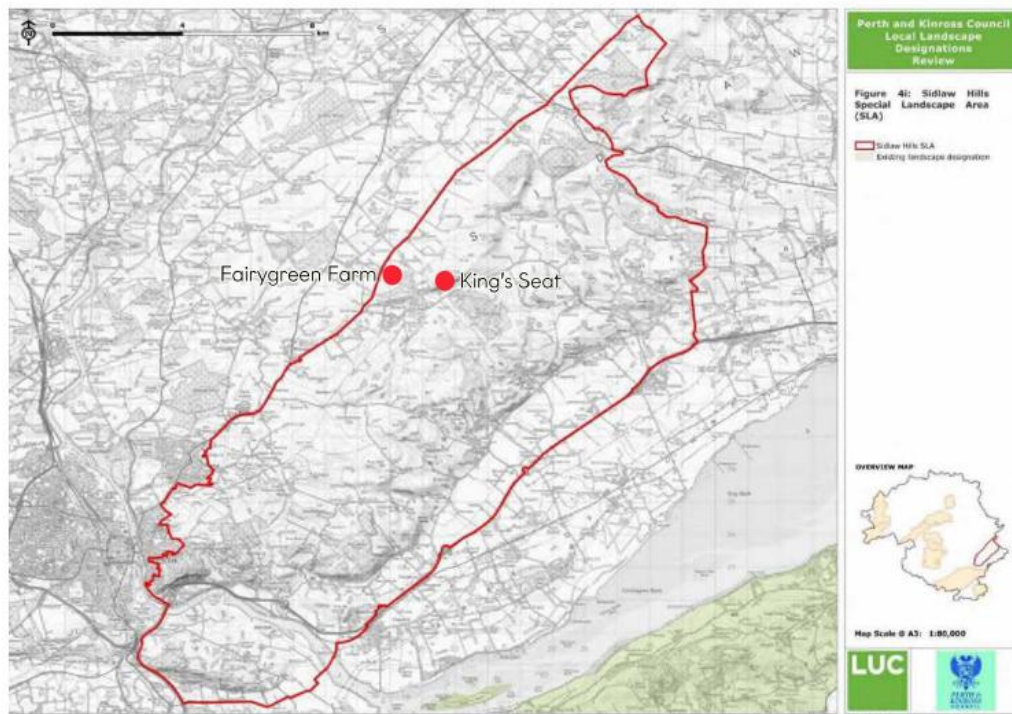
As well as field improvements, the 19th Century also saw a rationalisation of estates and the creation of new villages to accommodate farm workers. The villages and hamlets of Kinrossie, Collace, Kirkton of Collace and Saucher are intertwined with Dunsinnan Estate.

Igneous Hills

The Sidlaws are most distinct at their southern end where the south-east facing scarp (the Braes of the Carse) rises almost vertically to tower over the Carse of Gowrie, and where the shallower, north-facing slope meets the Strath. From the north, the hills present a distinctive profile of smooth rounded hills which contain the views within Strathmore.

Landscape Designations

The Sidlaws are designated as a 'Special Landscape Area'. The designation seeks to promote the further understanding and awareness of the qualities of this local landscape.



2.02 Landuse Context

Agricultural Land: The Arable farming component of the Estate is predominantly located within the Broad valley of Stathmore on land capability for agricultural that is classified as 3.1 (see partial cover map below).

While the north facing dip slope of the Sidlaws are predominantly in pastoral use and utilised for the grazing of cattle and sheep with the upper slopes of the Sidlaws used for light grazing by sheep.



Class 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common



Fig A



Woodland:

Woodland cover within the Strath is generally located on land with a lower land capability for agriculture classified 4.1 and 4.2. While smaller pockets of woodland are located on the slopes of the Sidlaws. The estate woodland has a high amenity value.

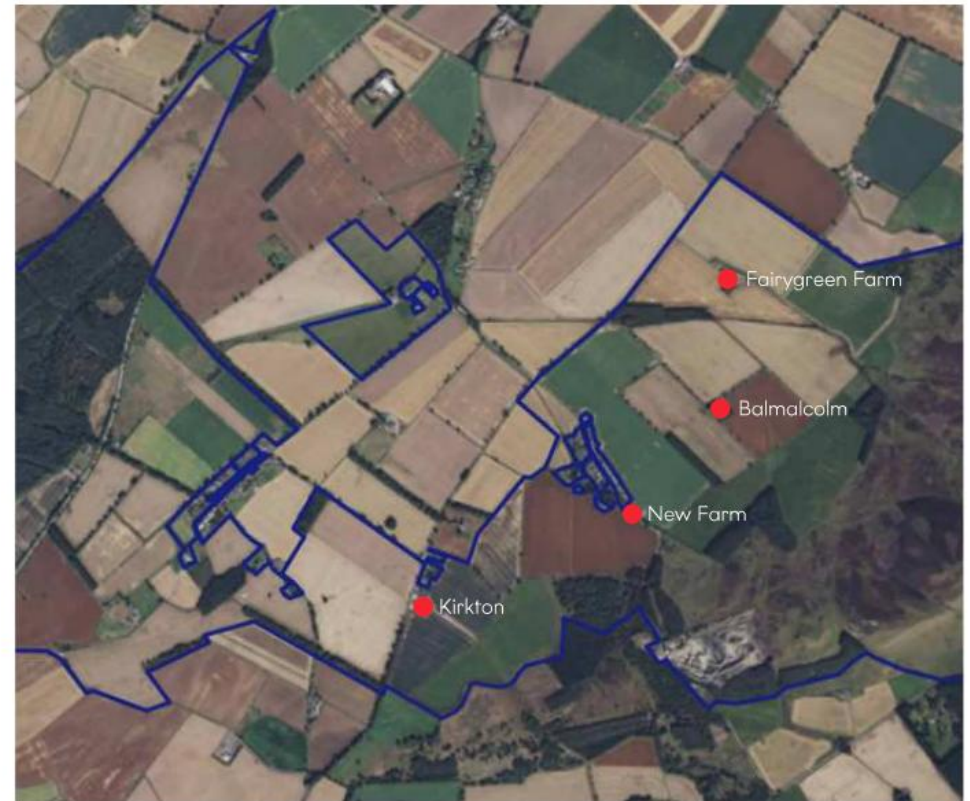


Class 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal. Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops

Class 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops

Farm Steadings:

There are a number of Farm Steading which are generally located where there is a transition between the more fertile areas of the lowlands and the pastoral grazing on the lower slopes of the Sidlaws. Fairygren, Balmalcolm, New Farm and Kirkton of Collace





Hill Land:

The heather moorland that predominates the upper part of the Dunsinnan Hill, Black Hill and Kings Seat compromise a unique environment which is managed in a balanced and sustainable way by the Estate. The proximity to centres of populations as well as existing areas of public access means the hill land facilitates countryside and informal recreation.

The Tayside Landscape Character Assessment specifically highlights that the Sidlaws have the potential to take pressure off more sensitive areas to the north of the Highland Boundary Fault. Assets within the Sidlaws (woodlands, reservoirs and even archaeological sites) offer potential for recreation and interpretation.

2.03 Movement and Connectivity

Walking, Wheeling and Cycling

There are excellent formal and informal pedestrian and cycling connections throughout the estate which consist of core paths as well as estate tracks and paths.

The majority of the minor estate road network is lightly trafficked and can also be utilised safely by pedestrian and cyclists. The exception are the minor roads utilised to access Collace Quarry. While the heavy vehicle traffic movements to this site will cease when the mineral resource is exhausted, in the interim there is scope to improve and promote 'off road walking, wheeling and cycling' on this section of the road network.

Public Transport

There are bus stops located throughout the estate with the main correlation on the A94 and within the villages of Kinrossie and Saucher. Perth train station is some 13km from the Estate while Dundee Train Station is approximately 20 km from the site. With the potential long-term collaboration with third parties to promote a 'Sidlaw Way' or pilgrimage route there is an ability to promote car free walks/holidays between Perth and Dundee public transport hubs.

Vehicular Access

The A94 Between Perth and Coupar Angus is the key vehicular transport Corridor through the Strath which dissects Dunsinnan Estate. There are two main junctions from this main road one to the village of Kinrossie and a further junction which provides access to the hamlet of Saucher and the Village of Collace.

The B953 skirts the estate to the south. This secondary road navigates the hidden glens of the Sidlaws. One junction provides access to Kinrossie while a second junction provides access to Collace Quarry and the Village of Collace. There are a number of other minor roads within the estate that link farmsteads to the villages/settlements and in turn the main and secondary transport routes.



Core Paths --- Paths --- Bus Stops (data from data.pkc.gov.uk)





Kinnoull Hill, Carse of Gowrie

2.04 Historical Analysis

The landscape of the Sidlaws reflects many hundreds of years of settlement. Many Stone Age hill-forts can be found, exploiting the natural defences provided by the steep hills. Bronze Age burial mounds occupy other key locations on prominent ridges overlooking the lowland.

There are few Roman or Pictish remains but several medieval castles and mottes are located to defend routes through the hills. Follies are also evident throughout the hills. The most notable of these includes the series of towers built along the top of the south-facing cliffs overlooking the Carse of Gowrie and are apparently designed to recreate the landscape of the Rhine Valley in Germany.

3.0 Planning Context



Dunsinane Hill Quarry

3.01 NPF4 & Perth & Kinross Local Development Plan

There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The applicable Development Plans are Scottish Government's National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019).

Planning Aspirations for all development proposals

- High quality design and sustainable materials
- Site specific bio-diversity and landscape enhancement
- Embedding Low & Zero Carbon Generating Technologies with Sustainable Heating and Cooling
- Secure bike storage
- Electrical vehicle charging infrastructure

The following policies are of relevance to the Masterplan:

NPF4 Policy	PKC LDP Policy
NPF4 Policy 1: Tackling the climate and nature crises	
NPF4 Policy 2: Climate mitigation and adaptation	
NPF4 Policy 3: Biodiversity NPF4 Policy 4: Natural places	Policy 38 A: International Nature Conservation Sites Policy 39: Landscape Policy 41: Biodiversity
NPF4 Policy 5: Soils	
NPF4 Policy 6: Forestry, woodland and trees	Policy 40: Forestry, Woodland and Trees
NPF4 Policy 7: Historic assets and places	Policy 26: Scheduled Monuments and Archaeology Policy 27: Listed Buildings
NPF4 Policy 9: Brownfield, vacant and derelict land	Policy 58A: Contaminated Land
NPF4 Policy 11: Energy	Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development Policy 34: Sustainable Heating and Cooling
NPF4 Policy 13: Sustainable transport	Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals
NPF4 Policy 14: Design, quality and place	Policy 1A: Placemaking Policy 1B: Placemaking Policy 2: Design Statements
NPF4 Policy 18: Infrastructure First	Policy 5: Infrastructure Contributions
NPF4 Policy 20: Blue and green infrastructure	Policy 42: Green Infrastructure
NPF4 Policy 22: Flood risk and water management	Policy 47: River Tay Catchment Area Policy 53B: Water Environment and Drainage: Foul Drainage Policy 53C: Water Environment and Drainage: Surface Water Drainage Policy 53E: Water Supply
NPF4 Policy 29: Rural development	Policy 6: Settlement Boundaries
NPF4 Policy 30: Tourism	Policy 8: Rural Business and Diversification

Planning Considerations

The Estate seeks to bolster their existing offering by adding holiday accommodation to compliment and diversify other business income streams including sporting activities. The Scottish Government is committed to maintaining strong, prosperous and growing communities in rural Scotland.

In its simplest terms rural diversification means the establishment of new enterprises in rural locations. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.

A review of potential diversification opportunities was undertaken by the Estate with Interurban undertaking a high-level appraisal to narrow down the development opportunities to ensure they were directed to the right locations to maximise the use of existing assets and minimise additional land take.

The Planning Strategy sought to:

- Reuse brownfield, vacant and derelict land
- Reuse empty or underutilised buildings
- New development based on place/locational opportunities

The Masterplan's relationship with to the overarching aims of the Rural Development/Diversification and Tourism Policies is discussed in greater detail in appendix A.



4.0 Architecture



Corr Cabin

4.01 Architectural Approach

With shifts in how people live, work and play, a huge proportion of travellers are yearning for original accommodation options closer to home that still offer a sense of escapism.

Dunsinnan Estate offers an ideal opportunity to support tourism in the local area, which is a highly accessible part of Scotland offering scenic and interesting countryside close to historic and cultural tourist spots. The cities of Perth and Dundee are close by, as are golf courses like the world famous Gleneagles resort and watersports opportunities on the River Tay.

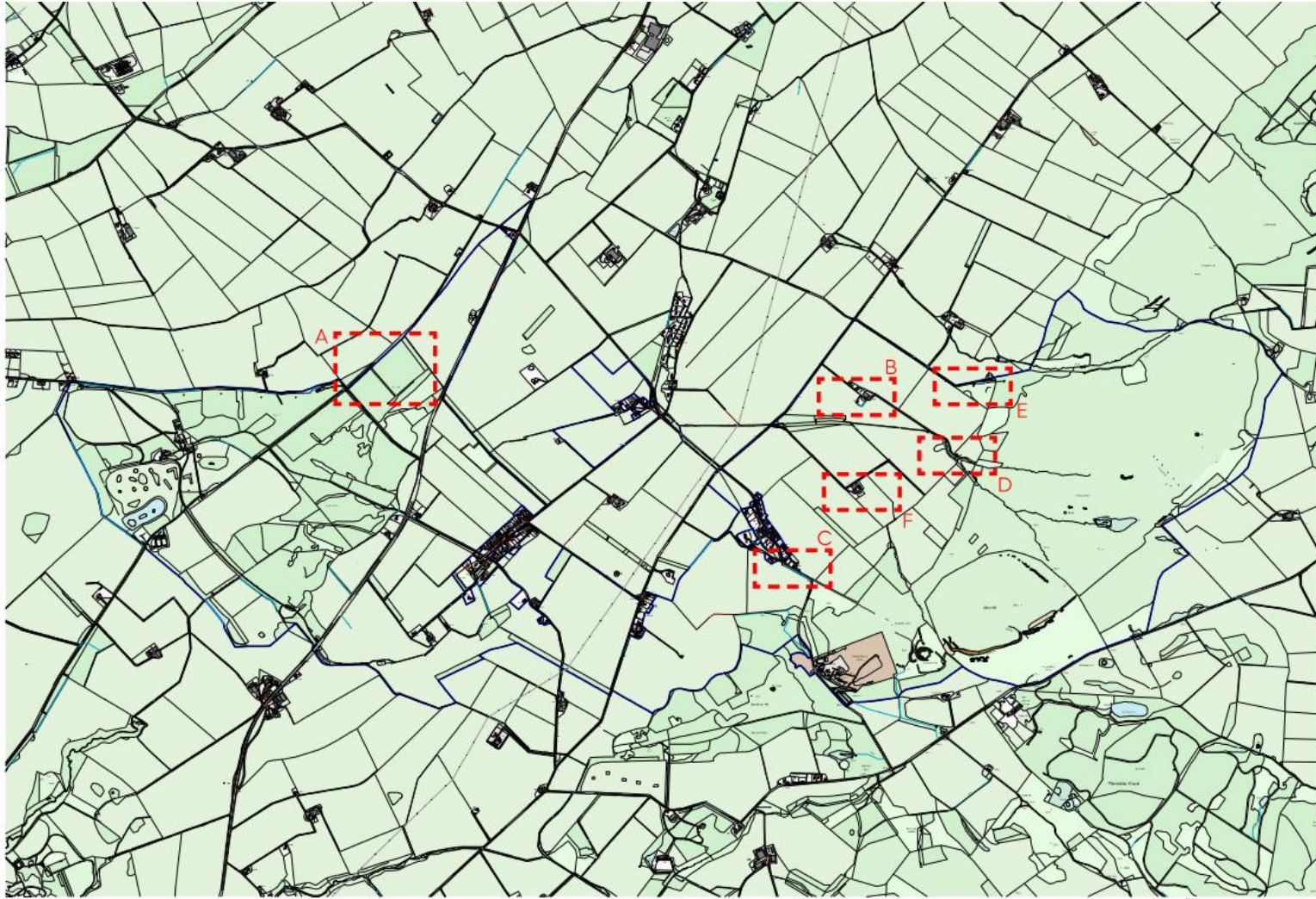
High quality accommodation will be provided that sits sympathetically in the landscape, allowing visitors to be immersed in their surroundings and creating a sense of place.

The Sinclair family propose to provide accommodation across the estate to appeal to a variety of different users; from hill-walkers crossing the Sidlaw hills, to sporting visitors, to those simply wanting to spend time in nature, to relax and enjoy the peace and beauty of the Perthshire countryside.

Different scales of accommodation will be offered to suit a variety of group sizes, from single visitors to families with children, and to suit different budgets.

Corr Cabins have been selected as a project partner as one of the UK's leading cabin manufacturers. Corr create luxury, environmentally conscious cabins, crafted from home-grown Scottish timber and each Cabin will be designed to be site specific by the S+Co design team of architects and interior designers.

A healthy, sustainable, connected tourist destination that will support the local economy by creating jobs, directly and indirectly, with the highest ambition in terms of design and identity. The architectural approach, from a masterplanning and detailed design perspective, is fully aligned with the goals of NPF4 and the local development plan.



Locations

- A: Woodland
- B: Fairygreen (Agricultural)
- C: New Farm (Agricultural)
- D: Watertank (Hillside)
- E: Woodland Bothy (Hillside)
- F: Balmalcolm Farm (Agricultural)

See following pages for how each of this sites will be developed and what the range of sites offers in terms of amenity and landscape.



4.02 Agricultural Settings

Cabin locations B, C and F are agricultural settings.

New Farm Steading in the village of Collace will offer a variety of holiday let cottages within the existing agricultural structures. A planning application has been submitted.

Fairygreen Cottage is already running as a holiday let, within the curtilage of Fairygreen Farm. Adjacent to this, a planning application was submitted for a first Corr Cabin on site (planning ref: 23/00466/FLL).

On the right is an image of the style of Corr Cabin proposed for Fairygreen. The cabin at Fairygreen will have a black external timber finish.



Corr Cabin, Wales



New Farm Steading (C)
Planning Application lodged



Fairygreen Cottage (B)
Running as a holiday let.
Cabin proposed on land adjacent.



Balmalcom (F)
Future plans for conversion



A Dunsinnan Corr Cabin under construction. The cabin is being constructed using mass timber technology. Cross Laminated Timber (CLT) is a carbon negative construction technique, and this cabin will be the first one in the UK to be made using home-grown timber. Usually CLT is imported from mainland Europe.



4.03 Sidlaw Hillside Settings

Two locations are proposed at the base of the Sidlaw Hills, to cater for walkers, cyclists and sporting visitors wishing to shoot or fish. Locations D and E.

Both cabins locations have existing structures on site. One is an existing woodland bothy, which will be refurbished and upgraded, while the other is an existing concrete water reservoir, previously owned by Scottish Water.

This brownfield site, sitting on the edge of agricultural land at the base of the hill, was subject to a pre-application submission dated May 2023 - Ref No 23/00040/PREAPL.

The units will cater from 2 to 4 people.



Proposed Corr Cabin at Location D



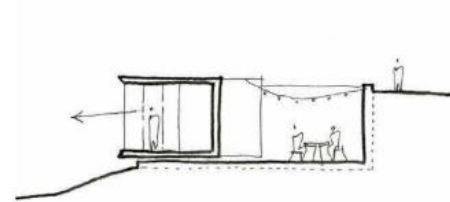
Existing Water Tank (D)

Pre-application submitted and response received



Existing Woodland Bothy (E)

Future plans for refurbishment





Dunsinnan Woods

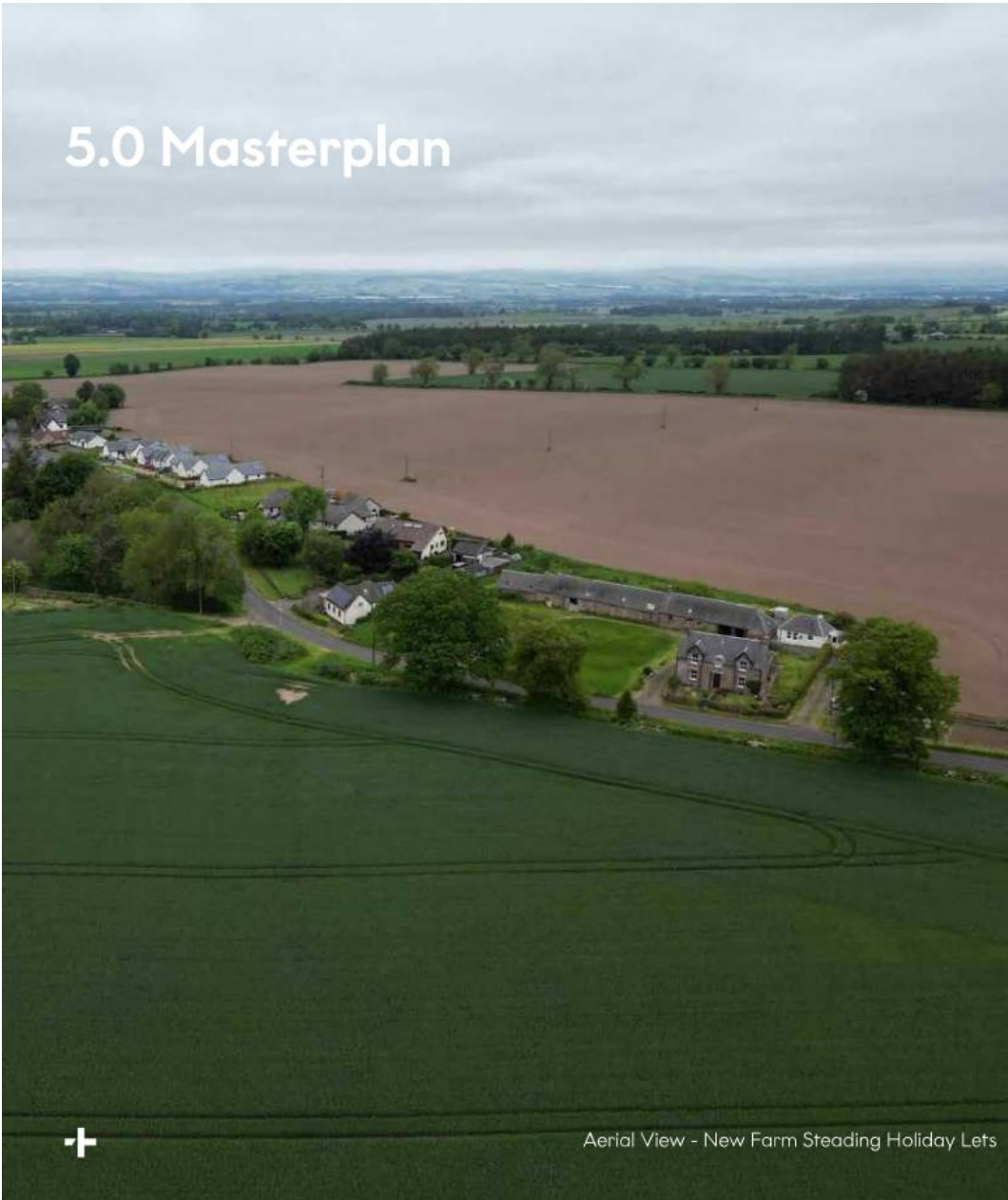
4.04 Woodland Settings

The final location (Location A) is a woodland setting, which would create places for quiet retreat. The cabins would be located in natural clearings within the trees and be 'off-grid' in terms of drainage and water connections. Mains power is available at this location, although alternative renewable sources will be looked at.



Corr Cabin in the woodland at Monachyle Mhor Hotel

5.0 Masterplan



Aerial View - New Farm Steading Holiday Lets

5.01 Existing Estate Components

Agriculture – Further invest and consolidate farming operations at Dunsinnan Farm, Kirkton Farm and Fairygreen Farm.

Forestry – Further invest and consolidate forestry operations at Dunsinnan Farm and Kirkton Farm.

Long term lets – Further investment and refurbishment of existing long-term let stock.

Existing short term lets – Further promotion of estate as holiday destination.

Existing Leisure Pursuits – Further promotion of Informal Path Network and estate activities such as walking, wildlife and events.

5.02 Proposed Estate Components

Short-term lets/Holiday Accommodation – Expansion of short-term holiday let business by developing new stock.

In summary, the locations, as noted on drawings in Section 4.0:

- Fairygreen Cabin
- Water Reservoir Cabin
- Woodland Bothy
- New Farm derelict steading
- Dunsinnan Woods cabins
- Balmalcolm derelict farm buildings

Temporary/Permanent Event space – New event space using temporary marquees to act as draw/anchor for holiday accommodation. Temporary events will enable the market to be tested for this.

Estate path network – Promote/invest/improve informal path network for walking, wheeling and cycling.

The masterplan has considered how new accommodation will be accessed from the existing movement network. In accordance with both local and national transport policy guidance, the masterplan access strategy provides for access by all modes of transport but with an emphasis on more sustainable modes such as walking, cycling and where possible public transport.

- Estate path network improvements (water crossings, drainage improvement, signage, trimming back vegetation)
- Form off road route from Collace Village to Dunsinane Hill
- Bike parking area and bike tool station at base of Dunsinane Hill
- Improvements to informal parking areas on Estate
- Promote Perth to Dundee walking, wheeling and cycling trail. 'The Sidlaw Way' as well as a pilgrimage route to Collace church with third parties.
- Promote Car free stays at Holiday accommodation (Offer discount for those coming by bike / walking or public transport).
- Improve and promote connectivity between the Estate and Ballo Wood, Leadcreeff Wood and Lundiecraigs cycle trails

Extent of investment into path network improvements TBC. Liaison with Community Council and other third parties required to fully understand and maximise investment strategy and funding streams to create 'Sidlaw Way' and potential pilgrimage route.

Leisure Offer:

Finally, a leisure area will be created through the reinstatement and development of Collace Quarry when mineral resource exhausted.

Collace Quarry	
Planning Status	Future project
Planning Characteristics	Deliver new development based on place/locational opportunities/underutilized estate resources. High quality design taking account of site characteristics Located at the base of Dunsinane Hill mentioned in Shakespeare's play Macbeth and is also a Hill Fort/historic monument. Ability to connect into core path and estates informal path network.
Business Case	[£500k+] investment into creation of Leisure Area Employment Full Time Equivalent Construction [4.0] Employment Full Time Equivalent Operational [1.5]

5.03 Masterplan Phasing

Phase 1 Holiday Accommodation and temporary events (short-term, years 1-5)	Phase 2 Holiday Accommodation (medium-term, years 5 -10)	Phase 3 Holiday Accommodation and Permanent Event Space (medium/long-term, years 10 -15)	Phase 4 Leisure Area and Holiday Accommodation (long-term, years 15 -30)
Fairygreen Cabin Fairygreen Reservoir site Woodland bothy Temporary Events Bike parking area and bike tool station at base of Dunsinane Hill Path Signage	Newfarm derelict farm buildings within Collace Village Newfarm Bothy within Collace Village Dunsinnan Woodland cabins Estate path network upgrades	Balmalcolm farm buildings Estate path network upgrades	Collace Quarry Estate path network upgrades

5.04 Business Plan & Relation to Masterplan

In July 2022 the Estate instructed Savills to undertake a Tourism, Leisure and Events Options Appraisal. This highlighted that the local area has experienced positive growth in overnight tourist visits and spend across the last decade. Their research showed that between 2017 and 2019 there were approximately 830,000 overnight trips to the region, which represents 4% growth from 2016-2018, with the number of bednights increasing by 12% and average annual expenditure by 17%.

Based on Savills market analysis, they concluded that a tourism/leisure offer at Dunsinnan Estate should be initially accommodation led, with the opportunity to develop an events space as a secondary stage.

Their appraisal recommended that any accommodation at Dunsinnan Estate is developed to a high standard. The focus should be on the connection with wilderness and the journey between inside and outside, allowing nature and the interiors to sympathetically connect, focusing on stripped back elegance and simplicity. At the same time, the accommodation should be warm, welcoming and inclusive.

The Market Analysis, Competitor Analysis and appraisal of the diversification opportunities undertaken by Savills has informed the Estates Diversification Business Plan and development strategy.

A Confidential Financial Appraisal of the Masterplan Vision will be incorporated in the submission of individual planning applications.

5.05 Implementing the Diversification Strategy

The existing holiday let at Fairygreen has enabled the Estate to re-enter the Holiday Let market, gain exposure and set up business systems which can be expanded upon when further holiday let units are developed. The occupancy achieved in the first few months trading has been well over 85% with consistent 5* ratings.

This demonstrates the high level of demand. Notably the Estate had guests from many different countries coming for a variety of things. Hill walking, bird watching, cycling, general tourist sightseeing. Consistent feedback notes:

- The quiet rural location
- Walking and cycling
- Situation in central Scotland permitting ease of travel to many tourist destinations

To illustrate the Estate's commitment to their diversification strategy they have joined organisations and associations which will also assist with brand awareness.

- The Estate is a member of Scottish agritourism membership: Dunsinnan Farm.
- Scottish Association of Landlords: 33980
- Association of Scottish Self Caterers: Dunsinnan Farm





The estate, in line with their business plan has focused on pursuing Fairygreen Cabin, Fairygreen Reservoir and Woodland Bothy as once operational they offer highest return on investment ROI. This will enable the capital investment into the Newfarm site, further job creation, public amenity improvements and the development of the Estates own holiday accommodation website. Thereafter capital can be invested in the Balmalcolm farm buildings, event spaces, 'pop up' facilities and other tourist infrastructure as well as the long-term leisure opportunity at Collace Quarry.

Following initial feedback from Planning on the Fairygreen Cabin and Fairygreen Reservoir site it was clear that the Estates short, medium and longer- term aspirations had to be conveyed in a holistic manner, hence the preparation of the Masterplan.

The Masterplan document represents an opportunity to convey the diversification aspirations and engage with planning representatives, local councillors, the community.

	Phase 1 Holiday Accommodation and temporary events (short-term, years 1- 5)	Phase 2 Holiday Accommodation (medium-term, years 5 -10)	Phase 3 Holiday Accommodation and Permanent Event Space (medium/long- term, years 10 - 15)	Phase 4 Leisure Area and Holiday Accommodation (long-term, years 15 -30)
Estate Investment	~£365k	~£750k	~£500k	~750k
Construction Employment FTE	1.0	2.0	1.3	2.0
Operational Employment FTE	1.7	2.8	3.6	5.0

Appendix A



NPF4 Policy	PKC LDP Policy	Policy Wording	Commentary
NPF4 Policy 29: Rural development	Policy 8: Rural Business and Diversification	<p>NPF4 Policy 29 Rural Development</p> <p>a) Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:</p> <p>i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;</p> <p>ii. diversification of existing businesses;</p>	<p>The Masterplan seeks to expand the Estates existing holiday accommodation/tourist business as well as create event space and in the long-term a leisure area. This will contribute to the viability, sustainability and diversity of this rural community and support the local rural economy within eastern Perthshire.</p> <p>i The estates wider land use businesses such as farming and forestry will not be affected. The chosen sites are not utilised in the production of crops. Sites within woodland can be managed in a way that the Estates forestry operations are not affected. The Masterplan sites do not utilise good quality farm land but seek to use brownfield land or reuse/repurpose existing building or structures.</p> <p>ii This Masterplan highlights the Estates desire to diversify the existing business.</p>
		<p>iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;</p> <p>iv. essential community services;</p> <p>v. essential infrastructure;</p> <p>vi. reuse of a redundant or unused building;</p> <p>vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;</p> <p>viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;</p> <p>ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or</p> <p>x. improvement or restoration of the natural environment.</p> <p>b) Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.</p> <p>c) Development proposals in remote rural areas, where new development can often help to sustain fragile communities, will be supported where the proposal:</p>	<p>iii N/A</p> <p>iv and v Masterplan seeks to provide community infrastructure path network improvements and installation of cycling infrastructure.</p> <p>vi Masterplan seeks to reuse redundant and unused buildings (Fairgreen Reservoir, Ledgertlaw Cabin, Newfarm Farmstead Buildings and Balmalcom Farmstead Buildings)</p> <p>vii N/A</p> <p>viii Masterplan seeks to reuse brownfield land (Fairgreen cabin located within curtilage of Fairgreen Farmstead and repurposing Collace Quarry)</p> <p>ix N/A</p> <p>x The proposal incorporates landscape planting to improve the natural environment.</p> <p>b) Masterplan components have been suitably scaled sited and designed to be in keeping with this rural area. The Masterplan has taken cognisance of transport needs given the Estate and Sidlaw Hills as a tourist and recreational area.</p> <p>c) Although not within a remote area the Masterplan when combined with the Estates wider tourist accommodation aspirations will:-</p>

How the Masterplan respond to the overarching aims of the Rural Development/ Diversification and Tourism Policies.

		<p>i. will support local employment;</p> <p>ii. supports and sustains existing communities, for example through provision of digital infrastructure; and</p> <p>iii. is suitable in terms of location, access, siting, design and environmental impact.</p>	<p>i support local employment.</p> <p>ii N/A</p> <p>iii is wholly suitable in terms of location, access, siting, design given the Estates location.</p>
		<p>d) Development proposals that support the resettlement of previously inhabited areas will be supported where the proposal:</p> <p>i. is in an area identified in the LDP as suitable for resettlement;</p> <p>ii. is designed to a high standard;</p> <p>iii. responds to their rural location; and</p> <p>iv. is designed to minimise greenhouse gas emissions as far as possible.</p> <p>PKC LDP2 Policy 8 Rural Business and Diversification</p> <p>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 an existing site-specific resource or opportunity.</p> <p>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</p>	<p>d)N/A</p> <p>The Masterplan relates to the expansion/diversification of an existing business, Dunsinnan Farm and Estate. Some accommodation is incorporated into the village of Collace while other Masterplan components relate to existing site-specific resources of opportunities (underutilised buildings/structures/brownfield land or sites with locational opportunities such as access to the Sidlaw Hills or the Corepath network and the Estates existing sporting activities)</p>



	<p>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.</p> <p>Proposals for rural businesses out with identified settlements whose viability requires some mainstream residential development will only be supported where this fits with Policy 19: Housing in the Countryside.</p> <p>All proposals will be expected to meet all of the following criteria:</p> <p>(a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also Policy 9), additional tourism or recreational facilities, or the re-use of existing buildings.</p> <p>(b) The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns</p>	<p>The policy supports new tourism related developments and the expansion of existing facilities.</p> <p>The Masterplan components expand the Estates existing tourist accommodation business.</p> <p>(a) The delivery of the Masterplan will contribute to the local economy, provide permanent rural employment, visitor accommodation as well as additional tourism and recreational facilities.</p> <p>(b) The Masterplan does not result in the suburbanisation of the rural area. The Estate and the Sidlaw Hills are already a recreational destination with associated travel patterns to the area. It is unlikely that shooters, anglers or mountain bikers would utilise the public transport network. The provision of visitor accommodation at the foot of the Sidlaw Hills enables visitors to reside next to site specific resource to reduce unsustainable travel patterns. The estates wider tourist development aspirations take cognisance of the public transport infrastructure on the A94 and at Kinrossie and Saucher.</p>
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	<p>(c) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site.</p> <p>(d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site.</p> <p>(e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.</p> <p>(f) Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings.</p> <p>(g) The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland.</p> <p>(h) Out with settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements.</p> <p>(i) Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on-site staff accommodation.</p>	<p>(c) The Masterplan components are compatible with rural land uses. Individual masterplan components can take account of site-specific constraints and opportunities.</p> <p>(d) The Masterplan can deliver landscape, environmental and biodiversity improvements.</p> <p>(e) Masterplan takes cognisance of site location, recreational resources and the relationship with the existing estate business.</p> <p>(f) Masterplan incorporates an 'Architectural Response to Place', see below.</p> <p>(g) The local road network is capable of accommodating additional vehicular/cycle movements associated with the Masterplan. The Masterplan also incorporates improvements to transport infrastructure.</p> <p>(h) N/A</p> <p>(i) N/A</p>
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NPF4 Policy 30: Tourism	Policy 9: Caravan Sites, Chalets and Timeshare Developments	<p>Policy 30: Tourism</p> <p>a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.</p> <p>b) Proposals for tourism related development will take into account:</p> <ul style="list-style-type: none"> i. The contribution made to the local economy; ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; iii. Impacts on communities, for example by hindering the provision of homes and services for local people; iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; v. Accessibility for disabled people; vi. Measures taken to minimise carbon emissions; vii. Opportunities to provide access to the natural environment. <p>c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is</p>	<p>Masterplan components are not allocated within the PKC LDP. Proposal requires assessment against criterion b).</p> <p>bi) The Masterplan will make a contribution to the local economy.</p> <p>ii) The nature and scale of the Masterplan is compatible with the surrounding area.</p> <p>iii) The Masterplan does not hinder the provision of homes or services to local people.</p> <p>iv) The sport offering on the Estate and within the Sidlaw hills means that it is unlikely that shooters, anglers or mountain bikers would utilise the public transport network to access these Masterplan Components at the foot of the Sidlaws. The estates wider tourist development aspirations (The woodland Cabins) take cognisance of the public transport infrastructure on the A94 and at Kinrossie and Saucher.</p> <p>v) DDA accessibility requirements can be integrated into each Masterplan Component.</p> <p>vi) Embedding Low & Zero Carbon Generating Technologies with Sustainable Heating and Cooling can be integrated into each Masterplan component.</p> <p>Vii) The Masterplan offers opportunity to access the natural environment via core paths and the informal path network on the estate.</p> <p>c) N/A</p>
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		<p>demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.</p> <p>d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.</p> <p>e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</p> <ul style="list-style-type: none"> i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits <p>Policy 9: Caravan Sites, Chalets and Timeshare Developments</p> <p>9c) 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. Such developments must also:</p> <p>(a) involve the expansion of an existing hotel, guest house, chalet park, caravan park or timeshare or fractional ownership development where the development does not constitute either overdevelopment of the site or its setting; or</p>	<p>d) N/A</p> <p>e) The Masterplan Strategy has specifically sought to re-use existing buildings in a way that has an economic benefit to the area without adversely affecting rural characteristics or local amenity.</p> <p>Policy 9c) The Holiday accommodation components of the Masterplan will be specifically designed for the holiday let market. Conditional control could also be applied if the planning authority deem this necessary to restrict the use as permanent residences.</p> <p>a) N/A</p>
		<p>(b) replace static caravans with more permanent structures; or</p> <p>(c) meet a specific need by virtue of its quality or location in relation to existing tourism facilities. Proposals for new chalets or timeshare/fractional ownership developments which are intended as permanent residences will be required to be built to the same standards, particularly in terms of drainage and utility services, and make the same developer contributions as permanent housing developments. Proposals for such developments which are outwith a settlement boundary will be required to comply with Policy 19: Housing in the Countryside.</p>	<p>b) N/A</p> <p>c) Relationship to existing Estate business and site-specific resources already discussed above.</p>





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