

LRB-2022-37
22/00265/FLL - Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works, Waterloo Farm, Waterloo, Bankfoot, PH1 4AP

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LRB-2022-37

22/00265/FLL - Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works, Waterloo Farm, Waterloo, Bankfoot, PH1 4AP

**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 100584261-001

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

Further to an email received from the agent all correspondence will now be via the applicant, Ms Wendy Grant, Forgandenny Property Limited

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="12"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Culteuchar Bank"/>
Company/Organisation	<input type="text" value="Forgandenny Property Limited"/>	Address 2:	<input type="text" value="Ardargie"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Forgandenny"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 9QR"/>
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

Waterloo Farm, Waterloo, Bankfoot PH1 4AP

Northing	<input type="text" value="737054"/>	Easting	<input type="text" value="305658"/>
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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 5 holiday accommodation units, reception building, formation of landscaping and associated works

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached Appeal Statement and associated documents

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)

Appendix 5 various fee quotes from consultees. This information was not available at the time of the planning submission and is provided to support the case for the imposition of various conditions. It is requested that these quotes are CONFIDENTIAL

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)

Appeal Statement- Suller & Clark Appendix 1 Application Forms Appendix 2 Refusal Notice Appendix 3 Plans Appendix 4 Report of Handling Appendix 5 Consultants quote- confidential Appendix 6 Design and Access Statement Appendix 7 Market Research Report Appendix 8 Site photographs

Application Details

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

22/00265/FLL

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

25/02/2022

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

22/04/2022

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)

No barrier to entry however the site is unseen from the adjoining public road and therefore the Local Review Body will require to access the appeal site. This is not an issue and there are no barriers to entry.

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: Mrs Karine Suller

Declaration Date: 14/07/2022



Appeal Statement

**Town and Country Planning (Scotland) Act 1997
as amended**

Appeal against the Refusal of Planning Permission

(Ref 22/00265/FLL)

for

**Siting of 5 holiday accommodation units, reception building, formation of landscaping
and associated works at Waterloo Farm, Waterloo, Bankfoot, Perth, PH1 4AP**

On behalf of

Forgandenny Property Limited

Karine Suller B.Sc, M.Sc, MRTPI
Scoutbog Steading, Oldmeldrum
Aberdeenshire AB51 0BH

Telephone: 07742 615 598
karine@sullerandclark.com

Karen Clark B.Sc (Hons), MRTPI
Mayriggs, 69 Brechin Road
Kirmuir DD8 4DE

Mob: 07830 586 336
karen@sullerandclark.com

1. Executive Summary

2. Background
3. Reasons for refusal
4. Grounds of Appeal
5. The Appellant
6. Site Description
7. Development Proposals
8. Sustainability
9. Development Plan Policy
10. Representations
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Appendices

Appendix 1 Application Forms

Appendix 2 Refusal Notice

Appendix 3 Plans

Appendix 4 Report of Handling

Appendix 5 Consultants quote - confidential

Appendix 6 Design and Access Statement

Appendix 7 Market Research Report

Appendix 8 Site photographs

1. Executive Summary

This appeal statement has been prepared on behalf of Forgandenny Property Limited (**the appellant**) in respect of the decision of Perth and Kinross Council (**the council**) to refuse planning permission for the siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works, Waterloo Farm, Waterloo, Bankfoot, Perth.

The Local Review Board is required to consider the proposal de novo and is respectfully requested to uphold the review and grant planning permission.

The Review Statement considers in detail the reasons for refusal and demonstrates that the proposal adheres to the policies of the Scottish Government and Perth and Kinross Council and it is respectfully requested that the appeal is upheld and planning permission is granted, subject to a

number of suggested suspensive conditions.

2. Background

The application seeks full planning permission for the erection of 5 modest glamping lodges with associated access and landscaping. The proposal includes 3 x 1-bedroom glamping lodges measuring 28 sqm and 2 x 2 bedroom measuring 36.75 sqm.

The lodges will be constructed of vertical timber boards with corrugated roofs which mimic the materials commonly seen on agricultural buildings within the immediate area including the existing small barn and Shepherds Hut at the steadings. The glamping lodges will comprise an open plan living, dining and kitchen with separate bedroom(s) and shower room.

The proposed glamping lodges will be located to the south-west of the existing Waterloo Farm complex which consists of the original Category C (s) listed farm house, currently operated as a holiday let, shepherds hut, also a holiday let, with yard area and steadings. The proposed glamping lodges will be set at a lower level than the existing steading within a small section of a field to the south-west, also in the appellant's ownership, that currently has no use or prospect of use given its limited size and the fact that it is now separated from a working farm. The appeal site is screened on three sides by established mature hedging, the tree lined Coral Burn and Waterloo Farm buildings themselves. The glamping lodges will be set in a row facing south west taking full advantage of the views towards the Coral Burn and set at 6 metres distance from each other. Access to the site will be taken from the existing Waterloo farm entrance to the B867 that serves Waterloo Farmhouse and Steadings, Dalkey, Waterloo Farm Cottage as well as an access track to a field used for flower growing by McConnell Blooms. This existing access provides excellent visibility in both directions. A new access track will be provided from the existing field gate within Waterloo Farm to the east of the farm steading.

The proposed glamping lodges will allow the expansion of an existing successful tourist accommodation business which currently operates from Waterloo Farm and comprises the former farmhouse, which provides a 3-bedroom accommodation and an existing shepherds hut. The appellant currently experiences a high level of demand for the existing units throughout the year and regularly have to turn away potential guests, in response to this high demand they are looking to expand their operations.

Fourteen letters of objection and one letter of support were received, the matters raised will be considered in detail later within this Report.

In terms of the consultees, the Structures and Flood Team objected to the proposal, no further objections were made subject to necessary conditions.

It is noted that no site visit was undertaken at the time of the application, it is respectfully requested a site visit is undertaken to fully understand the site and immediate surroundings and its potential to provide additional employment and enhance the economic development of tourism within the Waterloo/Bankfoot area.

3. Reasons for Refusal

The application was considered under delegated powers and refused planning consent on the 22nd April 2022. The reasons for refusal are provided as the following, (Refusal Notice attached as Appendix 2). The stated reasons for refusal were given as follows:

1. There is a lack of information, a detailed flood risk assessment has not been submitted with this application. The site is susceptible to flooding as identified by PKC Flooding consultation response. As a result, the proposal is contrary to Policy 52 New Development and Flooding of the Perth and Kinross Local Development Plan 2.

2. There is a lack of information, there is no drainage impact assessment illustrating how surface water and foul drainage will be managed to comply with Policy 53B: Water Environment and Drainage: Foul Drainage, Policy 53C: Water Environment and Drainage: Surface Water Drainage and Policy 47: River Tay Catchment Area of the Perth and Kinross Local Development Plan 2, 2019.
3. The proposal is contrary to Policy 41: Bio-diversity of Perth and Kinross Local Development Plan 2, as no survey information has been provided on the sites relationship with ecology, in particular potential European Protected Species which are likely to utilise the Corral Burn. Accordingly, the ecological impact of the development cannot be ascertained, and it cannot be shown that any impact can be satisfactorily mitigated to ensure the protection of wildlife and wildlife habitats.
4. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area. The sense of identity that the existing building group has, will be eroded by extending built development into an open field and the design and density does not compliment the surrounding building pattern. Accordingly, the proposal is contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.
5. The proposal is contrary to criterion within Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, the proposed caravan site would change the character and amenity of this predominantly residential rural building group (c), the siting of these caravans, in this location is not appropriate taking account of landscape and the environmental capacity of the site (d).
6. The proposal is contrary to Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites of the Perth and Kinross Local Development Plan 2, 2019 as the proposal fails to comply with the placemaking policies 1A and 1B.
7. There is a lack of information as no tree survey or tree constraints/root protection plan has been submitted. The application cannot be assessed against 40A and 40B of the Perth and Kinross Local Development Plan 2 (2019).

4. Grounds of Appeal

Considering the reasons for refusal we would respond as follows:

Reason for Refusal 1

“There is a lack of information, a detailed flood risk assessment has not been submitted with this application. The site is susceptible to flooding as identified by PKC Flooding consultation response. As a result, the proposal is contrary to Policy 52 New Development and Flooding of the Perth and Kinross Local Development Plan 2.”

Response: The appellant does not accept that the site is susceptible to flooding and indeed the word “susceptible” is not used in the PKC Flooding Consultation and no evidence was presented by objection comments to support this either. However, the appellant understands that the Planning Authority wishes to take a precautionary approach and as such are prepared to undertake the necessary Flood Risk Assessment to support the proposal. However, and as demonstrated by the quote obtained from [REDACTED] (Please refer to Appendix 5 for confidential quotes) the cost for this investigation and the cumulative cost for all the necessary investigations is considerable. It is simply not feasible for a small business such as the appellant to undertake all the necessary up-front investigations without a level of support for the use as proposed. Therefore, it is requested that planning consent is granted subject to the suspensive condition requiring the submission of the necessary Flood Risk Assessment for the approval of Perth and Kinross Council prior to the start of any development. In this way the applicants have a security of the principle of planning consent which will allow them to make the significant financial investment in the Flood Risk Assessment.

Reason for Refusal 2

“There is a lack of information, there is no drainage impact assessment illustrating how surface water and foul drainage will be managed to comply with Policy 53B: Water Environment and Drainage: Foul Drainage, Policy 53C: Water Environment and Drainage: Surface Water Drainage and Policy 47: River Tay Catchment Area of the Perth and Kinross”

Response: As above, the appellant is aware that the site will be required to be appropriately drained. However, and as demonstrated by the quote obtained from [REDACTED] (Please refer to Appendix 5 for confidential quotes) the cost for this investigation and the cumulative cost for all the necessary investigations is considerable. It is simply not feasible for a small business, such as the appellant's, to undertake all the necessary up-front investigations without a level of support for the proposed use. Therefore, it is requested that planning consent be granted subject to a suspensive condition requiring the submission of the necessary Drainage Impact Assessment for the approval of Perth and Kinross Council prior to the start of any development. In this way the appellant has a security of the principle of planning consent which will allow them to make the significant financial investment in the Drainage Impact Assessment.

Reason for Refusal 3

“The proposal is contrary to Policy 41: Bio-diversity of Perth and Kinross Local Development Plan 2, as no survey information has been provided on the sites relationship with ecology, in particular potential European Protected Species which are likely to utilise the Corral Burn. Accordingly, the ecological impact of the development cannot be ascertained, and it cannot be shown that any impact can be satisfactorily mitigated to ensure the protection of wildlife and wildlife habitats.”

Response: As above, the appellant is aware that the site could be sensitive in terms of ecology and biodiversity especially as it has not been used for agriculture during their period of ownership. It is the intention to ensure that the proposed development maintains and enhances habitats and biodiversity opportunities as this is a major attraction for visitors to the site. However, and as demonstrated by the quote obtained from [REDACTED] (Please refer to Appendix 5 for confidential quote) the cost for this investigation and the cumulative cost for all the necessary investigations is considerable. It is simply not feasible for a small business, such as the appellant's, to undertake all the necessary up-front investigations without a level of support for the principle of development. Therefore, it is requested that planning consent be granted subject to the suspensive condition requiring the submission of the necessary Ecological Study for the approval of Perth and Kinross Council prior to the start of any development. In this way the appellant has a security of the principle of planning consent which will allow them to make the significant financial investment in the Ecological Study.

Reason for Refusal 4

“The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area. The sense of identity that the existing building group has will be eroded by extending built development into an open field and the design and density does not compliment the surrounding building pattern. Accordingly, the proposal is contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.”

Response: The application site relates to a small corner of a field currently with no use and no prospect of a use given the small-scale nature and the fact that the field is now not connected to a working farm. The site sits at a lower level than the steading complex and is well screened on three sides which will be evident at a site visit. The proposed glamping lodges will be located to the south-west of the existing steading and will be generally unseen from the main road or any surrounding property due to topography and the existing screening and landscaping. Throughout rural Perthshire it is common place for small groups of visitor accommodation to be located adjacent to existing farm steadings.

The immediate area includes a wide range of properties, with the village of Waterloo growing and developing organically over the years. There are examples of older properties such as Waterloo Farm House and steadings and more modern small and larger houses. For example, the traditional small steading and small farmhouse at Waterloo Farm sits next to a modern, large nine apartment and five garage home/business of relatively recent construction. In addition, across the B867 road from

Waterloo Farm five modern homes have been constructed recently including three terrace homes with back gardens with six-foot fences that face the B867. Also, across the B867 is a large modern property with vaulted glazed main elevation that overlooks a modest traditional cottage and garden. There is no established pattern of development within the area.

In terms of Policy 1A requires that

Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

Response: The current proposal is for small-scale visitor accommodation as an extension to an existing and successful business. The design and layout have been carefully considered to ensure that it will be substantially unseen from the surrounding area, while taking maximum advantage of the south west facing views and solar gain opportunities

The proposed lodges are small scale and will be set against the back drop of existing landscaping and Waterloo Farm. They will be finished in materials appropriate to the rural setting and, in conjunction with a considered landscape plan, will have little or no impact on the character of the wider area. There is no established density or design in the immediate area, with a wide range of house types and materials in evidence, the proposed lodges will contribute and continue the established mixed pattern of development.

The site is well located with easy access to the B867 which provides a local bus stop. Further, the road connects to the wider area providing an excellent base for tourists visiting Perthshire.

The design of the proposed lodges has been developed to be sustainable using high levels of insulation as well as south facing main glazing will ensure that the lodges are energy efficient in both winter and summer. The simple rough sawn cladding, that will be locally sourced will also help ensure a minimum of energy is used during the construction phase as well as ensure that the final lodges blend into the rural nature of the surrounding area. The proposals will incorporate a new landscape plan, which will be secured subject to an appropriate condition.

Policy 1 B

In terms of the Placemaking criteria, the development will create a sense of identity with a small group of glamping lodges designed to reflect the rural surroundings. The setting of the listed building has been considered and it has been confirmed in the Report of Handling that the development will not have an impact on the setting of the neighbouring listed building. The site is set at a lower level than the adjacent farm steading complex, which along with the proposed carefully considered landscape scheme will ensure that the site is substantially unseen from the road and surrounding properties to ensure that the existing rural character is maintained. The proposal will enhance native planting to ensure habitat protection and creation.

In terms of the character of the immediate area, as will be seen on a site visit, the surrounding area has no particular established character with the small settlement of Waterloo developing organically over time. The group of houses around the original Waterloo Farm and steading is all of relatively recent construction and is of very mixed design and character. The Report of Handling expresses concern that the proposal will change the character of the area. When the whole of Waterloo village is considered which includes in total approximately 26 dwellings, the introduction of a small-scale visitor accommodation which is well sited away from other residential properties, will in no way alter the character of the area or detract from the amenity of the wider area. Further, the immediate surrounding properties are in mixed use, for example the neighbouring residential property to the north operates as a base for a large plumbing and heating business which generates a significant level of commercial vehicular traffic throughout the day. Further, The Clock House and Waterloo Farm Cottage, also located to the north, are also mixed residential and business use with the former being a site for growing commercial flowers and floral business and the latter being used as a short-term

holiday let within the past year. As such the grouping of four properties that Waterloo Farm sits at the eastern edge of are all mixed residential and business properties and not solely residential properties.

In terms of design, the development has been carefully considered to complement the immediate area, being small scale and finished in materials appropriate to the immediate rural location. The glamping lodges are sustainable and are fully accessible.

Therefore, it is submitted that the proposed visitor accommodation respects the character of the immediate area and has been designed to contribute positively to the quality of the natural environment. The proposed development will in no way erode the sense of identity of Waterloo village. As such the proposal accords with Policy 39: Landscape and Placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.

Reason for Refusal 5

“The proposal is contrary to criterion within Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, the proposed caravan site would change the character and amenity of this predominantly residential rural building group (c), the siting of these caravans, in this location is not appropriate taking account of landscape and the environmental capacity of the site (d).”

Response: Policy 8 Rural Business and Diversification confirms that 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.”

In the current circumstances the proposal is for the expansion of an existing successful established business which offers visitor accommodation. The proposed application site is adjacent to the small settlement of Waterloo and therefore the proposal clearly complies with the overarching principles of Policy 8.

With regard to the specific criteria highlighted by the reason for refusal, the only criteria of issue as indicated by the Report of Handling relate to the following:

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.

In relation to criterion c) as stated previously, the site is located adjacent to an existing visitor accommodation facility. The closest neighbouring property is located to the north and is of mixed residential and business. There is a substantial beech hedge, see photo below, which separates the appeal site from the paddock area of this property. Further, given the very small scale and low density of development proposed, there is sufficient separation between the properties to ensure no possible nuisance. The Environmental Health Service have made no objection on the basis of noise or disturbance subject to a Noise Management Plan which the appellant is happy to comply.

In relation to criterion d) this has been considered as part of reason for refusal 4 and it is considered that, in association with a carefully considered landscape plan, the proposed use can be accommodated within the landscape setting with no detrimental impact.



Application site looking south-west, substantial hedging to the north-west evident

Reason for Refusal 6

“The proposal is contrary to Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites of the Perth and Kinross Local Development Plan 2, 2019 as the proposal fails to comply with the placemaking policies 1A and 1B.”

Response: This issue specifically relates to the issue that the current layout provides 2 parking spaces per cabin and fact that model conditions attached to caravan site licences, including the current licence held by the applicant for the existing unit, states that only one car may be parked between units.

The appellant would suggest a condition requiring one parking space only to be provided with each unit. In this way the proposal will be in full accordance with Policy 9B and will bring the proposal in line with the separate legislation for caravan site licensing. It has been demonstrated under the response to Reason for Refusal 4 and the Development Plan section that the proposal fully complies with Policy 1.



Reason for Refusal 7

“There is a lack of information as no tree survey or tree constraints/root protection plan has been submitted. The application cannot be assessed against 40A and 40B of the Perth and Kinross Local Development Plan 2 (2019).”

Response: As above, the appellant is aware that the existing trees will require to be appropriately assessed and protected during construction. However, and as demonstrated by the quote obtained from [REDACTED] (Please refer to Appendix 5 for confidential quotes) the cost for this work and the cumulative cost for all the necessary investigations is considerable. It is simply not feasible for a small business, such as the appellant, to undertake all the necessary up-front investigations without a level of support for the proposed use. Therefore, it is requested that planning consent be granted subject to the suspensive condition requiring the submission of the necessary landscape and tree work prior to the start of any development. In this way the appellant has a security of the principle of planning consent which will allow them to make the significant financial investment for the required landscape and tree works.

Summary of Grounds of Appeal:

After very careful consideration it is submitted that the proposed land use, layout and design comply with the policies of the Perth Local Development Plan. It is accepted that there are areas which

require further information and study but, as the cumulative cost of all necessary reports are financially prohibitive for this small business, in order that this business can expand in a considered manner, it is suggested that the appeal is upheld subject to conditions related to the following matters:

1. Prior to the commencement of any development on site a Flood Risk Assessment must be lodged for the approval of Perth and Kinross Council.
2. Prior to the commencement of any development on site a Drainage Impact Assessment must be lodged for the approval of Perth and Kinross Council.
3. Prior to the commencement of any development on site an Ecological Assessment must be lodged for the approval of Perth and Kinross Council and any mitigation provided on site.
4. Prior to the commencement of any development on site a Landscape Plan including details of tree protection details must be lodged for the approval of Perth and Kinross Council.
5. Only one parking space must be provided with each lodge.
6. Prior to the commencement of work a Noise management Plan shall be lodged for the approval of Perth and Kinross Council and thereafter the use operated in accordance with the approved Noise Management Plan.

5. The Appellant

The appellant is a small family run business that currently operate the existing visitor accommodation business at Waterloo Farm. The existing business comprises Waterloo Farm House, a category C(s) listed building, currently operating as a 3 bedroom and 3 en suite luxury holidays let, and the Shepherds Hut operated as a 2-berth holiday let. The accommodation has been operational since 2019.

Both the existing Farmhouse and Shepherds Hut offer high-quality self-catering accommodation. The Farmhouse is a five-star property and has won Customers Choice Awards in 2020, 2021 and 2022 with Cottages.com, and currently has a rating of 9.7 out of 10 on Reevo. The Shepherds Hut currently has a guest review score of 9.7 also on 'Booking.com'. The owner aims to replicate this high-quality self-catering guest experience in the proposed five lodges.

6. Site Description

The appeal site is located adjacent to the existing settlement of Waterloo in the Bankfoot area of Perth and Kinross. The area comprises a mix of modern and more traditional homes. Apart from Waterloo Farm, there are a number of other holidays let and commercial businesses based within the settlement including the following

- Dalkey, property immediately to the north operates as a base for a large plumbing and heating business which generates a significant level of commercial vehicular traffic throughout the day.
- The Clock House provides a site for growing commercial flowers and floral business
- Waterloo Farm Cottage used as a short-term holiday let within the past year.

Therefore, it is clear that grouping of four properties that Waterloo Farm sits at the eastern edge of are all mixed residential and business properties and not solely residential properties.



View over the appeal site looking north, existing mature hedging which forms the boundary with the neighbouring property's paddock to the north-west clearly evident

The appeal site itself comprises part of a wider field, the majority of which will be retained as open green space. The 5 guest lodges are located to the north-west corner of the site, immediately adjacent to Waterloo Farm complex and screened on three sides by the steadings, mature hedging and the tree lined Coral burn.

The B867 runs a short distance to the east of the appeal site. Access to the appeal site will be taken from the existing access to Waterloo Farm which offers excellent visibility in both directions. A bus stop is located approx. 380 metres to the south however, locally the bus stops on demand.



Existing access to Waterloo Farm

The area and surroundings offer a wide range of tourist attractions, with many walking/biking opportunities (including National Cycle Route 77), village shops, pubs and other attractions/activities. The proposals will create a significant economic benefit to the surrounding area and local businesses. With easy road access via the B867 road linking to the A9 which flows from Perth to Thurso, the site will be easily accessible from across the country by car and public transport.

7. Development Proposals

The current proposal is for 5 modest holiday glamping lodges, 3 x 1-bedroom glamping lodges measuring 28 sqm and 2 x 2 bedroom measuring 36.75 sqm. As stated in the Design Access Statement attached as Appendix 6, the three smaller lodges will accommodate normally 2 guests with a sofa bed allowing them to sleep up to 4 if required. The remaining two lodges will have a larger footprint and will accommodate normally 4 guests in two separate bedrooms with a sofa bed allowing

them to sleep up to 6 if required. It is hoped to make one or two of the smaller lodges wheelchair accessible including provision of a larger wet-room in lieu of a standard bathroom.

The three smaller lodges will be marketed as being suitable for up to two adults and the larger two lodges as being suitable for up to two adults and two children. The sofa beds will only be used to accommodate occasional extra overnight guests by prior arrangement or where existing sleeping arrangements do not suit the guests. Therefore, the normal maximum occupancy of the site will be 10 adults and four children. A further small reception/laundry/cleaning and laundry store unit will also be provided on site.

The lodges will be finished in a rough sawn vertical timber board with corrugated roofs which will mimic materials commonly seen in agricultural buildings within the immediate area including the existing small barn and Shepherds Hut at the farm. The glamping lodges will accommodate an open plan living, dining and kitchen area with separate bedroom(s) and shower room.

The lodges will be sited to the north-west of a field adjacent to the Waterloo Farm complex with the lodges orientated south west in order to make maximum use of the views towards the Coral Burn. The units will be spaced out at approximately 6-metre intervals to provide each lodge with enough privacy. Around each lodge will be an enclosed fenced area, providing guests with a secure area for keeping dogs and children safe during their stay. The south-facing garden will be positioned to the rear of each lodge allowing guests to utilise the sun exposure during the summer and winter months.

Access to the site will be from the existing access to the B867 via a new access track to the south of the farmhouse. From the main entrance, guests will drive up a new permeable track, with passing places, leading to the proposed parking areas next to each lodge. The B867 is a well-maintained public road with a 40mph speed limit. Visibility and access are good in both directions on the public road, where the entrance will lie perpendicular to.

The proposal will be complemented by a considered landscape scheme which will ensure the glamping lodges integrate to their surroundings.

8. Sustainability

The lodges are manufactured and designed to be energy efficient with well-insulated floors and walls/roofs with materials that hold a low life cycle environmental impact. All glazing will be double glazed units to maximise energy efficiency. LED light fittings are installed as standard throughout the units. The minimal surface water run-off from the lodges will discharge into a pebble border measuring approx. 250mm deep X 200mm wide.

Waste and recycling station bins are located next to the site entrance for the site operators to move to the public road on collection days.

9. Development Plan Policy

Scottish Planning Policy 2014

SPP sets out the Scottish Governments priorities for the planning system. In considering Promoting Rural Development Paragraph 75 encourages planning authorities to

“encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality”

Local Development Plans are encouraged to provide policies which promote economic activity and diversification, including, where appropriate, sustainable development linked to tourism and leisure.

Perth and Kinross Local Development Plan 2019

The policies of relevance to the current proposal as indicated by the Report of Handling are following:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 8: Rural Business and Diversification
- Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites
- Policy 27A: Listed Buildings
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 47: River Tay Catchment Area
- Policy 52: New Development and Flooding
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 56: Noise Pollution
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

Considering these policies in detail:

Policy 1A and 1B: Placemaking Development, development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

The application site relates to a small part of an agricultural field currently with no economic use due to its relatively small size and the fact that it is not connected to a working farm. The field sits at a lower level than the steading complex, which will be evident at a site visit. The proposed glamping lodges are located to the south of the steading and will be largely unseen from the main road or any surrounding property due to the topography and the existing buildings and landscaping. Throughout rural Perthshire it is common place for small groups of visitor accommodation to be located adjacent to existing farm steadings.

The current proposal is for small-scale visitor accommodation as an extension to an existing and successful business. The design and layout have been carefully considered to ensure that it will be substantially unseen from the surrounding area while taking maximum advantage of the south west facing views and solar gain opportunities. The proposals will incorporate a new landscape plan, which can be secured subject to an appropriate condition.

The immediate area includes a wide range of properties with the village of Waterloo growing and developing organically over the years. There are examples of older properties such as Waterloo Farm House and steadings and much more modern small and larger houses. As stated, for example the traditional small steading and small farmhouse at Waterloo Farm sits next to a large nine apartment and five garage home/business of relatively recent construction. In addition, across the B867 road from Waterloo Farm five modern homes have been constructed recently including three terrace homes with back gardens with six-foot wooden fences that face the B867. Also, across the B867 is a large modern property with vaulted glazed main elevation that overlooks a modest traditional cottage and garden. Therefore, there is no established pattern of development within the area.

Policy 1 B

In terms of the Placemaking criteria, the development will create a sense of identity with a small group of glamping lodges designed to reflect the rural surroundings. The setting of the listed building has been considered and the Report of Handling confirms that the Conservation Officer has stated that the development will not have an impact on its setting. The site is set at a lower level than the adjacent farm steading complex which, along with the existing landscaping and proposed carefully considered enhanced landscape setting, will ensure that the site is substantially unseen from the adjacent road and properties, ensuring that the existing rural character is maintained. The proposal

will include a landscape plan which will provide enhanced native planting to ensure habitat protection and creation.

In terms of the character of the immediate area, as will be seen on a site visit, the surrounding area has no particular established character with the small settlement of Waterloo developing organically over time. The grouping around the original Waterloo Farm and steading is all of relatively recent construction and is of very mixed design and character. The Report of Handling expresses concern that the proposal will change the character of the area. When the whole of Waterloo village is considered, rather than the arbitrary group at Waterloo Farm, there are approximately 26 dwellings within the village, therefore the introduction of a small-scale visitor accommodation in a well sited position, away from other residential properties, will in no way alter the character of the area.

In terms of design, the development has been carefully considered to complement the immediate area, being small scale and finished in materials appropriate to the rural location. The glamping lodges are sustainable and are fully accessible.

Therefore, it is submitted that the proposed visitor accommodation respects the character of the immediate area and has been designed to contribute positively to the quality of the natural environment. The proposed development will in no way erode the sense of identity of Waterloo village. As such the proposal accords with Policy Placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.

Policy 2: Design Statements requires that design statements are need to accompany a planning application if the development:

- (a) comprises five or more dwellings; or
- (b) is a non-residential use greater than 0.5 ha in area; or
- (c) affects the character and/or appearance of a Conservation Area, Historic Garden, Designed Landscape, or the setting of a Listed Building or Scheduled Monument.

A Design and Access Statement was lodged in support of the original application, please refer to Appendix 6 of this Statement.

Policy 5 Infrastructure Contributions requires that where the cumulative impact of new developments will exacerbate a current or generate a future need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

At the time the application was considered no consultation response was provided by the Developer Contributions Team. However, if a contribution is considered necessary the appellant is content to make the required payment.

Policy 8: Rural Business and Diversification confirms that the Council will consider 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.

The current proposal is for the expansion of a successful established rural business, which supports the valuable rural economy. The appellant experiences a high level of demand and regularly have to turn away guests. While the site is not within an identified settlement but is adjacent to the small settlement of Waterloo. The proposal offers the appellant the opportunity to expand and diversify their existing opportunities, creating extended tourist accommodation within this central location which benefits from excellent accessibility and providing a base for visitors visiting the wider Perthshire area.

Considering the specific criteria:

- a. The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation, additional tourism or recreational facilities, or the re-use of existing buildings.

Response: The proposal will create 2 full time positions along with an expanded visitor accommodation offer that will be available all year round and help extend the tourist season. The additional lodges will support the wider rural economy with an increased number of visitors able to stay in the local area.

b. The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns.

Response: The proposal is small scale and has been carefully designed and set out so that it complements the rural setting. The lodges themselves have been designed to be rural in appearance using simple rough sawn vertical wooden cladding with a low apex height and traditional agricultural looking corrugated metal roofing. The proposal will include a considered landscape scheme which will ensure the development integrates with the surrounding area. The site is well located close to the B867 with bus stop facilities in close proximity.

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.

Response: As stated previously, the site is located adjacent to an existing visitor accommodation facility. The closest neighbouring residential/business property is located to the north however there is a substantial beech hedge which separates the appeal site from the paddock area of this property. Further, given the very low density of the area, there is sufficient separation between the properties to ensure no possible nuisance. Environmental Health Service have made no objection on the basis of noise or disturbance but have recommended the use of a Noise Management Plan which the appellant is happy to comply.

(d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site.

Response: the proposed use utilises only a small section of a larger field, the remainder of which will be re-wilded as part of the current proposals. In addition, in association with a carefully considered landscape plan, the proposed use can be accommodated within the landscape setting with no detrimental impact.

(e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.

Response: The appeal site represents a very special quiet rural retreat which is in high demand. The appellant has received very positive feedback from guests who have stayed in the current accommodation which highlight the location as a main attraction, with online reviews stating the following:

- “fantastic location”,
- “the rural location was stunning”,
- “Quiet countryside location but easily accessible off A9 with good walking and cycling nearby”,
- “A bonus was watching the two deer in the field in front they came right up to the fence at breakfast time.”,
- “Best relaxing few days I have ever had, quiet location beautiful hut with summer house and garden was just a sun trap would definitely visit again.”,
- “Lovely quiet situation with nice views & plenty of wildlife. Walking distance to a local shop”,
- “This is a great base to explore beautiful Perthshire and love the fact we can take our dog....”,
- “location was so peaceful, very quiet and ideal for a relaxing break. our dog enjoyed it and was enclosed for her to run around.”,
- “Splendid, peaceful location overlooking a meadow and trees.”,
- “Lovely rural location but close to nearby attractions.”,

- “Very peaceful and relaxing. Surrounding area great for walks and there are pubs in walking distance and a great restaurant a short drive away in Murthly.”

The Market Research Report submitted with the original application, Appendix 7, highlights the growing need for high quality self-catering accommodation in the area similar to that provided by the existing Shepherds Hut at Waterloo Farm.

Other reasons why the appeal site meets specific needs include:

- Layout of proposed site such that it provides a tranquil outlook towards the Coral Burn
- Good safe access to B867 and onward from there to the A9
- Historic setting of restored farmhouse and steadings nearby
- Diversity of local wildlife including birds, deer and insects
- Helps support local business
- Will help improve the biodiversity of the area by setting aside an area for rewilding
- Helps realise the public investment in the A9 upgrade recently completed to Bankfoot by allowing more visitors to enjoy the Waterloo area and Perthshire beyond with safe and easy access to trunk road network a very short distance away.
- Will help to alleviate tourist congestion encountered during peak periods in some towns further to the north of Waterloo.

In addition, the appeal site is located adjacent to existing visitor accommodation. The demand for accommodation is high due no doubt to the central location close to the main B867 and the A9.

(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.

Response: The proposed glamping lodges have been carefully designed and sited to have minimal visual impact on the immediate area and to blend with existing traditional structures at Waterloo Farm including the small barn and existing Shepherds Hut. Further, the proposed landscape plan, will assist in integrating the proposal into the site.

(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.

Response: There is no issue with the road capacity. No objection was received from Transport Planning.

(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.

Response: not applicable.

(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.

Response: not applicable.

Therefore, it is submitted that the proposal compiles with Policy 8.

Policy 9B: New or Expanded Touring Caravan, Motorhome/Campervan, and Camping Sites States that Proposals for new or expanded sites for holiday-related uses will be supported where the proposals are compatible with Policy 1.

It has been demonstrated that the proposal complies with Policy 1 as such it also complies with Policy 9B.

Policy 27A: Listed Buildings Requires that the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

In the current circumstances the existing visitor accommodation business has resulted in the Waterloo Farm House, a listed building, being renovated and repaired ensuring an active use for the property. The current proposal includes an access track which will run to the front of the building. The Report of Handling confirms no objection to this element of the proposal from the conservation officer.

Policy 39 Landscapes requires that development and land use change, including the creation of new hill tracks, should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes.

The proposal will utilise the corner of a field which currently has no use, the majority of which will remain untouched. The scheme will include a considered landscape plan and ecological assessment which will ensure the distinctiveness and local diversity is maintained and enhanced. The development will have no detrimental impact on views, viewpoints and landmarks, the tranquil qualities of the area's landscapes or wildness of the area's landscapes.

The proposed landscape design, including landscape enhancement and mitigation will incorporate measures for protecting and enhancing the ecological elements of the landscape.

Therefore, it is submitted that the proposal complies with Policy 39.

Policy 40 Forestry Woodland and Trees, in general the Policy supports development which protects existing trees and woodland. Further, applications should include a tree survey.

As indicated the intention is to maintain all trees on site. The appellant is content to provide a landscape plan including details of all tree protection. Therefore, it is considered that the proposal complies with Policy 40.

Policy 47 River Tay Catchment Area, requires that within the Bankfoot area the following information is provided

b) Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.

c) Where the development site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required.

The appellant welcomes the opportunity to further investigate the ecological development of the site these being vital for sustaining the tourist potential for the site going forward and it would also provide them with the necessary information to help sustainably manage the site. However, given the significant cost of the necessary assessments it is requested that the application is approved subject to appropriately worded suspensive conditions which will ensure the required Drainage Impact Assessment and ecological surveys are provided to the satisfaction of Perth and Kinross Council prior to any development starting on site.

Policy 52 New Development and Flooding There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a medium to high risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. In addition, built development should avoid areas at significant risk from landslip, coastal erosion, wave overtopping and storm surges.

Given the significant cost of the necessary assessments it is requested that the application is approved subject to an appropriately worded suspensive condition which will ensure the required Flood Risk Assessment is provided to the satisfaction of Perth and Kinross Council prior to any development starting on site. The cumulative cost of the many necessary assessments and report are finally unviable for this small local business without some level of support for the land use. Without some pragmatism in relation to this issue the requirement for the many technical reports is likely to hinder small businesses from growing.

Policy 53A: Water Environment Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water) in accordance with Water Framework Directive 2000/60/EC. The Scottish River Basin Management Plan has protection and improvement objectives which aim to ensure that there is no deterioration of water body status and where possible secure long-term enhancements to water body status.

As above.

Policy 53B: Water Environment and Drainage: Foul Drainage and Policy 53C: Water Environment and Drainage: Surface Water Drainage. Foul drainage from all developments within and close to settlements that have public sewerage systems will require connection to the public sewer. In settlements where there is little or no public sewerage system, a private system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area. For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems.

Given the significant cost of the necessary assessment it is requested that the application is approved subject to an appropriately worded suspensive condition which will ensure the required Drainage Impact Assessment is provided to the satisfaction of Perth and Kinross Council prior to any development starting on site.

Policy 53C Surface Water Drainage All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures including relevant temporary measures at the construction phase. SUDS will be encouraged to achieve multiple benefits, such as floodwater management, landscape, green infrastructure, biodiversity and opportunities to experience nature near where people live. Ecological solutions to SUDs will be sought and SUDS integration with green/blue networks wherever possible.

The matter of SUDs will be addressed as part of the Drainage Impact Assessment.

Policy 60 Transport Standards and Accessibility Requirements: New Development.

Access to the proposed accommodation is from an existing access to the adjacent public road. The Transport Manager has been consulted on the proposal and has no objection subject to a condition.

10. Representations

The Report of handling confirmed that fifteen representations were received to the application. Fourteen objecting to the application with one supports the proposal.

The Report identified the following issues had been raised, considering these in turn:

- Adverse effect on visual amenity - the appeal site is located in the corner of a field and sits at a lower level than the surrounding buildings. The appeal site benefits from existing screening and landscaping on three sides including a large mature hedge to the north-west, the steadings to the north-east and the tree lined Coral Burn to the south-west. Finally, the proposal will include a considered landscape plan which will assist in integrating the proposal with its surroundings. Therefore, it is not considered there will be any impact on the visual amenity of the area.
- Inappropriate housing density - the proposal is for a small group of visitor glamping lodges and not housing. The surrounding area has a wide range of house types at different densities. Therefore, there is no established development pattern as highlighted previously in this report, the proposed layout is considered appropriate.
- Inappropriate land use - the proposed visitor accommodation is significantly small scale in relation to the surrounding housing. No issue of noise or disturbance has been identified by the Environmental Health Service subject to a Noise Management Plan which the appellant is content to provide and can be secured through the use of an appropriately worded condition. In addition, the appeal site itself sits within a corner of an agricultural field that is too small to

farm economically and is remote from a working farm. Therefore, the proposed use represents a sustainable means of making the land add to the economic development of the area through improved tourist accommodation.

- Loss of open space - The proposal will not result in any significant loss of open space.
- Loss of trees - The proposal will not result in any loss of trees. Indeed, the proposal will enhance the landscape setting. There is only one tree which may be affected by the works that lies just outside the appeal site and a full tree protection plan will be submitted in advance of any work starting on site to ensure that any issues of potential damage to it are dealt with fully during and after construction.
- Out of character with the area - The visitor accommodation is similar in amenity and character to the residential/business development of the surrounding properties. The proposal is modest and small scale and will not impact on the character of the wider area which will remain as largely residential with mixed business use.
- Over intensive development - The development is for a small-scale glamping lodge development and can in no way be considered as intensive with the appeal site representing only 15% of the ownership boundary of Waterloo Farm.
- Overlooking - the proposed glamping lodges are orientated south west and will not result in any overlooking or loss of amenity.
- Road safety concerns - The small-scale use will not result in any road safety concerns. The Transport Planning Service has made no objection.
- Traffic congestion - The small-scale use will not result in any traffic congestion. The Transport Planning Service has made no objection.
- Over provision of car parking - It is acknowledged that only 1 parking space should be provided between lodges along with two visitor/staff spaces next to the reception/laundry/store lodge. It is submitted that the level of parking can be controlled through the use of an appropriate condition.
- Noise pollution - No issue of noise or disturbance has been identified by the Environmental Health Service subject to a Noise Management Plan which the appellant is content to provide.
- Light pollution - No issue of light pollution has been identified.
- Traffic pollution - This small-scale use will not result in any traffic pollution
- Does not conform to the Local Development Plan - The policies of the Local Development have been considered in detail within this statement and it is submitted the proposal is in conformity.
- The site forms part of the flood plain - As stated the appellant will undertake a Flood Risk Assessment to the satisfaction of Perth and Kinross Council prior to any work beginning on site.
- Reduction in privacy - The proposed glamping lodges are orientated south west and will not result in any loss of privacy for residents.
- Security concerns - The appellant has operated their existing business for over 3 years with no issues in relation to security. It is not envisaged the proposed glamping lodges will result in any security risk for residents. All guests are identified via secure websites and online payments in advance and car registrations will be recorded.
- Impacts on ecology - As stated the appellant will undertake an Ecology Assessment to the satisfaction of Perth and Kinross Council. It is intended that the proposal with associated landscape scheme will enhance biodiversity and habitats. In addition, the proposed rewilding of a substantial area to the south-west of the appeal site up to the Coral Burn will further enhance the ecology of the area over and above what traditional agricultural use would do.
- Impact on River Tay Special Area of Conservation - This issue will be fully assessed as part of the Flood Risk Assessment with no impact demonstrated.

Therefore, there is no material consideration raised by the letters of objection which would justify refusal of planning permission.

11. Conclusion

The application for review seeks planning permission for a small-scale development providing an additional 5 visitor glamping lodges as an extension to an established and thriving business. The proposal has been designed to have very minimal (if any) impact on the landscape setting or the character of the area. The area has developed organically over time with a wide range of property types, ages and characters in evidence, there appears no established development pattern. Further, there are a number of mixed residential and business uses in evidence in immediately neighbouring properties including base for a large plumbing and heating company, flower growing and florist, other holiday let house. As a result, the proposed small tourist accommodation will have no effect on the character of the area. The appellant acknowledges that a number of technical studies must be completed and approved by Perth and Kinross Council, however these reports are prohibitively expensive for a small business such as the appellant, and therefore appropriately worded suspensive conditions are promoted to ensure the necessary information is provided to the satisfaction of Perth and Kinross Council prior to the start of any development on site. Without some pragmatism in relation to this issue the requirement for the many technical reports is likely to hinder small businesses from growing.

It is considered that the proposal complies with all policies of the Scottish Government and Perth and Kinross Local Development Plan and as a result we would respectfully request the application for review be upheld and planning permission APPROVED subject to the following suggested suspensive conditions.

1. Prior to the commencement of any development on site a Flood Risk Assessment must be lodged for the approval of Perth and Kinross Council.
2. Prior to the commencement of any development on site a Drainage Impact Assessment must be lodged for the approval of Perth and Kinross Council.
3. Prior to the commencement of any development on site an Ecological Assessment must be lodged for the approval of Perth and Kinross Council and any mitigation provided on site.
4. Prior to the commencement of any development on site a Landscape Plan including details of tree protection details must be lodged for the approval of Perth and Kinross Council.
5. Only one parking space must be provided with each lodge.
6. Prior to the commencement of work a Noise management Plan shall be lodged for the approval of Perth and Kinross Council and thereafter the use operated in accordance with the approved Noise Management Plan.

Suller & Clark
July 2022



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 100531254-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Change of use for the siting of 5 bespoke lodges, a reception building, individual parking at each lodge and recycling/waste storage.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

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:	Glampitect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Calum	Building Name:	
Last Name: *	McLeod	Building Number:	113
Telephone Number: *		Address 1 (Street): *	St John's Road
Extension Number:		Address 2:	Corstorphine
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 7SB
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

WATERLOO FARM

Address 2:

WATERLOO

Address 3:

BANKFOOT

Address 4:

Address 5:

Town/City/Settlement:

PERTH

Post Code:

PH1 4AP

Please identify/describe the location of the site or sites

Northing

737069

Easting

305696

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

2957.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Rough grass field.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.	
How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	<input style="width: 100%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 100%;" type="text" value="12"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
<input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? *	
<input type="checkbox"/> New/Altered septic tank. <input checked="" type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *	
The lodges and reception building will drain into a water treatment plant, discharging into a suitably sized soakaway, this can be seen in more detail on drawing 210949-01-04.	
Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (e.g. SUDS arrangements) *	
Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	
Are you proposing to connect to the public water supply network? *	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, using a private water supply <input type="checkbox"/> No connection required	
If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).	

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Recycling and waste storage will be situated at the entrance. Site staff will then remove the bins and move them to the roadside on collection days.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☒ Yes ☐ No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Don't Know

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

195

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Glamping timber lodges.

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Calum McLeod

On behalf of: Forgandenny Property Limited

Date: 10/02/2022

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☒ Yes ☐ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Market Research document.

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Calum McLeod

Declaration Date: 10/02/2022

Payment Details



Forgandenny Property Limited
c/o Glampitect
Calum McLeod
113 St John's Road
Corstorphine
Edinburgh
EH12 7SB

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **22nd April 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **22/00265/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 25th February 2022 for Planning Permission for **Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works Waterloo Farm Waterloo Bankfoot Perth PH1 4AP**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. There is a lack of information, a detailed flood risk assessment has not been submitted with this application. The site is susceptible to flooding as identified by PKC Flooding consultation response. As a result, the proposal is contrary to Policy 52 New Development and Flooding of the Perth and Kinross Local Development Plan 2.
2. There is a lack of information, there is no drainage impact assessment illustrating how surface water and foul drainage will be managed to comply with Policy 53B: Water Environment and Drainage: Foul Drainage, Policy 53C: Water Environment and Drainage: Surface Water Drainage and Policy 47: River Tay Catchment Area of the Perth and Kinross Local Development Plan 2, 2019.
3. The proposal is contrary to Policy 41: Bio-diversity of Perth and Kinross Local Development Plan 2, as no survey information has been provided on the sites relationship with ecology, in particular potential European Protected Species which are likely to utilise the Corral Burn. Accordingly, the ecological impact of the development cannot be ascertained, and it cannot be shown that any impact can be satisfactorily mitigated to ensure the protection of wildlife and wildlife habitats.

4. The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area. The sense of identity that the existing building group has will be eroded by extending built development into an open field and the design and density does not compliment the surrounding building pattern. Accordingly, the proposal is contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.
5. The proposal is contrary to criterion within Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, the proposed caravan site would change the character and amenity of this predominantly residential rural building group (c), the siting of these caravans, in this location is not appropriate taking account of landscape and the environmental capacity of the site (d).
6. The proposal is contrary to Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites of the Perth and Kinross Local Development Plan 2, 2019 as the proposal fails to comply with the placemaking policies 1A and 1B.
7. There is a lack of information as no tree survey or tree constraints/root protection plan has been submitted. The application cannot be assessed against 40A and 40B of the Perth and Kinross Local Development Plan 2 (2019).

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

01	10
02	11
03	12
04	13
05	14
06	
07	
08	
09	

Date	Description	Rev	By
Revision Description			

Project:
Proposed Glamping Site - For Forgandenny Property
Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP

Drawing Title:
AERIAL VIEW

Drawing Number:

210949-01-00

Revision:	-
Date:	13-10-21
Scale:	NTS
Drawn By:	TA
CAD Dwg File:	-
Checked By:	CW

Issue Status:

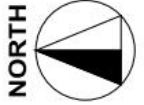
Full Planning Application



OWNERSHIP BOUNDARY

SITE BOUNDARY
SITE AREA = 2957 m²





WATERSHIP BOUNDARY
SITE BOUNDARY
SITE AREA = 2857 m²



Date	Description	Rev	By
13/10/21	Revised boundaries	A	TA

Revision Description

Project: Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title: LOCATION PLAN

Drawing Number: 210949-01-01

Revision:	A
Date:	13/10/21
Scale:	1:2500 @ A1
Drawn By:	TA
CAD Drawn File:	CW
Checked By:	CW
Issue Status:	

Full Planning Application

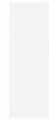
KEY TO SYMBOLS



EXISTING TREES



EXISTING HEDGE



EXISTING STRUCTURES

EXISTING FENCE



NOTE : Please do not scale from this key.

Date	Description	Rev	By
	Revision Description		



Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, Perth, PH1 4AP
Drawing Title:
EXISTING SITE PLAN

Drawing Number

210949-01-12

Revision:

Date: 22.02.22

Scale: 1:200 @ A1

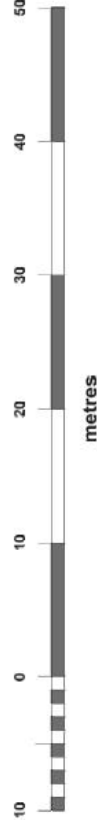
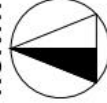
Drawn By: TA

CAD Drawn By: CW

Issue Status: CW

Full Planning Application

NORTH



OWNERSHIP BOUNDARY

SITE BOUNDARY

SITE AREA = 2857 m2

KEY TO SYMBOLS

- LODGE WITH PATIO
- NEW FENCE
- EXISTING TREES
- EXISTING HEDGE
- SHRUBBERY
- NEW INDIGENOUS TREE
- LIGHTING BOLLARD
- NEW PERMEABLE TRACK

NOTE : Please do not scale from this key.

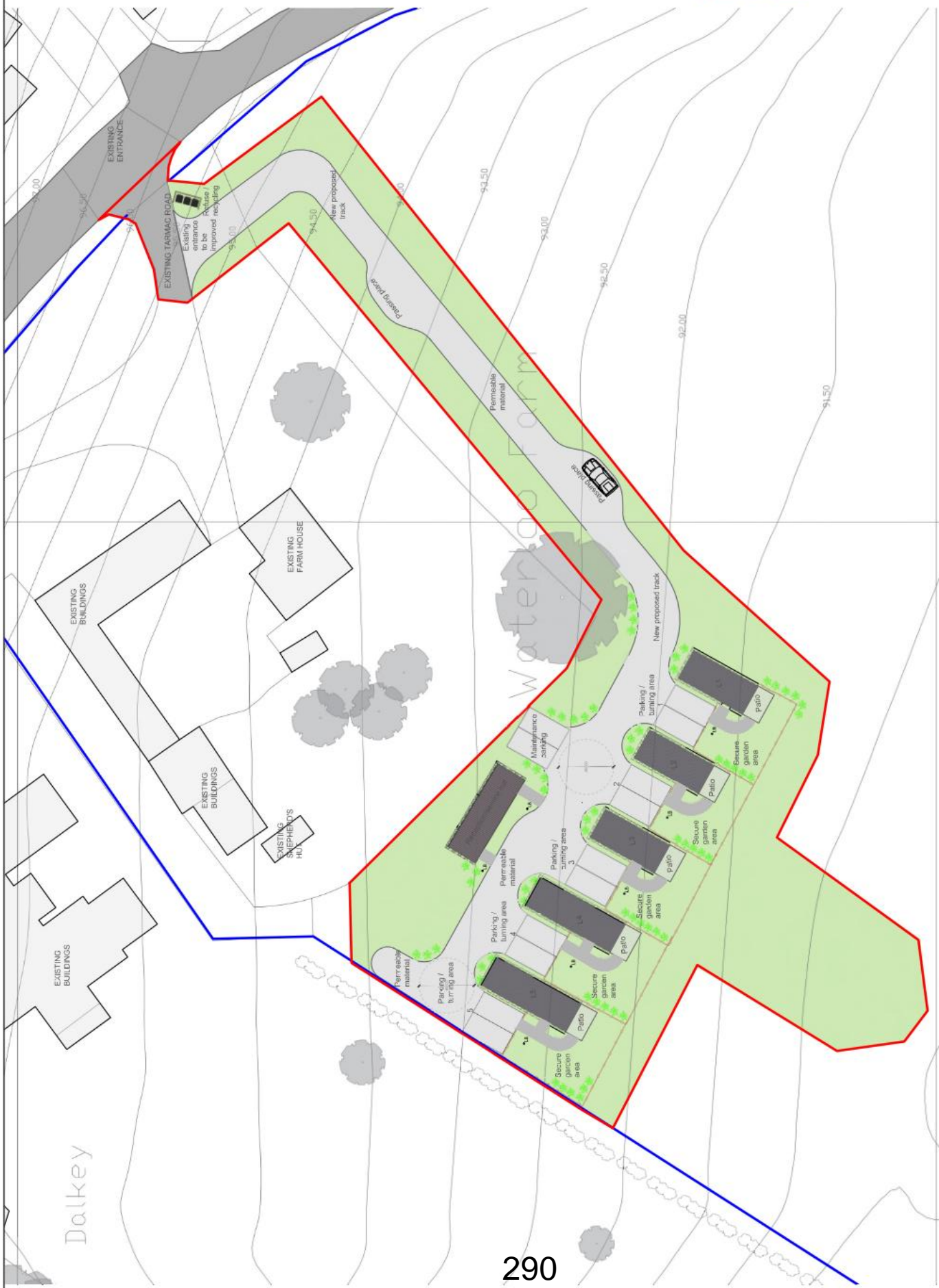
Date	Description	Rev	By
28/11/21	Revised per client request	1	TA
28/11/21	Revised per client request	2	TA



Project:
 Proposed Glamping Site - For Forganndy Property Limited
 Waterloo Farm, Waterloo, Bankfoot, Perth, PH1 4AP

Drawing Title:
 PROPOSED SITE PLAN

Drawing Number	210949-01-02
Revision:	B
Date:	13-10-21
Scale:	1:200 @ A1
Drawn By:	TA
CAD Drawn By:	TA
Checked By:	CW
Issue Status:	Full Planning Application



NORTH

Scale bar: 0 to 50 metres

OWNERSHIP BOUNDARY

SITE BOUNDARY

SITE AREA = 2357 m2

Date	Description	Rev	By
22/02/22	Planning amendments	A	TA

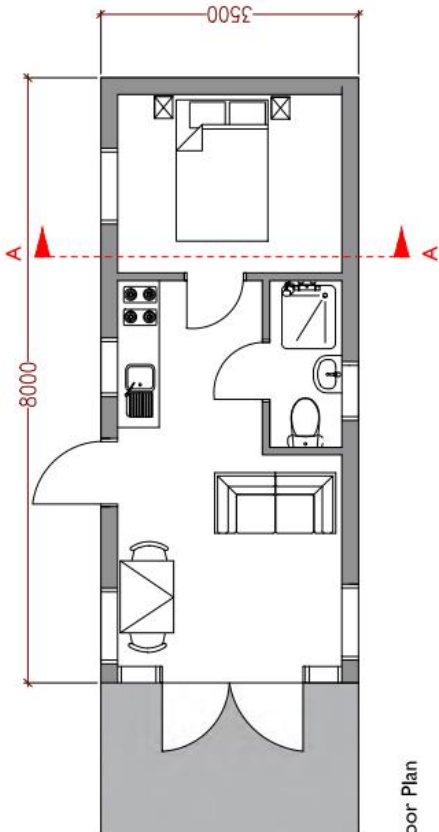
Revision Description

Project:
Proposed Glamping Site - For Forgardenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
LODGE ELEVATIONS

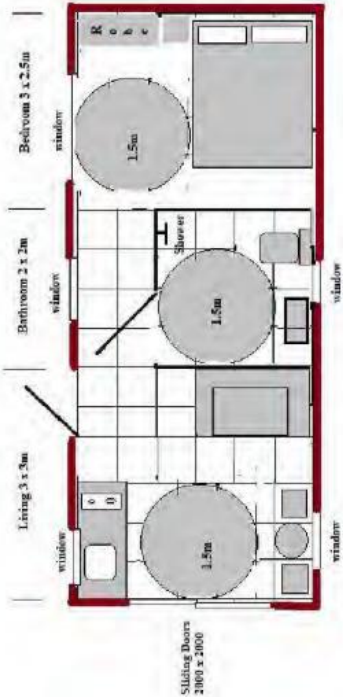
Drawing Number:
210949-01-10

Revision: A
Date: 13-10-21
Scale: 1:50 @ A2
Drawn By: TA
CAD Dwg File: -
Checked By: CW
Issue Status:

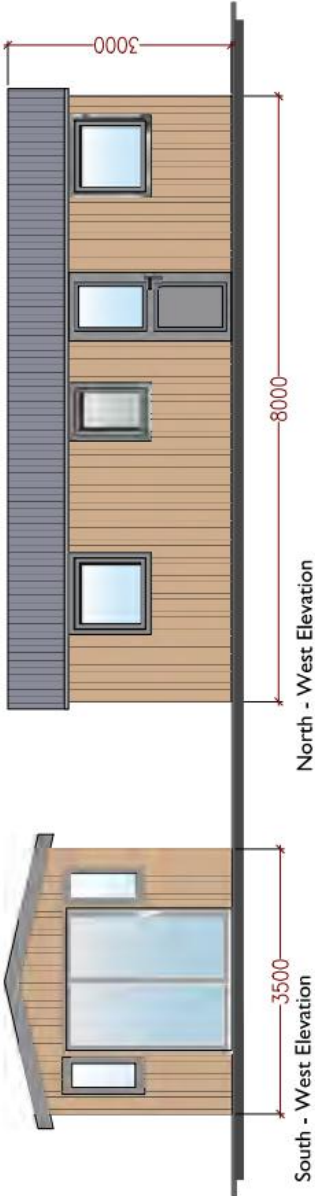
Full Planning Application



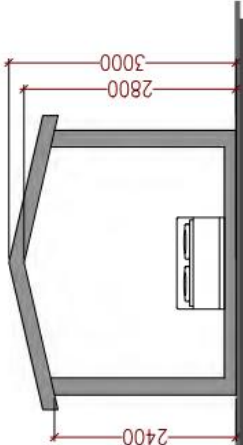
Floor Plan



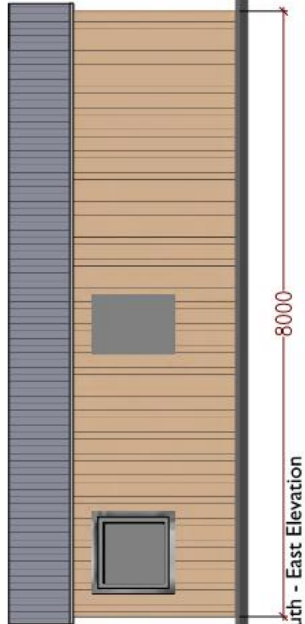
Accessible lodge floor plan variation



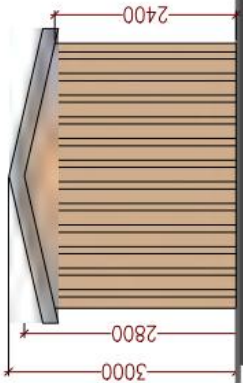
North - West Elevation



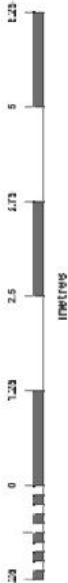
Cross Section A-A



South - East Elevation



North - East Elevation



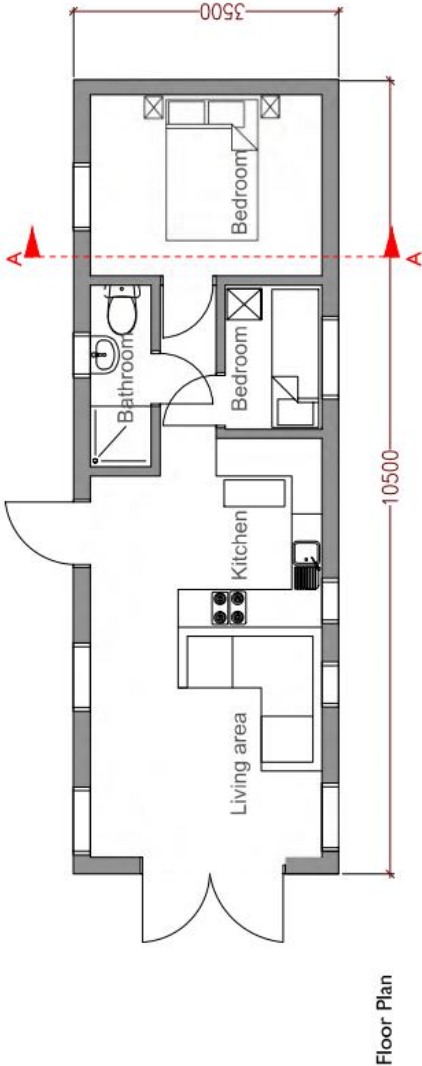
Date	Description	Rev	By
22/02/22	Planning amendments	A	TA

Revision Description

Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
LODGE ELEVATIONS

Drawing Number:
210949-01-09

Revision: A
Date: 13-10-21
Scale: 1:50 @ A2
Drawn By: TA
CAD Dwg File: -
Checked By: CW
Issue Status:



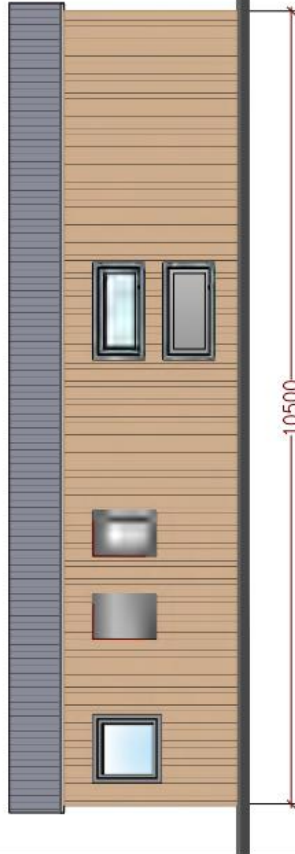
Floor Plan



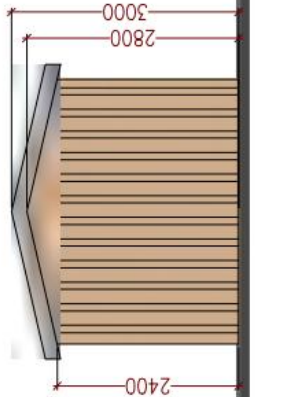
North - West Elevation



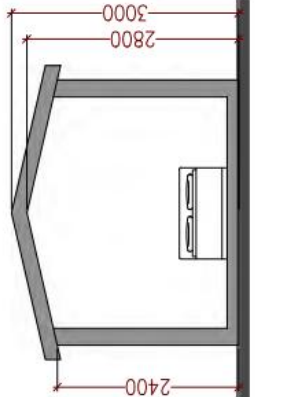
South - West Elevation



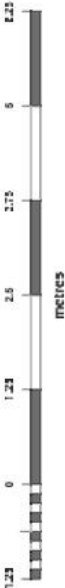
South - East Elevation



North - East Elevation



Cross Section A-A



22/02/22	Planning amendments	A	TA
Date	Description	Rev	By

Revision Description

Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
RECEPTION LODGE ELEVATIONS

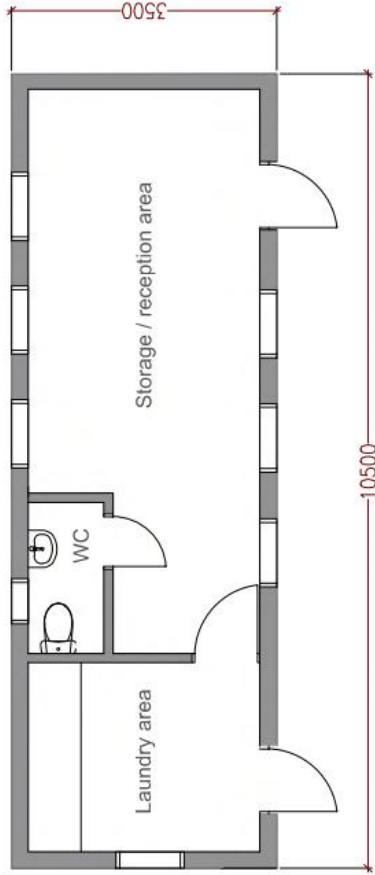
Drawing Number:
210949-01-11

Revision: A
Date: 13-10-21
Scale: 1:50 @ A2
Drawn By: TA
CAD Dwg File: -
Checked By: CW

Issue Status:

Full Planning Application

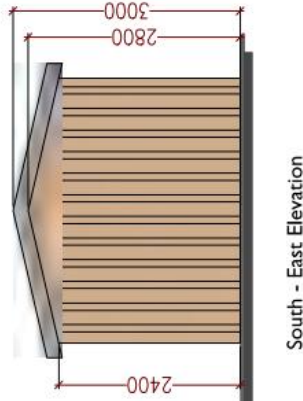
A2



Floor Plan



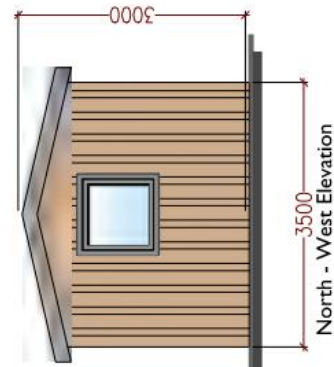
South - West Elevation



South - East Elevation



North - East Elevation



North - West Elevation



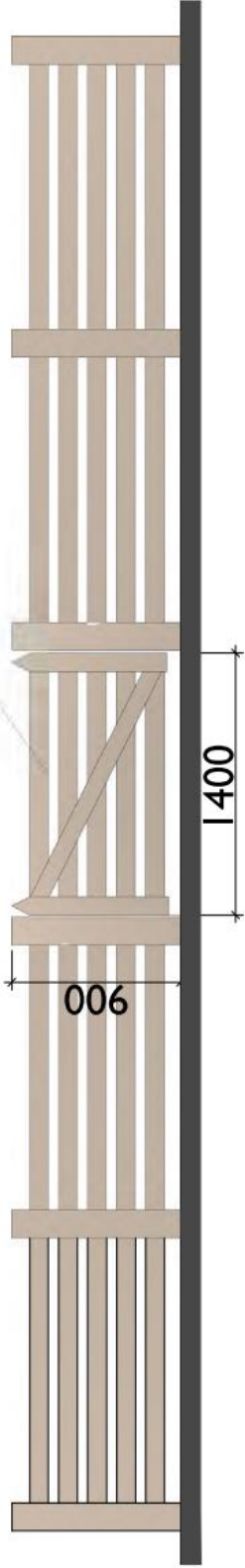
Date	Description	Rev	By
Revision Description			

Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
FENCING & BIN STORE ELEVATIONS

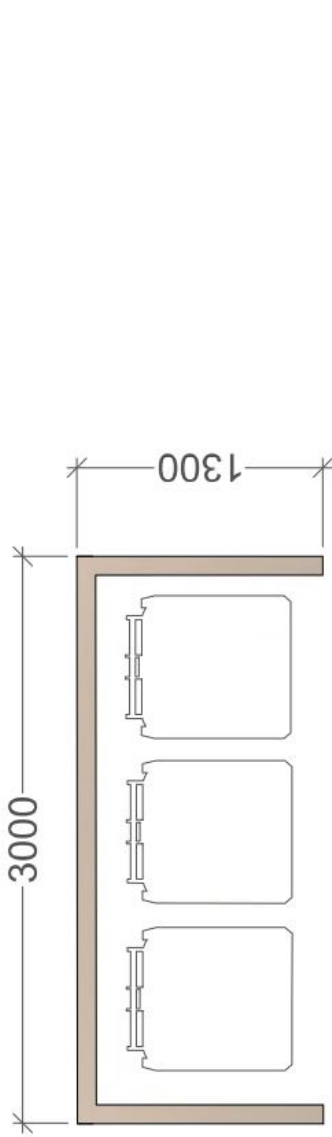
Drawing Number:
210949-01-13

Revision:	-
Date:	21-02-22
Scale:	1:20 @ A2
Drawn By:	TA
CAD Dwg File:	-
Checked By:	CW
Issue Status:	

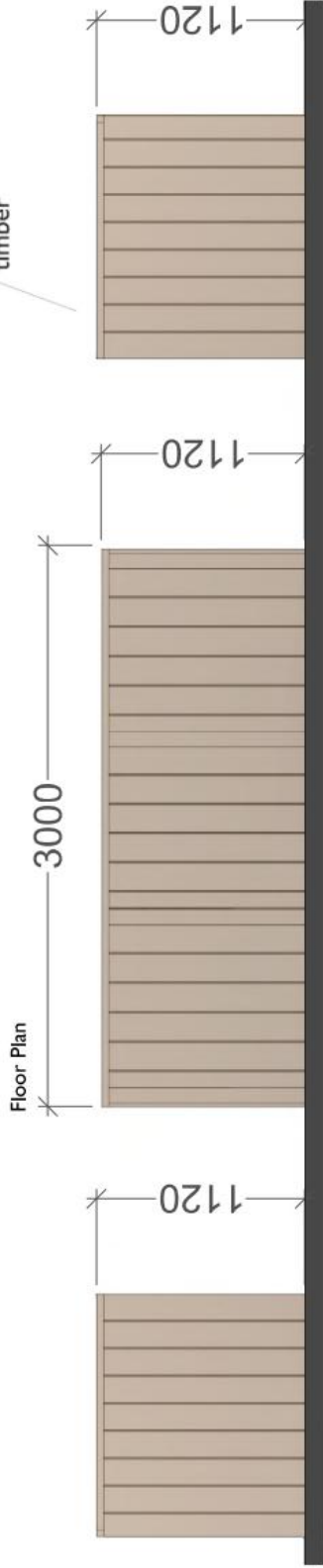
Treated timber fencing to match existing fencing



Example Fencing Elevation



Vertical treated timber



South Elevation

East Elevation

North Elevation

Bin Store Plan & Elevations



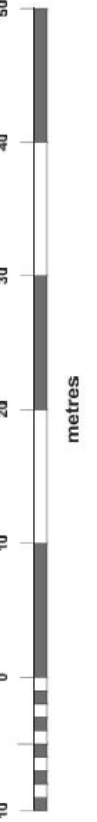
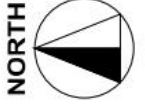
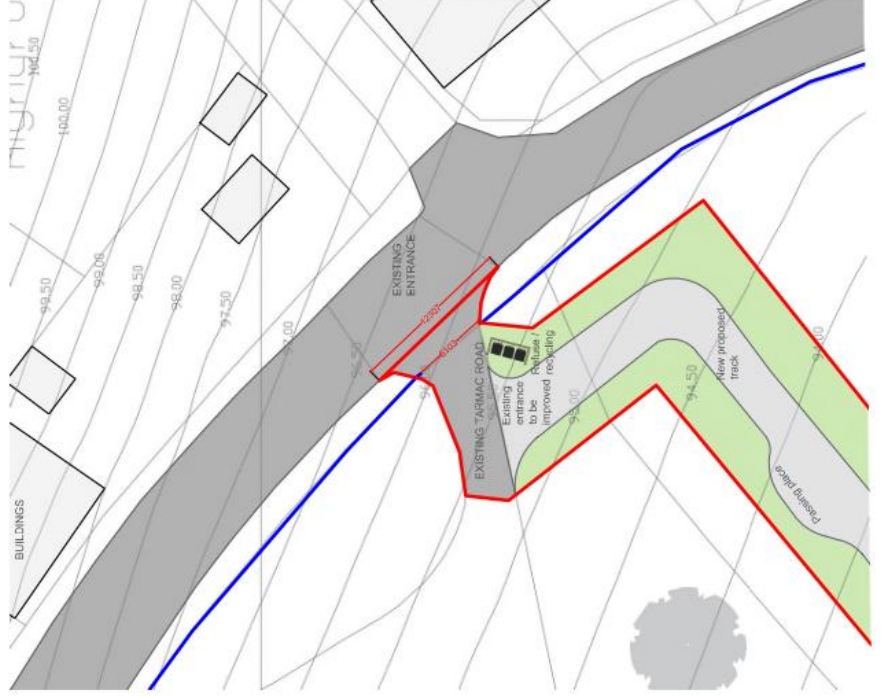
scale bar in metres



Existing gated entrance into site.



Main access road to site facing North-West.



OWNERSHIP BOUNDARY

SITE BOUNDARY

SITE AREA = 2357 m²

Date	Description	Rev	By



Project:
Proposed Glamping Site - For Forgandenny Property
Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
ROAD AND ACCESS PLAN

Drawing Number:
210949-01-06

Revision:
Date: 13-10-21
Scale: 1:200 @ A1
Drawn By: TA
CAD Drawn By: -
Checked By: CW



296

OWNERSHIP BOUNDARY

SITE BOUNDARY

SITE AREA = 2357 m²

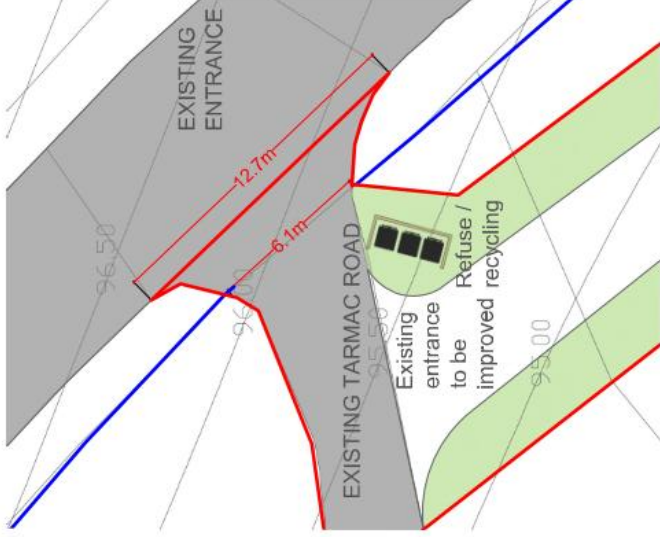
scale bar in metres



P1 - Visibility of access road facing South.



P2 - Visibility of access road facing North.



Detailed view of existing access into site.
Scale 1:100 @A1



KEY TO SYMBOLS



VISIBILITY SPLAY

Date	Description	Rev	By

Revision Description

12/07/2019 Rev 1/2002



Project:
Proposed Glamping Site - For Forgandenny Property
Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP

Drawing Title:
VISIBILITY SPLAY

Drawing Number:

210949-01-07

Revision:

Date: 12-10-21

Scale: 1:300 @ A1 - Unless otherwise stated

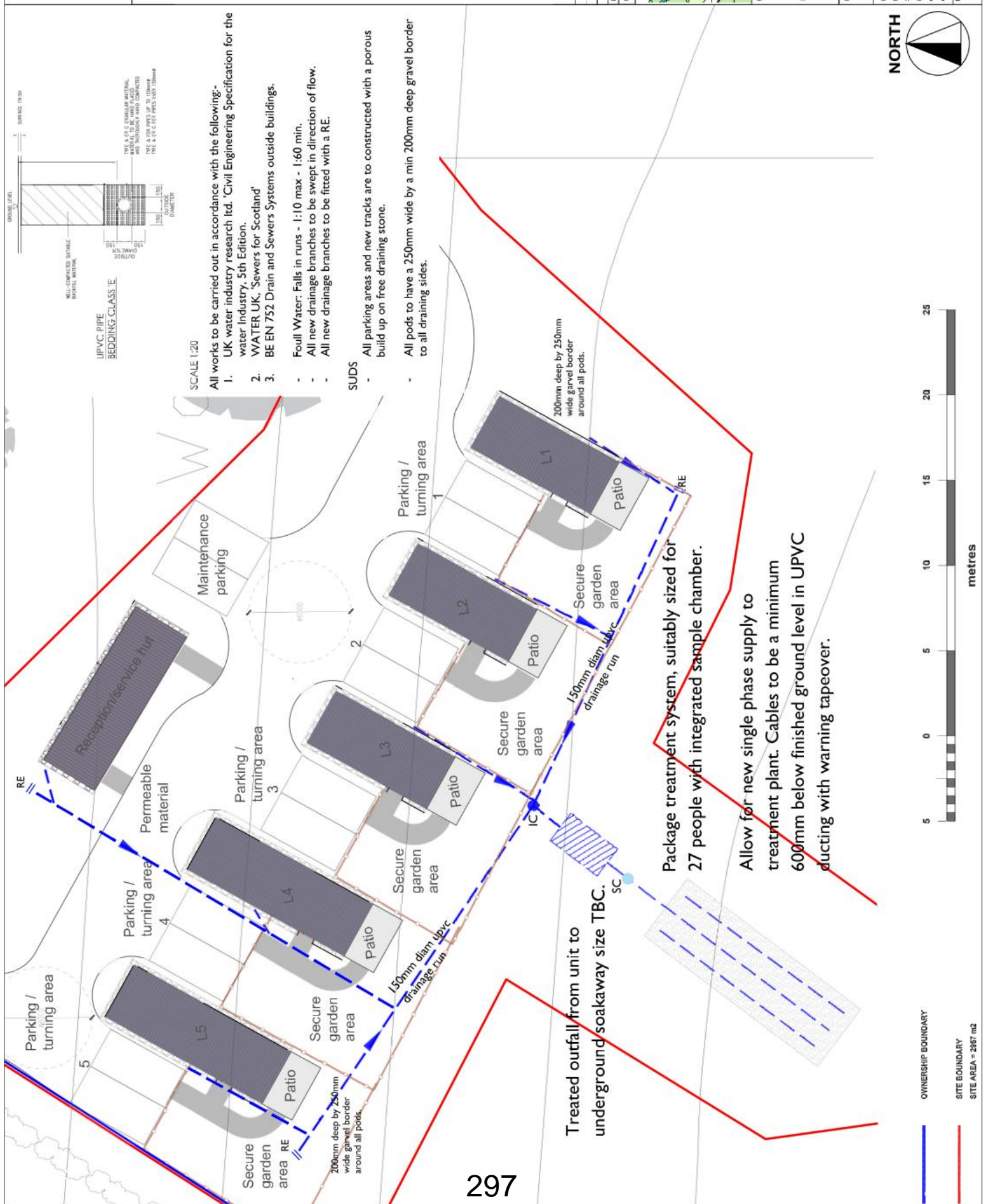
Drawn By: TA

CAD Drawn By: -

Checked By: CW

Issue Status:

Full Planning Application



KEY TO SYMBOLS



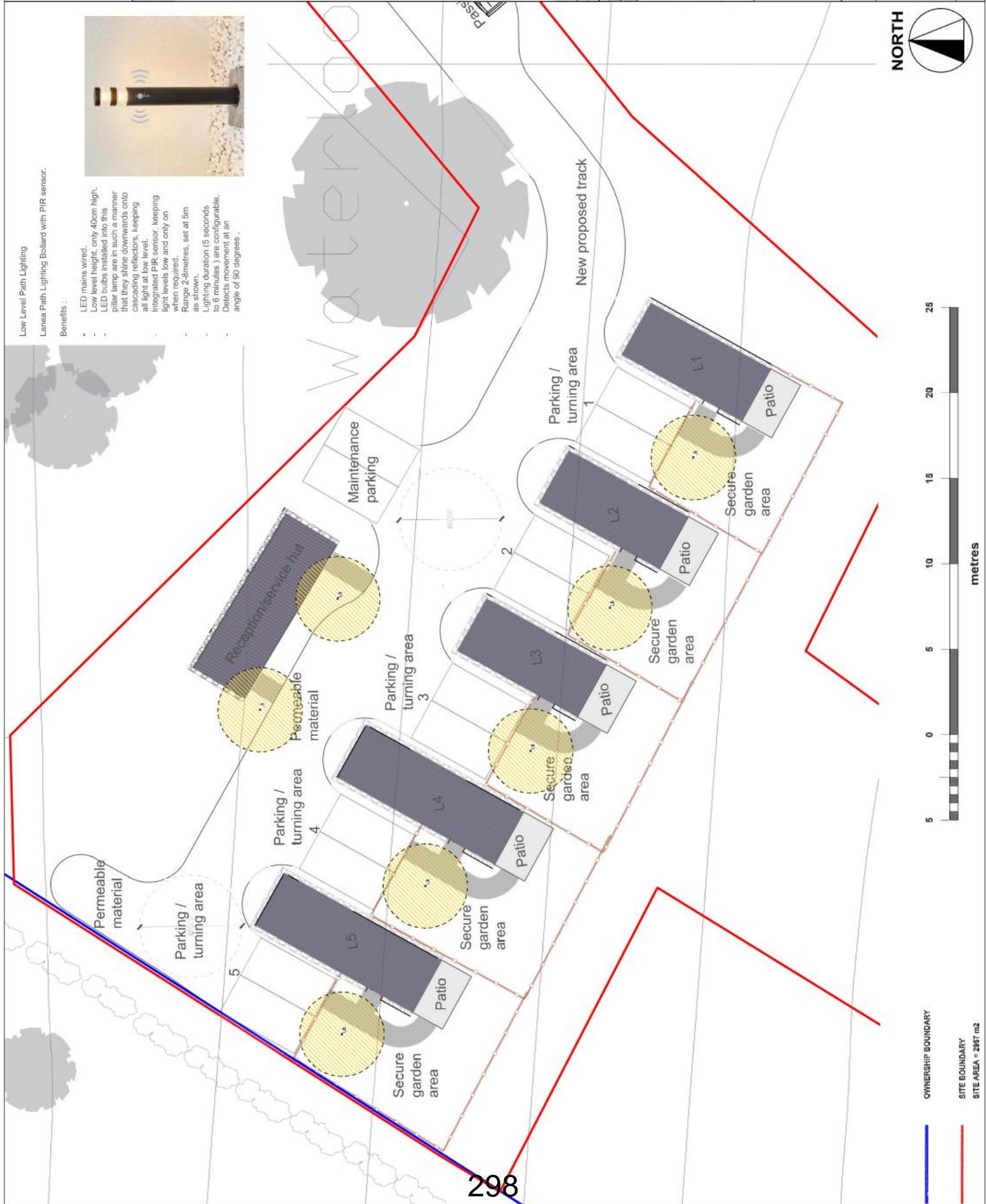
LOW LEVEL LIGHTING BOLLARD
7m, TO BE INSTALLED
LIGHTING SPREAD SHOWN AS 5m

Low Level Path Lighting

Laneia Path Lighting Bollard with PIR sensor.

Benefits :

- LED mains wired.
- Low level height, only 40cm high.
- LED bulbs installed into this pillar lamp are in such a manner that they shine downwards onto cascading reflectors, keeping all light at low level.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Range 2-8metres, set at 5m as shown.
- Lighting duration (5 seconds to 6 minutes) are configurable.
- Detects movement at an angle of 90 degrees.



Date	Description	Rev	By

LOCATION PLAN 1:200



Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title:
LIGHTING PLAN

Drawing Number:
210949-01-05

Revision:
Date: 12-10-21
Scale: 1:100 @ A1
Drawn By: TA
CAD Drawn By: -
Checked By: CW
Issue Status:

REPORT OF HANDLING

DELEGATED REPORT

Ref No	22/00265/FLL	
Ward No	P5- Strathtay	
Due Determination Date	24th April 2022	
Draft Report Date	20th April 2022	
Report Issued by	JHR	Date 20.04.2022

PROPOSAL: Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works

LOCATION: Waterloo Farm Waterloo Bankfoot Perth PH1 4AP

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for the siting of 5 lodges (caravans) and the erection of a reception building and associated works on existing grassland at Waterloo Farm, Waterloo to the north of Bankfoot. There are three, one-bedroom lodges and two, two-bedroom lodges proposed.

Access to the site will be from the B867. The existing access into Waterloo Farmhouse will be utilised, thereafter a new track will be formed around the curtilage of the category C listed building to the proposed caravans.

SITE HISTORY

06/00070/REM Erection of 9 apartment house and garages (resubmission 04/02443/REM) 17 March 2006 Application Approved

16/01085/LBC Internal alterations 31 August 2016 Application Approved

17/00864/LBC Alterations 31 July 2017 Application Approved

18/01053/FLL Change of use of land and siting of caravan for holiday accommodation 16 July 2018 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: None

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 8: Rural Business and Diversification

Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites

Policy 27A: Listed Buildings

Policy 39: Landscape

Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy

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

Policy 47: River Tay Catchment Area

Policy 52: New Development and Flooding

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 56: Noise Pollution

Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

OTHER POLICIES

National Roads Development Guide

Placemaking SPG

CONSULTATION RESPONSES

Structures And Flooding – Object to the application.

Environmental Health (Noise Odour) – Note that the proposed site layout would not meet the requirements of a Caravan Site Licence.

Conservation Team – No objection.

Transport Planning – No objection subject to conditional control.

Scottish Water – No objection.

REPRESENTATIONS

Fifteen representations have been received on the application. Fourteen objects to the application while one supports the proposal.

The letters of objection raise the following points:-

- Adverse effect on visual amenity
- Inappropriate housing density
- Inappropriate landuse
- Loss of open space
- Loss of trees
- Out of character with the area
- Over intensive development
- Overlooking
- Road safety concerns
- Traffic congestion
- Over provision of car parking
- Noise pollution
- Light pollution
- Traffic pollution
- Does not conform to the Local Development Plan.
- The site forms part of the flood plain. Flood Risk.
- Reduction in privacy.
- Security concerns.
- Impacts on ecology.
- Impact on River Tay Special Area of Conservation.

The above matters are addresses under the appraisal section below. The following matters are best addressed at this stage:-

- Loss of house value – this is not a material planning consideration
- Concerns that the development could result in further development creep - Any increase in numbers and size would require further assessment.

The letter of support raises the following points:-

- Employment provision.
- Enhances character of the area.
- Results in environmental improvements.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations AA Not Required – Refusal
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan and the adopted LDP2.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Policy 8: Rural Business and Diversification is of relevance in the determination of any tourist related development.

This confirms that 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, 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.

The site is not within a defined settlement boundary. It is located adjacent to an existing grouping of buildings at the northern end of Waterloo which predominantly consist of residential dwellings. The exception is the category C listed Waterloo Farmhouse and associated shepherd hut within the curtilage (approved under application 18/01053/FLL) which are operated on a commercial basis as holiday accommodation.

This proposal seeks the formation of 5 caravans (pods) to the south of Waterloo Farmhouse and shepherd hut. This would result in 7 holiday units next to the fifteen residential properties which make up the northern Waterloo building group.

Proposals under Policy 8 are required to meet several criteria. The applicable criteria to this proposal is listed in italics below with the consideration of the criteria thereafter;

a) that the proposal will contribute to the local economy through the provision of visitor accommodation – the proposal will contribute to the local economy by providing further visitor accommodation.

b) the proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns – There is a bus stop within Waterloo some 420 metres

to the southwest of the site which provides options for sustainable travel patterns to be utilised instead of a reliance on private car use.

c) the proposed use is compatible with surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site – Representations highlight concerns with noise and loss of residential amenity with the increase in the number of holiday units at the site.

Currently there are two commercial holiday lets and fifteen residential properties at the northern Waterloo building group. If this application was approved this would change to seven commercial holiday lets and fifteen residential properties. This would result in a concentration of holiday makers to the southwest of the grouping and undoubtably change the character and amenity of this predominantly residential rural grouping.

From a land use and planning perspective the increase in holiday accommodation is not considered to be compatible with the amenity of adjacent residential properties which are located in close proximity to the site. While colleagues in environmental health recommend the use of a noise management plan to limit noise given the intensification of the use and without any onsite supervision the proposal is still considered contravene criterion (c).

d) the proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site – The proposal would result in the siting of caravan/pods in an open field with limited landscape containment. This would result in the existing building group being extended into an open field with little site containment contrary to criterion (d).

e) the proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities – While the proposal does relate to an existing holiday business, there are no site-specific qualities which would set the site apart from others.

Taking the above into account the proposal is considered to conflict with Policy 8: Rural Business and Diversification.

Policy 9B is also applicable in the assessment of the application. This confirms that proposals for new or expanded sites for holiday – related uses will be supported where the proposals are compatible with Policy 1 – Placemaking. However, the issues identified under policy 8 also results in a conflict with Policy 1 which is discussed in greater detail below.

Design, Layout and Landscape

Caravan sites require both planning permission and a site licence.

The consultation response from Environmental Health notes that the lodges would fall under the definition of caravans and therefore an amendment to the existing site licence for the shepherd hut unit (CS/PK/01/18) would be required.

The plans and the accompanying planning statement that it is the intention to provide 2 car parking spaces adjacent to each unit. Model conditions attached to caravan site licences, including the current licence held by the applicant for the existing unit states that only one car may be parked between units. This condition is in line with Scottish Government guidance in relation to the Fire (Scotland) Act 2005 and stipulates; one car only should be permitted to park between adjoining units subject to the entrance to the unit not being obstructed.

Environmental Health note that this layout would need amended to enable them to issue a site licence. On this basis the submitted layout is not capable of implementation.

Notwithstanding this issue it is still prudent to assess the sites relationship with the placemaking policies.

The caravans are timber clad with a patio area to the south. They are set out in a linear fashion which is dictated by the access road. The layout does not contribute positively to the quality of the surrounding built and natural environment. The design, density and siting of development does not respect the character and amenity of this building group at Waterloo due to extending development into an open field. The proposal fails to comply with Policy 1A: Placemaking. This also results in a conflict with Policy 1B: (a) as the sense of identity that the existing building group has will be eroded. (b) that extending the building group into an open field does not respect the wider landscape character of the area. (c) that the design and density does not compliment the surrounding building pattern.

Residential Amenity

The proposals relationship to residential amenity has already been considered as unacceptable during the assessment against criterion within Policy 8: Rural Business and Diversification.

Roads and Access

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals encourages sustainable travel patterns and also seeks compliance with the National Roads Development Guide.

The vehicle access to the public road network for the site will be via the existing vehicle access for Waterloo Farm. This access leads directly onto the B867. There is an existing entrance to the field which will be improved and the new access track to the lodges will have two passing places.

Consultation with transport planning offer no objection subject to conditional control. Satisfactory visibility splays from the Waterloo Farm entrance have also been provided. The site has multiple turning areas. The level of car parking proposed for each lodge is in line with requirements of the National Roads Development Guide. The sites relationship to sustainable transport has already been assessed as acceptable during consideration of criterion within Policy 8: Rural Business and Diversification.

Drainage and Flooding

Flooding

Based on the SEPA flood map the site is not susceptible to flooding. However, letters of representation raise concerns with flood risk.

Consultation has been undertaken with the PKC Flooding Team. They note that the Corral Burn runs close to the southern boundary of the site. Due to the catchment size, the section of the Corral Burn adjacent to the proposed site is not included in the SEPA mapping therefore the flood risk from this source is uncertain. The site is not within the high/med/low surface water flood risk envelope (which can be indicative of flood risk from smaller watercourses but has increased uncertainty). We note an objection comments highlights this is floodplain, although no evidence of previous flooding has been submitted.

A review of the local topography indicates that the left hand bank is higher than the right, although the left-hand (northern) floodplain has a lower gradient. There is approximately a 1.2m difference in ground elevation from the left hand bank to where the chalets are located. We do however note that a bridge is located approximately 150m downstream and its condition and size is unclear. Furthermore, the gradient of the right hand (southern) floodplain increases downstream and is constrained by an access road running north-eastwards towards the bridge. These factors may introduce a throttling effect and force floodwater onto the left-hand floodplain. Given this uncertainty a precautionary approach should be taken and a flood risk assessment (FRA) undertaken in line with the PKC Flood Risk and Flood Risk Assessment guidance. All sources of flood risk should be considered. Hydraulic modelling may not be required as part of the assessment, if it can be clearly demonstrated that the site is not at risk from the adjacent watercourse (including back up from the d/s structure).

The proposal does not illustrate compliance with Policy 52: New Development and Flooding.

Surface Water

The PKC LDP Supplementary Guidance (Flood Risk and Flood Risk Assessments) states that a Drainage Impact Assessment (DIA) is required on developments with an impermeable surface less than 1000m² if they may affect sensitive areas, e.g., areas affected by flooding. PKC take a precautionary approach to flooding issues, and because the mechanisms of flooding cannot be fully established for the site, it is recommended that a DIA is undertaken.

The proposed drainage plan states that 'all parking areas and new tracks are to be constructed with a porous build up on free draining stone' and that 'pods to have a 250mm wide by a min 200mm deep gravel border to all draining side'. We are concerned whether the surface water drainage proposed is sufficient and provides adequate treatment and attenuation.

PKC Flooding require the following conditions to be met as outlined within the Perth LDP Flood Risk and Flood Risk Assessments Supplementary Guidance 2021:

1. Percolation tests will be required, and the results forwarded to the Flooding Team for approval
2. It will need to be demonstrated that hydrological and hydrogeological conditions are suitable and the time for emptying will not be excessive
3. The soakaway should be designed to accommodate the 200-year event with a 35% increase in peak rainfall intensity to account for climate change

This applies to the parking/track areas, gravel border and soakaway. The proposal does not illustrate compliance with Policy 53C: Water Environment and Drainage: Surface Water Drainage.

Foul Drainage

The proposed drainage plan shows that foul water will be managed using a package treatment system (suitable for 27 people) connected to a soakaway located ~25m from the watercourse. As noted above percolation testing will be required for the soakaway and, given the potential flood risk, we advise that this is located outside of the floodplain, and designed to minimise the potential for washout and pollution during flood events. Further investigation as noted above in the flood risk section is needed to determine if the location of the septic tank and soakaway is viable.

The proposal does not illustrate compliance with Policy 53B: Water Environment and Drainage: Foul Drainage or Policy 47: River Tay Catchment Area

Conservation Considerations

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

From a review of the plans the proposed development will affect the setting of the listed bridge to a degree, especially with the vehicular access passes the front elevation of the listed building. However, consultation with the conservation officer confirms they have no objection.

There is no conflict with Policy 27A: Listed Buildings.

Natural Heritage and Biodiversity

When determining a planning application, the planning authority is required to have regard to the Habitats Directive and the Habitats Regulations. Consideration of how 'European Protected Species' (EPS) are affected must be included as part of the consent process, not as an issue to be dealt with at a later stage. Three tests must be satisfied before the Scottish Government can issue a license under regulation 44(2) of the Habitats Regulations so as to permit otherwise prohibited acts.

Letters of representation highlight concerns that the development could impact on ecology including European Protected Species (such as otters and Beavers). Due to the construction works and the proximity of the site to the Corral Burn an ecology survey is required to enable assessment against Policy 41: Biodiversity.

There is a tree resource next to the access track which are important to the setting of listed building, as set out in the Conservation Officer's consultation response. Given the size of the trees the new access track will likely encroach into and adversely affect the root protection area and longevity of the tree resource. The relationship between the trees and the access track requires further investigation to enable assessment against Policy 40A and 40B.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

There would be an economic impact associated with the construction phase and operation of the development.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons

- 1 There is a lack of information, a detailed flood risk assessment has not been submitted with this application. The site is susceptible to flooding as identified by PKC Flooding consultation response. As a result, the proposal is contrary

to Policy 52 New Development and Flooding of the Perth and Kinross Local Development Plan 2.

- 2 There is a lack of information, there is no drainage impact assessment illustrating how surface water and foul drainage will be managed to comply with Policy 53B: Water Environment and Drainage: Foul Drainage, Policy 53C: Water Environment and Drainage: Surface Water Drainage and Policy 47: River Tay Catchment Area of the Perth and Kinross Local Development Plan 2, 2019.
- 3 The proposal is contrary to Policy 41: Bio-diversity of Perth and Kinross Local Development Plan 2, as no survey information has been provided on the sites relationship with ecology, in particular potential European Protected Species which are likely to utilise the Corral Burn. Accordingly, the ecological impact of the development cannot be ascertained, and it cannot be shown that any impact can be satisfactorily mitigated to ensure the protection of wildlife and wildlife habitats.
- 4 The layout of the proposal is not considered to respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area. The sense of identity that the existing building group has will be eroded by extending built development into an open field and the design and density does not compliment the surrounding building pattern. Accordingly the proposal is contrary to Policy 39: Landscape as well as placemaking Policy 1A and 1B of the adopted Perth and Kinross Local Development Plan 2 2019.
- 5 The proposal is contrary to criterion within Policy 8 Rural Business and Diversification, of the adopted Perth & Kinross Local Development Plan 2 2019, the proposed caravan site would change the character and amenity of this predominantly residential rural building group (c), the siting of these caravans, in this location is not appropriate taking account of landscape and the environmental capacity of the site (d).
- 6 The proposal is contrary to Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites of the Perth and Kinross Local Development Plan 2, 2019 as the proposal fails to comply with the placemaking policies 1A and 1B.
- 7 There is a lack of information as no tree survey or tree constraints/root protection plan has been submitted. The application cannot be assessed against 40A and 40B of the Perth and Kinross Local Development Plan 2 (2019).

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

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Perth
PH2

t:
e:
w:

Our Ref

06 July 2021

Partner

(email only)

Dear

**PROPOSED SELF CATERING PODS AT WATERLOO FARM, WATERLOO, PERTHSHIRE:
ASSESSMENT AND DESIGN OF FOUL DRAINAGE, AND APPLICATION FOR A CAR LICENCE**

I refer to my site meeting with the clients and on Friday and your recent request for a quotation to design foul drainage for the above site, plus preparation of an application for a CAR licence. Thank you for the opportunity to provide a fee quote.

After considering the information provided, we propose the following:

DRAINAGE TESTING

We would propose to carry out percolation testing in accordance with BS6297, BRE365 and the Building Standards Technical Handbook 2017 as appropriate. Please note that, in order to comply with the standards, it will be necessary to carry out the tests three times.

It is possible that testing will be carried out in one day. However, allowance should be made for the worst case of three days as this is dependent on ground conditions.

The daily charge for site work is **£295 + VAT + expenses.**

The porosity testing must be carried out at the depth of the proposed invert of the soakaway or SUDS infiltration element, therefore temporary Heras fencing may be required for health and safety. If so, the cost of this will also be charged directly to the client by the contractor or his suppliers

DRAINAGE IMPACT ASSESSMENT

We note that a full Drainage Impact Assessment is unlikely to be required, based on the small size of the site, although a Drainage Impact Statement should be included in submissions to Perth and Kinross Council.

It is assumed at present that:

- the existing drainage arrangement for the barn can be utilised for the proposed conversion to a house
- all pods will drain direct to ground via a layer of gravel under and around them. This should be the case in particular if the pods do not have a system of gutters and downpipe, but simply shed off the roof to surrounding ground.

The above will require confirmation with PKC.

Our report will be prepared in accordance with current PKC and SEPA guidance on drainage system design. The report will assess current and predicted surface water drainage patterns, and proposed surface and foul water drainage proposals.

No element of flood risk assessment is included for here, however if it became clear that an FRA was required to be completed to accompany the DIA, we would advise you at the earliest opportunity and we would be happy to provide a fee quotation if this were required.

We would propose a fee of **£450.00 + VAT + expenses** for one completed submission.

DRAINAGE DESIGN

Onsite (foul) disposal options

It appears that this site cannot be served by the public sewer. Hence, we will carry out an assessment and design of an onsite foul drainage solution.

- **Surface water and foul drainage design**
We will design drainage disposal systems which incorporate appropriate treatment processes, and disposal options. This will include all required design calculations, specifications and schematic drawings. No allowance has been made at this stage to carry out detailed site level and drainage design. However, we have included preparation of a schematic drainage layout in support of the planning application.

For provision of a report based on findings, we propose a fee of **£1,850 + VAT + expenses**.

CAR LICENCE

We will prepare and submit an application for a CAR licence for disposal of foul drainage effluent via an appropriate level of treatment and discharge. We will engage in correspondence with SEPA as appropriate in order to gain an approval.

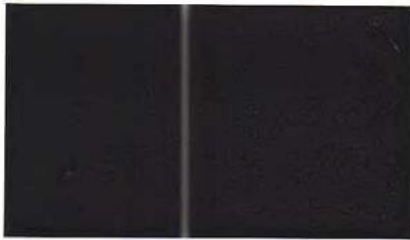
For this service we propose a fee of **£450 + VAT + expenses**.

PKC CHECK CERTIFICATE

The report will be accompanied by a completed copy of a PKC Certificate and Independent Check Certificate as required.

GENERAL

- The cost of travel to the site for up to 5 visits is included in the above fees - expenses will only be charged for any outgoings such as purchase of mapping, cost of postage, printing of drawings and reports etc.
- Prior to undertaking intrusive site investigations, the positions of services infrastructure in the vicinity of the site must be established. For the purposes of this quotation it is assumed the client will provide us with services plans prior to the site investigation being undertaken.



Tel

Mobile

e-mail

F.a.o. Karen Clark
Suller & Clark
Planning Consultants

7 July 2022

Dear Ms Clark

Ecological Assessment, site at Waterloo Farm, Bankfoot, Perthshire

Quote for carrying out an ecological assessment
on above site and providing report.

£250.00

Quote valid for 3 months

Yours sincerely



BSc. Hons Bio



EDINBURGH
Tel: 0131

11th July 2022

FAO Karen Clark
Suller and Clark
Mayrigns
69 Brechin Road
Kirriemuir
DD8 4DE

Dear Karen
Waterloo Farm, Bankfoot

Some thoughts on Waterloo Farm followed by my fee proposal.

I think there will be need for an ecological assessment (by others). This will need to cover both the red line site and the blue line area, particularly including the burn which bounds the western edge of the blue line area . This assessment will need to be carried out by an ecologist, with the report formatted as a phase 1 Habitat Survey (a preliminary Ecological Appraisal).

I don't think we need to prepare a LVIA, unless the planning department specifically requests this type of appraisal (I haven't allowed for a LVIA)

My thoughts on my input is that I will need to prepare three drawings and a landscape maintenance report as follows:-

- A landscape strategy drawing which will outline how the development relates to its wider landscape setting, and includes a landscape strategy design statement.
- A full planning stage landscape proposals drawing which includes the new planting and associated planning stage planting specification.
- There is one tree which will be affected by the works, as the access road runs over the root protection area. This will need a detailed drawing showing the root protection area, with the road the being raised a little to allow a root protection Geocell to be introduced as part of the road construction.
- A short planning stage landscape maintenance plan report.

I am assuming the location plan and site plan drawings will be available as electronic copies (DXF/DWG) from Glampitect, and they will be responsible for the overall layout of the site, buildings levels and hard landscape information.

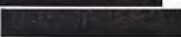
I would allow 3.5 days@ £600.00 per day (£75.00 per hour) - total £2100.00 plus expenses, allowing for a site visit and drawing up the above drawings and maintenance report.


The above covers the time involved in making the initial site visit and initial planning submission drawings and maintenance report. I have made no allowance for any additional time to cover any additional:- meetings site visits or other inputs with the planners, before or after the submission of the drawings. If these are required, I would I would seek approval for any additional time at the time charges outlined above.

I hope that the above meets your approval, and if you have any questions just give me a call. If you are happy with the above agreement, please sign (or have the client sign) and return one copy of this letter to me.

Yours sincerely



for  Landscape Architects

<p>I agree to and accept the conditions of the  as set out in their letter of 11th July 2022.</p> <p>Signed Date</p> <p>On behalf of</p>
--

t: [REDACTED]
e: [REDACTED]
w: [REDACTED]

Our Ref: [REDACTED]

14th June 2022

Karen Clark
Suller and Clark
(email only)

Dear Karen,

**PROPOSED DEVELOPMENT AT WATERLOO FARM, WATERLOO, BANKFOOT
FLOOD RISK ASSESSMENT**

Thank you for the opportunity to provide a quotation for completion of a flood risk assessment in relation to the proposed development at the above site.

Following consideration of the available information we propose the following:

FLOOD RISK ASSESSMENT

We will complete a Flood Risk Assessment report which will identify and quantify the potential sources of flooding associated with the site. We will make recommendations covering the mitigation and management of risk such that its effect is minimised for the completed development site.

The main source of potential flood risk to the site is from the Corral Burn which flows in a south easterly direction past the site. In order to establish accurately the risk and the implications for the proposed development, we will undertake a hydraulic modelling exercise. This exercise will be undertaken using either Flood Modeller or HECRAS software.

To allow a hydraulic model of the watercourse to be constructed, cross sectional data is required at various locations along the watercourse, while a topographical survey of the site will also be required. The survey information will be utilised to estimate the 1 in 200 year and 1 in 1000 year flood risk to the site (including an allowance for climate change).

The required topographical survey and cross sectional data should be surveyed by an appropriately qualified surveyor and hence the cost for this is additional to [REDACTED] We will however provide a specification for the survey and can obtain quotations for the survey on your behalf.

The completed report will include recommendations regarding potential mitigation requirements, however the below fee does not include for the design of mitigation measures such as compensatory flood storage.

To complete the full report, including recommendations for any mitigation works required, we propose a fee of **£3,200.00 exclusive of expenses and VAT.**

It should be noted that further work following submission of the completed report, or any additional site visits or meetings, shall be charged at our hourly standard rates (£60.00 + VAT per hour).

Please note that the following terms form part of our standard fee quotation letter which we are required to issue as part of our Quality Assurance Scheme.

Basis of Payment

Invoices will be issued monthly for work undertaken in the previous month. Expenses will not be charged for the use of computers or telephone calls. A copy of our Terms and Conditions is attached for your information.

Validity

This fee quotation is open for acceptance for a period of 60 days from the above date.

Health & Safety

To ensure compliance under the Construction (Design and Management) Regulations 2015 we write to advise you of your duties as the Client. We refer to part 2 of the CDM regulations in particular 4 and 5 that clearly details duties for the client to discharge. For your assistance we can issue you a copy of these, if required. The initial duty of the Client would be to appoint, in writing, the Principal Designer and Principal Contractor and ensure that they are capable and competent to carry out their role. Our external Health and Safety Consultants can advise you further if required. As the Architect is the head Designer we have assumed that they are appointed as Principal Designer, unless notified otherwise.

Summary

I confirm that the practice has both the resources and the experience to be able to assist you on the above project. The expertise within the [REDACTED] office, being supported by our other Scottish offices, can provide a high quality service which we are sure we will meet your expectations. The company operates both Quality Assurance and Environmental Management Systems certified by QMS International.

Please note work cannot commence until receipt of completed paperwork, verbal authority is not accepted.

Yours sincerely,

[REDACTED]

[REDACTED]

If you wish work to commence, this fee quotation (Ref: [REDACTED]) must be signed and completed in full by the bill payer and returned to [REDACTED]

I have read and understood the Terms and Conditions and hereby authorise the project, as detailed above, to commence.

Full Name/Company Name

Address

.....

Email Address

Contact Number

Signed By..... Dated.....

[Client]

Terms and Conditions of Appointment

Definitions

The meaning of the following words and phrases, which are widely used in these General Terms of Business, shall be as set out below:

• **Services** - the services to be delivered by us under the Engagement letter.

contacting
the trading

• **VAT** - [REDACTED] is VAT registered with registration number [REDACTED]

• **The Client** – You (and derivatives) – the addressee (or addressees) of Engagement Letter

Personnel

All personnel working on the Contract or Project employed by The Company will be suitably qualified and have suitable experience or will receive training in similar work to that which they will be undertaking.

Right of Access

The Client will arrange access to the site/premises or facilitate sufficient access to The Company to enable the work to be undertaken. If for any reason access is not arranged within the proposed programmed of works, The Client will be liable for any costs incurred.

Quality, Feedback and Levels of Service

The Company will provide documented evidence on how the quality of the Contract or Project is to be monitored in order to meet the Specification. Any changes to this system to improve control will be notified (in writing) by The Company. Details of the Quality Manual will be made available on request.

We always aim to deliver a high level of professional service. We are always happy to discuss and listen.

If you have any comments you wish to make about the service you received or wish to make a complaint please, in the first instance contact the person who has been dealing with the matter for you, and they will endeavor to resolve matters to our mutual satisfaction. If however, you feel that you wish to have the matter reviewed, then please contact [REDACTED] role as [REDACTED] is to take an impartial view of the situation and endeavor to reach a speedy conclusion acceptable to all as being fair and reasonable in the circumstances. A copy of our Complaints Policy can be provided upon written request.

Termination of Appointment

Either of us may terminate our professional relationship at any time by giving written notice to the other. Of course, we hope that this will not happen but, if it does, you must pay all fees and outlays and expenses incurred prior to such termination and properly due to us. Upon payment of all outstanding fees, outlays and expenses we will provide you with the license to copy and use our intellectual property for your specific project.

Force Majeure

The Company will not be held responsible for any Acts of God, War, Terrorism, Riots, National Emergency, Trade or Industrial Disputes, or other cause beyond its reasonable control that may affect the performance of The Contract.

Health & Safety

The Company's employees and Sub-Contractors will comply with The Company's Health and Safety Policy (a copy of which is available on request).

Insurance

[REDACTED] has three policies of Insurance relevant to the contract with you:

(Public Liability) The Company will provide Public Liability Insurance cover to the sum of £5 million for any one claim. A copy of the Certificate of Insurance is available upon request.

(Employers Liability) The Company undertakes to be fully insured in respect of Employers Liability of £10 million.

(Professional Indemnity) Professional Indemnity Insurance provided for each project is limited up to £5 million.

We are instructed by you and are carrying out work for you, we do not accept liability to our third party other than you, who may be affected by the advice that we provide you or the work that we carry out for you.

[REDACTED] is established as a Limited company. As such, any liability that may be incurred during the course of work that we carry out for you is incurred by the Limited Company. Members of staff and Directors are always acting on behalf of the Limited Company

when providing services to you. The individual staff and Directors shall have no direct liability. Save in respect of death or personal injury the Client shall look only to the Consultant (and not to any of the Consultant's personnel) for redress if the Client considers that there has been any breach of this agreement. The client agrees not to pursue any claims in contract, delict or statute (including negligence) against any of the Consultant's personnel as a result of carrying out its obligation under or in connection with this agreement at any time and whether named expressly in this Agreement or not. "Consultant's Personnel" is defined in ACE Agreement 1 as "any employee or member of the Consultant, including any officer or a director of a company or a member of a limited partnership or self-employed or agency personnel working for the Consultant".

Designer and Certification Roles

Our designer responsibilities are limited to all structural design elements other than third party or contractor designed elements. Our Approved Certifier responsibilities are for certification of the whole of the structural design elements submitted as part of the Building Warrant package. This includes all third party component parts. The company shall only provide warranty for those services undertaken by the designer.

Internet Communications

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in e-mail without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise through the use of internet communication and all risks connected with sending commercial sensitive information relating to your business are borne by you. If you do not agree to accept risk, you should notify us in writing that email is not an acceptable means of communication. It is also the responsibility of the recipient to carry out a virus check on any attachments received.

Ownership of Documents and Copyright

The copyright in all drawings, reports, specifications, bills of quantities, calculations and other documents and information prepared by or on behalf of the Consulting Engineer in connection with the Project for delivery to the Client shall remain vested in the Consulting Engineer but the client shall have a license to copy and use such drawings and other documents and information for any purpose related to the Project including, but without limitation the construction, completion, maintenance, letting promotion, advertisement, reinstatement and repair of the project. Such license shall enable the Client to copy and use such drawings and other documents and information for the extension of the Project but such use shall not include a license to reproduce the designs contained therein for any extension of the Project. In the event of the Client being in default of payment of any fees or other amounts due under this Agreement the Consulting Engineer may revoke the license granted herein on giving seven days Notice. Save as above, the Client shall not make copies of such drawings or other documents or information nor shall he use the same name in accordance with any other works without the prior written approval of the Consulting Engineer which shall not unreasonably be withheld and upon such terms as may be agreed between the Client and the Consulting Engineer. The Consulting Engineer shall not be liable for the use by any person of any such drawings or other documents or information for any purpose other than that for which the same were prepared by or on behalf of the Consulting Engineer.

Third Parties

Where the enclosed quotation acceptance letter is signed for and on behalf of a third party (The Client) the signing party (The Agent) hereby agrees to guarantee the obligations of The Client and shall fully indemnify and keep indemnified The Company against any failure by The Client to comply with its obligations arising by or under these terms and conditions. The Agent, in signing the quotation acceptance letter enclosed with these terms and conditions, acknowledges his obligations arising under this term.

Data Protection Act

The definitions and interpretations in the Data Protection Act 1998 (and any subsequent amendment or re-enactment that does not substantively change the original enactment) ("the Act") shall apply to this clause. Where necessary to enable us to deliver the Services, for such purposes we shall have your authority to process personal data on your behalf in accordance with this clause. When we do so, we shall take appropriate technical and organisational measures designed to protect against accidental loss or unlawful processing of personal data and against accidental loss or destruction of, or damage to, personal data. In particular, we shall act only on your instructions and we shall comply at all times with the seventh principle in Part 1 of Schedule 1 to the Act as if applicable to us directly. We shall answer your reasonable enquiries to enable you to monitor our compliance with this clause and we shall not sub-contract our processing of personal data (unless to [REDACTED] without your prior consent.

Exclusions

Unless otherwise agreed in writing by [REDACTED] of The Company these conditions supersede any earlier terms and conditions. These conditions shall override any terms and conditions stipulated, incorporated or referred by The Client whether in the order or in any negotiation.

No representative or warranty or condition made or given by any person purporting to act on behalf of The Company shall have any force or affect whatsoever unless confirmed in writing by The Company.

Conditions of Engagement

The conditions of Engagement shall be ACE Conditions of Engagement Agreement B (i) 2002, normal services, unless those specifically contradict these terms of engagement, in which case the terms of the latter shall prevail.

Owing to the varied nature of work undertaken by The Company, it may be necessary to place additional Terms & Conditions specific to individual Contracts or Projects. Any such addition will be notified in writing by The Company.

Communication

We can only act when you ask us to act and give us the information and instructions we need to undertake your work. We rely on the information that you provide us with. Only you may instruct us (although you may authorise others to give instructions on your behalf), and that can be either verbally, in writing or by email, although if email instructions are important or if you do not receive a reply to your email acknowledgement those instructions then you should follow these up with a phone call. We might ask you to follow up verbal instructions in writing. If at any time during the matter your instructions change, you must notify us of this immediately. If you do not, we may carry out your previous instructions and be unable to change the

outcome. Please do not assume that we have knowledge of matters specific to you and your transaction – you must make us aware of all the relevant information that you yourself have.

Where we are acting for more than one person, such as a husband and wife or Trustees, or a Limited Company with more than 1 Director we will be entitled to take instructions from one of these people alone unless you specifically instruct us otherwise. If we are instructed by a Limited Company, then acceptance of these Terms of Engagement means that Directors are jointly and severally liable along with the Company for payment of our fees V.A.T costs, outlays and interest.

Depending on the type of work you have asked us to do, we will advise you at the beginning of your transaction how long we think it will take but we hope you will understand that it is not always possible to give a definite timescale. Remember, we can only act on the information that you give us and sometimes we need information from third parties. Any delay in advising us of your instructions or in obtaining information from third parties, can cause delay, and we cannot be responsible for any loss you might suffer as a result of such a delay.

We are not at present, aware of any conflict of interest preventing us from acting on your behalf. If you are aware or become aware of any person or organization for whom we have acted or presently act or have had a connection with who may have a contrary or conflicting interest to you, you must advise us immediately.

We will advise you at regular intervals regarding the progress of your work and keep you informed of all significant developments. If you are uncertain about what is happening at any time, please just ask.

Equality Act 2010

We are conscious that some of our clients may suffer from conditions that for the purposes of the Equality Act 2010 might be deemed a "disability". As a firm we would wish to ensure that not only do we comply with the requirements of that Act, but more importantly that wherever possible we make it easier for our clients to access our services. If we do not know of any "disability" or requirement that you may have, we are unable to do that. We would therefore ask that if you feel that the Act applies to you and that there are reasonable adjustments that we can make to assist you, please let us know. In the first instance we would ask that you put this in writing to the fee earner handling your case.

Policy on Fees and Outlays

It is our normal practice to agree the basis on which our fees will be charged and issued with you before any work is carried out. Clients are jointly and severally liable for all fees and outlays and any other expenses. If a fee estimate is attached to this agreement, the fees shown are based on our best estimate of the work involved in completing the transaction. All fees are subject to V.A.T. at the current rate. If a fee estimate is not attached then it means that because of the nature of the work, we cannot give you a fee estimate. What we can tell you is that our fee will be arrived at by totaling the amount of time we spend dealing with the matter, for example by looking at all reports, telephone calls, documents prepared and so on.

Our hourly charge out rate for our personnel is currently as follows:

Directors	£85.00
Associate Directors	£65.00
Senior Engineers	£60.00
Graduate Engineers	£50.00
Senior Technicians	£50.00
Technicians	£45.00
Trainee Technicians	£30.00

We review these every year on the 1st January and will advise you of any changes to these rates on request. Please note that, if someone new joins our Company and takes over your transaction, then their hourly rate will be the same as the person who was originally handling your transaction.

We charge for documents on the following basis;

You have to pay outlays normally and properly incurred in your transaction. By accepting our Terms of Engagement, you agree to us incurring and settling these outlays (as these are incurred). The cost of these outlays can vary and there might be other outlays depending on the nature of your transaction. We do reserve the right to incur any essential additional outlays on your behalf without reference to you, if we consider these to be necessary.

During the course of a matter we may be obliged to incur outlays on your behalf. After the conclusion of your matter we will provide a full statement detailing the financial dealings on your behalf together with our fee. Please note that outlays do not form part of our fee unless noted otherwise within our Engagement Letter, ie. we do not receive the benefit of them. They are payable to other businesses and organisations and we simply co-ordinate payment of them to you.

We might sometimes need to employ [REDACTED] personnel to act on your behalf with the necessary skills and experience required to progress matters; if we do need to do this for you, we can arrange this at our discretion.

We can charge interim fees based on time spent to date, periodically at our discretion throughout the duration of your transaction. Our standard practice is to issue an invoice at calendar month intervals. All interim and final fees and outlays require to be paid within 30 days of billing date. If we have agreed to restrict your fee and payment is not made within that 30 day period, then we reserve the right to charge the original fee in full. We reserve the right to charge interest at the rate of 8% on unpaid fees and outlays.

Please note that, if your transaction does not proceed to completion, then we will charge for the work which we have carried out on your behalf to date.

We can accept payment by bacs or cheque.

Variation to Services

If the work we agree to undertake for you changes in type or nature or becomes more complex, we might have to charge you more. If the basis for charging for an item of work is not set out in these Terms of Engagement, or additional work is required, we shall charge a fair and reasonable fee.

Acceptance of Terms of Engagement

To comply with our QA policy it is our preference that these Terms of Engagement are accepted in writing. Where this is not possible your continuing to instruct us after they have been issued will be deemed to be acceptance. These standard terms, as amended by any separate agreement between us, will govern this transaction and any subsequent transaction that commences within the next 6 months.

These Terms of Engagement will remain in force until the matter which they cover is substantively complete or we write to advise you that our involvement in the matter is at an end or we write to tell you that our Terms of Engagement have changed.

Shredding of your paper file on completion of your transaction

When your transaction is completed, your file and papers will be archived in our file store. We hold and destroy papers in accordance with Insurance Guidance which requires us to retain such files for a period of ten years. If you do not wish your file to be destroyed, then you must tell us this in writing before the transaction completes.

Governing Law

These Terms of Engagement are governed by the Law of Scotland and are subject to the exclusive jurisdiction of the Scottish Courts.

A copy of our Current Terms and Conditions shall be made available on our website [REDACTED] or a hard copy if requested.

DESIGN & ACCESS STATEMENT

TO SUPPORT THE DEVELOPMENT OF A
GLAMPING LODGE SITE AT
WATERLOO FARM,
WATERLOO,
BANKFOOT,
PERTH,
PH1 4AP

Toni Armour

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1.0 Executive Summary

Proposed are a total of five bespoke, handmade timber lodges for guests along with recycling/waste, a reception hut, and individual parking/turning areas at each lodge. An existing access point from the public road will be utilised for guest access. From this entrance, there is another existing gated access into the chosen site area. A new permeable track will then take guests to their designated parking spot beside their lodge. One parking bay per lodge is proposed with an additional guest space per lodge and an extra two maintenance spaces adjacent to the reception hut. Each lodge will have a small patio area to the front with an enclosed garden. Also intended are associated footpaths, landscaping of the site and a treatment plant with associated soakaway and groundworks for the drainage of the lodges.

The lodges will be owned by Forgandenny Property Limited which currently has two-holiday lets within the ownership boundary of Waterloo Farm. The existing farmhouse is rented out on a predominantly weekly basis and there is also an existing Shepherd's Hut which is rented out predominantly for short breaks which sits to the rear of the small barn. The lodges will therefore be an extension to this business offering guests another type of accommodation to what is currently already present.

The plot is situated off the well-maintained B867 in Waterloo, approximately 1-mile North of Bankfoot. The proposed site will provide subtle and discreet countryside accommodation for tourists visiting this area's attractions, especially on short breaks and weekend stays.

Business Development Plan of Waterloo Farmhouse and Steading

Waterloo Farm itself had most recently operated as a fruit farm but then much of the land was split off into various parcels and sold off by the previous owner. As such the property is no longer of an adequate size to be a viable agricultural enterprise. The present owner purchased the property together with the remaining 4 acres or so of land in 2016 with the aim of using it as their own home and developing it as a holiday letting business.

Upon entry, the current owner realised that the top priority in saving the c-listed property was to completely renew the internals of the existing farmhouse which is thought to date back to around 1815. It had fallen into such a state of neglect and disrepair that it was in danger of structural failure. As part of this work, the traditional sash windows were completely renewed and externals of the building were also restored to their original stone and lime render having been previously painted over for many decades. The restoration work on the farmhouse was completed in 2019 and later that year the property was listed as a 3 bedroom and 3 ensuite luxury holiday let. In 2020 the Shepherds Hut that had been built as a site office was converted into a 2-berth holiday let as well.

Both the existing Farmhouse and Shepherds Hut offer high-quality self-catering accommodation. The Farmhouse is a five-star property and has won Customers Choice Awards in 2020, 2021 and 2022 with Cottages.com, and currently has a rating of 9.7 out of 10 on Reevoo. The Shepherds Hut currently has a guest review score of 9.7 also on 'Booking.com'. The owner aims to replicate this high-quality self-catering guest experience in the proposed five lodges.

Once the holiday lodges are operational on-site the current owner plans to close the existing farmhouse and Shepherds Hut to guests for an appropriate period of time to allow the development of the remaining steadings and barn into two or three smaller units and owners accommodation subject to the appropriate planning approvals and building warrants being granted.

2.0 Policy

In designing the proposed site, the Perth and Kinross Local Development Plan (2019) was referenced, and the following policies were considered. It is believed that the proposal is compliant with each of the following policies:

Perth & Kinross Local Development Plan (2019)

- Policy 1a & 1b – Placemaking

The lodges proposed for the site are manufactured off-site and are timber construction which is a durable material with low embodied energy as it sequesters CO₂. Five lodges have been proposed for this application, due to the existing buildings which surround the site it is believed the design and scale of this development will be respectful of the existing character of the area. The layout of the site has been specifically chosen as the existing farmhouse will mask the appearance of the lodges from many angles. With some of the surrounding buildings being used as holiday lets already, it is thought that this development would suit the same nature and remain in keeping with the surrounding context.

The chosen site has an existing entrance from the public road that will be utilised by guests, the entrance is deemed safe for use. The location of the site itself means it will be easily accessed by guests by car or by bus, the closest bus stop is currently only a 5-minute walk from the site entrance. Buses stop frequently and guests will be able to reach destinations such as Perth centre, where there is a large train station with connections to all over the country; or Pitlochry and Aberfeldy which are already popular tourist destinations.

The site is situated along the cycle network route 77, which starts in Dundee and directly passes the North of the site along the B876. Guests can also cycle into the village of Bankfoot and the town of Dunkeld or explore the surrounding countryside.

The recently completed A9 Dualling upgrade from Perth to Bankfoot means faster and safer access to and from Waterloo for potential guests and makes Waterloo an ideal base for anyone wishing to explore Perthshire by car.

- Policy 2 – Design Statements

The proposed lodges are constructed off-site which mean that the quality and energy efficiency of the units is greater. The structures will blend within the existing surroundings as the lodges are of timber construction with a corrugated roof which has been chosen to match the small existing barn within the farm courtyard. As previously stated, the lodges proposed for the site are manufactured off-site from timber panels which is a durable material with low embodied energy as it sequesters CO₂. The carefully selected site means the proposal will not create a negative visual impact on the surrounding landscape as it is located largely behind the existing farm steading and other buildings.

- Policy 8 – Rural Business and Diversification

Through research, there appears to be a gap in the accommodation market for luxury lodges in this area suitable especially for weekend and other short stays as well as being dog friendly. The units are designed to blend in with the landscape and not disrupt the character or appearance of surrounding landscapes. The proposed development is of a small scale so, therefore, should not create a large increase in traffic generation in the area. The location of the site means the new development will create more investments

in the rural economy, specifically in the small village of Bankfoot. Further surrounding businesses will also benefit from the tourist who will be staying at the lodges, in due course providing economic stimulus to the area. The proposed glamping development will operate year-round, further aligning with Policy 8, to provide an extended tourism season.

- Policy 9C – Chalets, Timeshare and Fractional Ownership

The new development will be an expansion to an existing business, which has been very successful, and would help to diversify the rural economy and support tourism while not being as harsh or large-scale as traditional tourist accommodation. The existing business currently rents out the large farmhouse and one shepherd's hut. They have both been very popular in recent months since opening in August 2019 and in August 2020 respectively. It is anticipated that domestic tourists will be seeking more accommodation of this type with the increasing trend for many people to take a few short breaks in a year in addition to their main holiday. In addition, the scale of the proposed lodges makes them particularly suitable for the growing demand for weekend and other short stays within the UK marketplace.

The proposed lodges are not to be used as permanent residences; due to the small footprint, this would not be possible in any case. The location is well situated with easy links to popular tourist destinations such as Pitlochry, The Hermitage, The Cairngorms National Park, and many popular distilleries. It is thought that the proposed site will offer a high standard alternative to the existing accommodation options in the surrounding area. The Farmhouse has had an occupancy rate of 97% from the end of April 2021 until November 2021 showing a very high demand for high-quality self-catering accommodation in the area. The existing Shepherds Hut has also experienced 73% occupancy in the months of May to September inclusive in 2021, demonstrating a high demand for luxury glamping in the area.

- Policy 15 – Public Access

The proposed development will not have any adverse impact upon the integrity of any core path, disused railway line or assorted right of way. There is an existing public footpath that runs alongside the main road into Waterloo however this will not be affected both during and after construction of the proposed development.

- Policy 27 – Listed Buildings

The farmhouse situated to the Northeast of the proposed lodges is a category C listed building. The proposed development has been sited away from the listed building and will therefore have no adverse impact on the structure or the character it is located within. The building itself is currently used as a successful holiday let by the site operators.

- 39 – Landscape

The units are only partially visible from a short section northbound of less than 70m of the B876, therefore the units will be well contained within their landscape setting. Due to their size, scale, form, and character they are deemed appropriate to their chosen setting. They would not appear visually prominent or intrusive in their landscape setting and would not be incompatible with the quality and character of the landscape of the area.

The site is already well naturally screened by existing trees to the south of the site, existing hedges to the west of the site and existing shrubbery running along the edge of the public road. Images of this can be seen on drawing 210949-01-03.

- 41 – Biodiversity

The installation of the lodges requires little groundwork to be carried out. Section 10 of this statement describes the process of how the lodges are positioned on the site in detail.

The lodges will have additional indigenous shrubbery planted around them to aid in guests' privacy but also to enhance the biodiversity on the site.

The area between the proposed lodges and the existing burn will be re-wilded by the site operators to help encourage more species of plants and animals to the area. Again helping to increase the biodiversity on the site.

- Policy 47 – River Tay Catchment Area

The chosen location is within the River Tay catchment area. Within this large area, the council seeks to protect and enhance the nature of conservation interests within the River Tay catchment area. The existing watercourse located to the South of the site boundary is a small stream that runs into the village of Bankfoot and eventually connects to the River Tay.

The development has been positioned a suitable distance away from the watercourse and will not cause any effects to it. Therefore, a construction method statement is not required.

- Policy 52 – New Development and Flooding

The proposed development site is adjacent to an existing watercourse situated at the southern boundary of the site. The development has been designed so the lodges are situated over 50m from the existing watercourse, the drainage system and associated water treatment plant have been positioned 25m from the watercourse and have been given a minimum 5m distance to the site boundary. The entire site is out with any flood zones, therefore flooding will not be an issue now or in the future.

- Policy 53 – Water Environment and Drainage

This policy states that any type of development should protect and where practical, improve the water environment in accordance with Water Framework Directive. The proposed drainage scheme for this development has been designed to be in keeping with the current regulation. A water treatment plant connected to a soakaway for the discharge of wastewater will be implemented. This is a suitable drainage system and will be maintained by the site operators throughout its use.

All paths and the new proposed track will be a permeable material to employ the use of SUDS on site. This will allow for any surface water to soak away naturally without harming the existing landscape or creating marshy areas. Each unit will have a pebble border to help with surface water run-off from the lodge's roofs.

The site will connect to the mains water connection to provide each lodge with clean filtrated water. Scottish water will be contacted to ensure there is capacity.

- Policy 56 – Noise Pollution

Indigenous shrubbery will be planted to provide further screening. It is therefore not expected that noise from the lodges will impact any neighbours. Existing established hedges sit along the western boundary of the site which will provide ample screening from the neighbouring properties. In our experience, guests tend to be respectful to others and do not create noise in any case. The site will also be marketed as a peaceful and relaxing retreat, which again should mean noise from guests is not a consideration.

- Policy 60B – Transport Standards and Accessibility Requirements: New Development Proposals

The proposed site will use an existing entrance that is in good condition and has good visibility in both directions when joining the public road. The parking on site has been designed to be coherent with the current regulations and does not exceed the maximum parking standards. There is one parking place proposed per lodge with an additional guest space, this is not anticipated to be used regularly and therefore the extra space will allow for accessible cars to park comfortably next to each lodge.

As stated previously the site is within a short walking distance from a bus stop where guests can use public transport while visiting local attractions. There is also a mainline train station nearby in Dunkeld, allowing guests to travel from further afield by train.

The public road passing the site, the B876, is also a cycle network. Route 77 starting outside Dundee, travels past Perth to Logierait going straight past the proposed site. This makes the site easily accessible for keen cyclists and will guests to cycle on other routes such as route 7 which goes all the way to Inverness. There is already a covered bike shelter for four bikes at Waterloo Farm and this will be extended to meet any new requirement by the lodges once in operation.

3.0 Site and Surrounding Area

3.1 Location

'Waterloo Farm Lodges' is within the existing settlement of Waterloo in the Bankfoot area of Perth and Kinross. The area and surroundings are rich in tourist attractions, with many walking/biking opportunities, village shops, pubs and other attractions/activities. The proposals will create a significant economic benefit to the surrounding area and local businesses. With easy road access via the B867 road linking to the A9 which flows from Perth to Thurso, the site will be easily accessible from across the country through cars and buses.

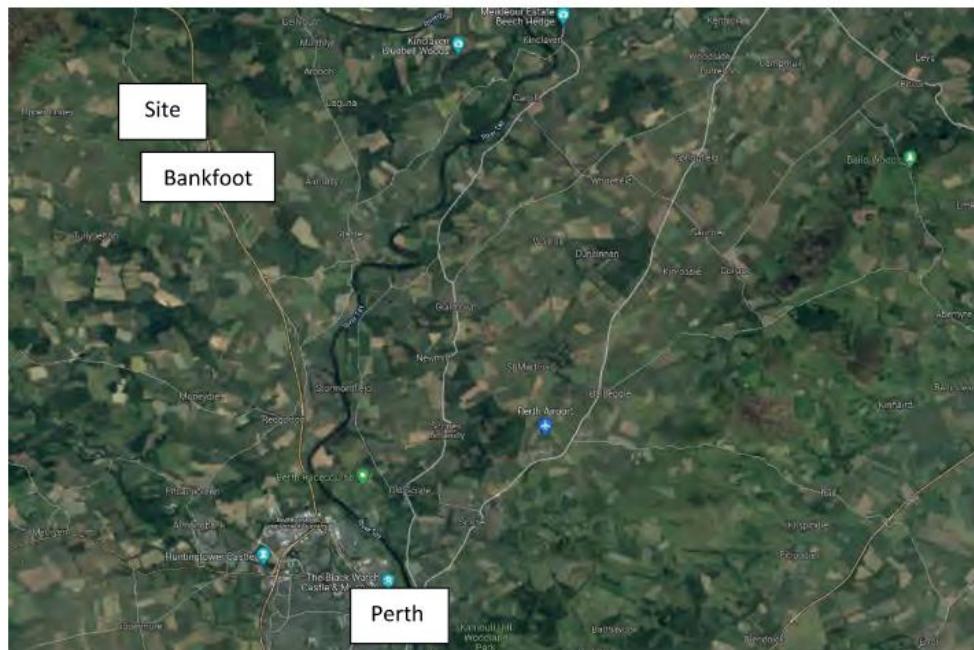


Figure 1 – Aerial View showing Location.



Figure 2 – Aerial View of site.

3.2 Proposed Site Information

The plot for the proposed site will occupy approx. 2957 m² of the applicant's land. The vast majority of the site will be left as open green space with areas for guests to relax. The 5 guest lodges will be well spaced at a minimum of 6m apart in distance to give each visitor a good amount of privacy, for social distancing and to control the carry of sound.

The existing B867 will be the access route to reach the site area, guests will then use an existing entry point off the public road and will then turn into the existing gated access into the site area. From the main entrance, guests will drive up a new permeable track, with passing places, leading to the proposed parking areas next to each lodge. The B867 is a well-maintained public road with a 40mph speed limit. Visibility and access are good in both directions on the public road, where the entrance will lie perpendicular to. This can be seen in figures 3 and 4 below.



Figure 3 – View to existing access looking North-west.



Figure 4 – View at Access Point looking South-east.

Once guests enter the site, the new track will lead to the proposed reception hut where guests can check-in and receive their keys. Guests will be able to park beside their lodge. Low level LED lighting bollards will be provided to the tracks for safety when walking at night. Low level is proposed to minimise effects on local wildlife and the surrounding area, one light bollard per lodge has been proposed. For more information, please refer to drawing 210949-01-05.

The nearest neighbouring residence is approximately 35m from the nearest lodge, located North of the site, this can be seen in drawing 210949-01-01. This residence will be shielded from view by the existing well-established hedges already in place. Indigenous shrubbery will be planted around the units to provide further screening and privacy. It is therefore not expected that noise from the lodges will impact any neighbours, in our experience, guests tend to be respectful to others and do not create noise in any case.

3.3 Justification for Proposed Use

The proposed site is at Waterloo Farm within Perth and Kinross. The farm itself is too small to operate economically as an agricultural site, having been sold off mainly for housing plots by the previous owners. However, it is part of an existing location that the current owner already operates as two successful high-quality holiday lets.

The lodges will offer modern accommodation to visitors within a suitable travel distance from Perth, Dundee, Edinburgh, Aberdeen, Stirling, Glasgow and Inverness and further afield across the country. The small scale of the lodges is especially suitable for short-stay self-catering visitors to the area. The application site is well located to allow occupiers to enjoy the surrounding tourism assets, which includes The Hermitage, Pitlochry and the Cairngorms National Park. All of which are located within a 30-minute drive from the proposed site.

The intention is for the site to provide a relaxing retreat for guests where they can enjoy the scenic views and the peacefulness the site has to offer in a tranquil location with local birds and wildlife. It is thought that guests will spend several days at their lodge to visit as many local attractions as possible. Within the applicant's ownership also lies an existing shepherd's hut, currently used as holiday accommodation. This site has been designed to adhere to the previous comments and feedback which have been left by guests. It is thought that this new proposal will offer higher-end accommodation to guests with greater features for them to enjoy. By attracting this new demographic it will also bring new customers to local businesses.

Glamping installations require minimal groundworks and less intrusive construction practices. A small amount of concrete will be required to provide a level 4" thick pad for the lodges to sit on, but again this is much less than required for a typical building foundation. It should be noted that these structures will be of a temporary nature, allowing the tranquil grass site to revert to its original state when the lodges are no longer required. We, therefore, believe these lodges provide an ecologically viable accommodation solution, suited to the area.

The concept of luxury lodges is now gaining popularity throughout the UK, with standards and guests' expectations on the rise. It is intended by the site operator that this development will be amongst the best available in the area. At the moment, there is little presence in the area offering this kind of high-quality lodge accommodation. Therefore, we feel the site would be providing a positive alternative for visitors to the area. The design of the lodges in particular makes use of the large glazed areas in order to take full advantage of the southerly aspect of the lodges which will provide a tranquil retreat for guests even on colder days.

4.0 Use

The lodges would be rented out on a per-nightly basis with guests expected to stay several nights. Patrons would likely be couples, families or friends split into multiple lodges. Party groups will not be permitted by the operator.

The proposed lodges will be of two sizes. Three lodges will accommodate nominally 2 guests with a sofa bed allowing them to sleep up to 4 if required. The remaining two lodges will have a larger footprint and will accommodate nominally 4 guests in two separate bedrooms with a sofa bed allowing them to sleep up to 6 if required. It is hoped to make one or two of the smaller lodges wheelchair accessible including provision of a larger wet-room in lieu of a standard bathroom.

The site would be operated as a typical (year-round) holiday let, with no likelihood of noise and disruption to neighbouring properties and road users etc. The site will be marketed as a peaceful and relaxing retreat, which again should mean unwarranted noise from guests will not be a concern. The lodges will not be used for long term lease / permanent residences.

5.0 Amount

The table below shows the breakdown of the used area and remaining green space.

Land Usage Item	Area Used	% of Overall Site
Greater Ownership Boundary.	19,396 m ²	100%
Glamping Site Area.	2957 m ²	15% (of ownership boundary)
Green Space – Proposed Site.	2957 m ²	100% (of site boundary)
Green Space – After Site Build.	1921.2 m ²	65% (of site boundary)
Track and parking areas.	780 m ²	26.4%
Reception Hut.	36.75 m ²	1%
Lodges (5 units).	157.5 m ²	5%
Footpaths.	45 m ²	1.5%
Patio areas.	34 m ²	1.1%

6.0 Layout

The proposed site is situated off the B876 in the small hamlet of Waterloo just North of the village of Bankfoot. Guests will enter the site through the existing gated access that will be improved for this development. A new track with two passing places will lead guests to a proposed reception hut and parking at their lodge. Guests will check-in at reception and then proceed to their assigned lodge. Each lodge is equipped with one main parking space and an additional guest space which is not expected to be used often.

Lodges will be sited facing towards the South of the site and given a generous distance to all boundaries, the units will be spaced out at approximately 6-metre intervals to provide each lodge with enough privacy from the next. There will be a small patio area to the front of each lodge which will then lead guests into their private garden area. Shrubbery will be installed next to the fencing to aid guest privacy and the carry of sound.

Around each lodge will be an enclosed fenced area, the fencing has been included to provide guests with a secure area for keeping dogs and children safe during their stay. The south-facing garden will be positioned to the rear of each lodge allowing guests to utilise the sun exposure during the summer and winter months.

The design implemented for the site has purposely underdeveloped the site, utilising less than 8% of the area of the site for the lodges and reception hut to provide both privacy for guests and to minimise the impact on neighbouring sites and properties.

The proposed water treatment plant and associated soakaway has been positioned to the south of the site and is at least a 5m distance from all boundaries in support of the regulations. For more information regarding drainage please refer to drawing 210949-01-04.

7.0 Scale

All lodges and the proposed reception hut are to be manufactured offsite and delivered by Hiab truck. The proposed lodges will be small single-storey cabins, approx. 3m in height, therefore no neighbouring views will be restricted or affected by the lodges. The site will consist of two different sized lodges. Three of which will measure 3.5m X 8m and the other two measuring 3.5 X 10.5m. Each lodge will be constructed from vertical timber boards with corrugated metal roofs to mimic the look of the existing barn which is adjacent to the site within the applicant's ownership. The windows within the lodges will be escape windows where possible.

The site boundaries will remain as is with new fencing to be provided around each individual lodge for the guests to utilise. Indigenous shrubbery will be planted in between and around the lodges to maximise privacy for all guests.

Since the lodges are of timber construction, they tend to blend into the landscape in any case. Due to the existing surrounding farm buildings and neighbouring properties, the proposed lodges will not be out of character to the existing landscape.



Figure 5– Artist Impression of a proposed lodge.



Figure 6 – Artist Impression of proposed lodges facing South.



Figure 7 - Artist Impression of proposed site from the public road.

8.0 Public Rights of Way

The closest public right of way to the site is the existing footpath which runs along the B867. Guests can use this during their stay to visit the close by Village of Bankfoot. This footpath will not be affected both during and after the construction of this proposed site.

9.0 Landscaping

Some minor levelling will be required to create suitable footings for the lodges and other structures. The intention is to maintain a low gradient for the site, thus preventing the need for any retaining structures. Due to the steeper gradient at the site entrance, the slope will need to be reduced to create a more gentle slope for guest vehicles. This will be done by building up soil and hardcore as necessary. The lodges on the finished site will be installed to adjacent ground levels, therefore will be at varying levels relative to each other.

Any broken ground will be re-instated (turfed where required). Suitable shrubbery will be planted around the patio and garden area to demarcate the lodges and provide additional screening.

To the south of the site lies an existing burn, which guests will look out on to from their patio. The applicant intends to rewild the area between the proposed lodges and the burn. This in turn will help to protect and enhance the biodiversity surrounding the site.

10.0 Design

10.1 Stage 1 – Access

The B876 access road to the site is a well-maintained 40mph public road. The minimal increase in traffic associated with the site will be of a negligible impact to the surrounding area with a maximum of 12 vehicles at any one time at the site.

It should be noted that the site operators do not intend to have full capacity of 12 cars on site. Two spaces have been provided for maintenance vehicles for cleaners and other staff and each lodge has been given a visitor space as an extra feature of each lodge. The normal maximum capacity of the site is more likely to be 7 vehicles.

The existing main road provides open vehicle access. The existing access and new parking/turning areas be used to provide initial access for installation of plant and equipment, it will also provide access for a maintenance vehicle to empty and treat the water treatment tank.

10.2 Stage 2 – Groundwork

Due to natural undulations and a gentle downward gradient running across the site, minor levelling will be required to prepare the lodge footings.

Following this, services ducting will be laid for power and water as required. Pipework will be run for water and cables for electricity. No retaining walls or structure will be required.

Southwest of the proposed site will be left clear of any structure and will be used for the below-ground drainage channels, a water treatment plant and soakaway. This will provide drainage for the proposed 5 lodges and reception/laundry hut. The area around the drainage system will be re-wilded.

10.3 Stage 3 – Lodge Install

The lodges are to be largely pre-fabricated off-site and then transported to the site in sections and bolted together before the final corrugated roof sheeting is fitted on the site, giving a fully glazed, clad, wind and watertight structure in a single day. The design plans to remove a minimal amount of soil from the bases. Any new shrubbery planted will match that of the local area as closely as possible and is shown on the Layout Plan. The design aims to create as little disruption to the site as possible.

The lodges will be split into sections no more than 3.5m X 2.8m for easy transport to the site. This will reduce the amount of disruption caused on-site during construction.

10.4 Stage 4 – Roads, Parking & Clean up

The entry point to the site is existing, with a new proposed permeable track leading to the reception and parking areas. More information on this can be seen in the layout plan, drawing 210949-01-02.

No more plant/transport access is required other than transport of the main structure of the units to the site.

Finally, a total clear-out of the site will be done to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise.

11.0 Sustainability

This proposal will offer an economic stimulus in the area.

The lodges themselves are manufactured and designed to be energy efficient with well-insulated floors and walls/roofs with materials that hold a low life cycle environmental impact. All glazing will be double glazed units to maximise energy efficiency. LED light fittings are installed as standard throughout the units. The minimal surface water run-off from the lodges will discharge into a pebble border measuring approx. 250mm deep X 200mm wide.

Appropriate implementation of measures to minimise environmental impacts arising from any site works; the site will be constructed with efficient construction methods as stated in Stage 3 above thus reducing any waste and earthworks will result in no removals from site required.

The waste and recycling station bins are located next to the site entrance for the site operators to move to the public road on collection days.

12.0 - Flood Risk

It has been identified from the SEPA Flood Maps that the proposed site lies out with any flood risk zones. There is potential surface flooding next to the burn situated to the North of the lodges, however, this will not influence the proposed site. Therefore, an FRA will not be required.



Figure 8 – SEPA flood maps to site area.

13.0 Summary

The proposed glamping site will provide a new and exciting accommodation option to the Perth and Kinross area. Demand for this type of accommodation is high throughout the country, which has also been shown to be true of other glamping sites within the UK.

This development will increase footfall for local businesses and through correct marketing, should increase the length of time tourists remain in the area. This will be beneficial for local tourist attractions, restaurants, and businesses etc due to increased visitor spending.

The construction of a glamping site in this location can be achieved in less time, with less intrusive construction methods and less environmental impact, than traditional luxury accommodation builds require. This is favourable in an area of countryside rich in natural beauty.

Based on the points discussed above, it is reasonable to suggest that this type of accommodation is warranted in this location, to cater for increasing visitor demand, without sacrificing the area's beauty or ecology.

To conclude, we anticipate the business will create the equivalent of two full-time roles in the site administration and host duties, site and other ground maintenance, lodge maintenance, cleaning, laundry and ironing. The operator also intends to build on existing relationships they have with other local businesses in the area to offer their goods and services to the guests, including taxi services, shops, pubs and restaurants to name but a few. The operator will be promoting these services within the lodges along with providing the guests with local knowledge of the many beauty spots to visit.

MARKET RESEARCH

TO SUPPORT THE DEVELOPMENT OF A GLAMPING
LODGE SITE AT

WATERLOO FARM,
WATERLOO,
BANKFOOT,
PERTH
PH1 4AP



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1.0 Introduction

Market research to support the development of a Glamping development to be called Waterloo Farm Lodges in the small hamlet of Waterloo, within the region of Perth & Kinross.

The area and surroundings are rich in tourist attractions, which creates a significant economic benefit to the area by attracting many visitors each year. The opening of 9.5 km of new dual carriageway between Luncarty, north of Perth, and the Pass of Birnam means that access to the proposed site has become safer and faster for potential guests travelling by car. The proposed site once in operation will help contribute to realising the economic benefit of the A9 upgrading project investment in Perthshire and beyond. It is ideally located to continue to benefit from being located within a quiet rural hamlet while at the same time having easy access to safe road junctions on the A9 for both north and south bound travel to the rest of Perthshire and beyond for guests travelling and/or touring by car.

The modest scale of the proposed development and lodges themselves will fill a gap between lower cost traditional glamping experiences such as basic glamping pods and higher cost luxury lodges for guests who are seeking a quiet probably short break stay within very high quality self catering accommodation.

The existing self catering holiday let accommodation provided by the owners at the same location already demonstrates that there is a healthy demand and that guests really appreciate the tranquil yet easily accessible site provided at Waterloo Farm.

This report will examine whether current accommodation options local to the area and the surrounding areas are sufficient to meet tourist demand. It will also look at tourism trends to suggest if a new glamping site in this area is warranted.

2.0 Perth & Kinross Tourism Statistics

The Perth & Kinross Area has a thriving tourism market.

The latest figures available were from 2019, showing this was the best year for overnight tourism in Scotland over the last decade. It was seen that UK residents made 14.1 million overnight visits to Scotland within 2019, it was noted that visitors also stayed longer than in previous years. [1]

Within Perth & Kinross it was recorded there was a rise of 4% in overnight visitors compared to previous numbers, this came with a 17% rise in visitor spending which in turn contributed to the local economy. Overall between 2017 and 2019, the average total of visits was calculated at 6,360,000 with an average of 2,704,000 nights spent in the area. Resulting in an average total of £394 million spent during these visits. These figures convey how important the tourist market is to Perth and Kinross's economy. [2]

Overall Tourism Summary:
Visits, Nights and Spend in Perth & Kinross, 2017-2019 Annual Average Figures

VISITS BREAKDOWN	Visits		Nights		Spend	
	2017-19 Average (000s)	% Change 2016-18/2017-19	2017-19 Average (000s)	% Change 2016-18/2017-19	2017-19 Average (£m)	% Change 2016-18/2017-19
Europe	75	+4%	228	+15%	29	+14%
North America	30	-14%	96	-8%	12	-13%
Rest of World	31	+41%	264	+159%	18	+132%
Total International Overnight	136	+5%	588	+45%	59	+25%
Scotland	429	-2%	1,076	-1%	79	+10%
Rest of Great Britain	265	+16%	1,040	+14%	79	+18%
Total Domestic Overnight	694	+4%	2,116	+6%	158	+14%
Total Overnight Tourism	830	+4%	2,704	+12%	217	+17%
Total Day Tourism	5,530	-6%	N/A	N/A	177	-4%
Grand Total	6,360	-5%	2,704	+12%	394	+7%

Sources: IPS/GBTS/GBDVS, 2017-19. Figures may not sum up due to rounding.
National figures are available in the Key Facts on Tourism in Scotland 2019 report published on visitscotland.org

Figure 1 – Overall Tourism Summary.

Unlike most of the other regions of Scotland where recent tourism performance was underpinned by a rise in Scottish travellers, Perth and Kinross experienced growth in overnight tourism due to higher number of English and overseas visitors. [2]

Glamping Lodges is a relatively new style of accommodation available to overnight visitors particularly those seeking shorter stays as part of a touring holiday or weekend breaks. It is reasonable to suggest there will be a continued increase in demand for self-catering tourist accommodation in the foreseeable future and this is something that glamping lodges can help satisfy the need for. The proposed Glamping Lodges are an excellent alternative for those who do not wish or cannot (because of wanting to bring their dogs for example) stay in hotels or B&B's.

The current owners believe that very high occupancy rates will be achievable for the proposed Glamping Lodges based upon their historical performance for the existing self-catering units at the site. The Farmhouse achieved 97% occupancy from end of April 2021 when they were allowed to re-open due to COVID restrictions until November 2021. The Shepherd's Hut achieved 73% occupancy from May 2021 to September 2021 inclusive.

3.0 Tourism Drivers

3.1 Top Tourist Attractions in Perth and Kinross

According to the Perth and Kinross Factsheet of 2019 [2], the ten most popular tourist attractions were as follows:



Figure 2 – Top 10 tourist attractions in 2019.

All of the above are within a 40-minute drive from the proposed glamping site, emphasizing how well-positioned the proposed site will be.

3.2 City and Town Attractions

The location of the site benefits hugely from its' central location within the Eastern Central Belt. The cities of Perth and Dundee to the South and East, offer a variety of attractions, shops and eateries. Perth can be reached within 15 minutes and Dundee can be reached within 40 minutes by car from the proposed site.

Pitlochry and Crieff can also be reached within approx. 30 minutes' drive and are famed for their tourism, golf and stunning scenery.

3.3 Food and Drink

The area is rich in opportunities for food and drinks lovers. There are distilleries and breweries all over including Inchaffray Distillery and Blair Atholl Distillery.

The city of Perth offers many bars and restaurants. The small village of Bankfoot is approximately 1 mile from the proposed site and within safe walking distance along a pavement, where there are local pubs and restaurants the guests can enjoy. The Bankfoot Inn is a family run business with hotels rooms and a popular restaurant. The dog-friendly restaurant uses locally sourced produce and caters for all dietary requirements.

Situated on the Southside of Bankfoot is Taste Perthshire. A popular pit stop for many travelling further up North. The gift shop is filled with unique items along with outdoor clothing and homeware. The restaurant uses locally sourced ingredients from Perthshire and Scotland's larder. [3]

Other high quality local food and drink establishments include Uisce (in Murthly 5 miles), Stewart Tower Ice Cream factory (Bankfoot 3 miles) and Pitcairngreen Inn (9 miles).

3.4 Hiking and walking

The proposed site is situated in the middle of the Perth & Kinross region. This allows guests the opportunity to explore many areas and use the proposed Lodges as a base.

The Hermitage is part of the National Trust of Scotland. The forest was initially designed by the Duke of Atholl in the 18th century. The grounds are filled with established Douglas firs which tower over the paths. A scenic waterfall is one of the main attractions here with a viewing point overlooking the Black Linn Falls. [4]

The area of Pitlochry is well known for its hiking opportunities. This area is full of nature and the perfect location for enthusiastic hikers and walkers with walks such as the pass of Killiecrankie Path, Glen Tilt, The Hermitage, Faskally Wood, Ben Vrackie and much more. There are many hidden gems such as the Falls of Bruar, the enchanted forest and the Queen's view which offer amazing photo opportunities and great days out for families.



Figure 2 – View from the Queens View.

3.5 Local attractions

Stanley Mills located just 6 miles from the proposed site offers a wonderful day out exploring the history of this fascinating site from the industrial revolution..

Active Kids in Stanley just 5 miles from the proposed site is a great day out for visitors with younger children.

Huntingtower Castle just 9 miles from the proposed site where you can explore the castle where Mary Queen of Scots and her new husband Lord Darnley stayed during the Chaseabout Raid – when they saw off a rebellion – and uncover some dramatic episodes in Scotland’s story. [5]

Highland Offroad in nearby Dunkeld offer Quad Trek Adventures to Off-Road Driving Experiences.

Within the small town of Dunkeld guests can visit the Beatrice Potter visitor centre and garden at the Birnam Institute. The town is also full of little historic houses which were built in the early 1700s, in the 1960s an improvement scheme was implemented to preserve and maintain the original appearance of these historic houses. [6]

The House of Bruar near Blair Atholl offers a unique shopping experience to visitors to the area is just half an hours drive from Waterloo. [7]

3.6 Cycling

Scotland has many cycle networks which vary in skill levels. Route 77 of the cycle network runs directly past the proposed site. The route is approx. 54 miles starting in Dundee and finishing in Logierait – between Pitlochry and Dunkeld. [8]

From the Northern end of the route 77, cyclists can then join route 7. This route will take cyclists to either Glasgow or Inverness with many possible tourist spots to visit along the way. [9]

For more adventurist cyclists there are many forest trails within Perth and Kinross. The Hermitage in Dunkeld offers many trails through the popular woodland. In recent years there have been some non-official downhill bicycle trails made for visitors to step out of their comfort zone.

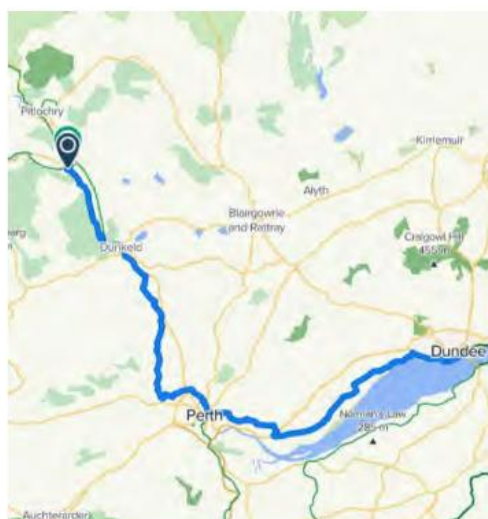


Figure 2 – National cycle route 77.

3.7 Golf

The Scottish Golf Courses website lists over 30 Golf Courses in Perth and Kinross. With its varied landscape and topography, Perthshire is full of magnificent courses. [10]

3.8 Fishing

The River Tay is renowned for salmon fishing but there are also many rivers and lochs within a short drive of the proposed site where trout and other fishing is widely available.

4.0 Attractions of Proposed Development

4.1 Demand in the Perth and Kinross

Tourism in the area appears to be enjoying stable growth in recent years. We, therefore, expect demand for accommodation to grow in the years ahead and the ever-increasing demand for new styles of accommodation is also apparent. Glamping is now a well established concept in the UK and the proposed Waterloo Glamping Lodges take this to a new level offering both the luxury of a 4 star hotel room and the opportunity to be much closer to nature at the same time.

The proposed site sits off the A9, the main road through the north of Scotland connecting Perth to Thurso. In recent years the government has provided funding for an upgrade of the A9, £3 billion has been invested for this upgrade. Over the next few years, aiming to be completed in 2025 (subject to change) the entire A9 stretch of road will be made into a dual carriageway, this was decided based on the increased demand for travelling up North. Due to the recent pandemic, this demand has only increased more. The first section between Perth and Dunkeld has recently opened serving Bankfoot and Waterloo as well. [11]

4.2 Glamping Popularity

Glampitect has witnessed increasing demand in the popularity of Glamping. Interestingly the trend shows increased demand for both peak and off-peak seasons and shows no sign of decreasing for the time being.

The concept of luxury glamping is now gaining popularity throughout the UK, with standards and guests' expectations on the rise. It is intended by the site operator that this site will be amongst the best available in Perthshire. At the moment, there is little presence in the area offering this kind of luxury Lodge giving guests very high quality accommodation. Therefore, we feel the site would be providing a positive alternative for visitors to the area.

The current owner provides 2 high quality self-catering units on the site already (Farmhouse and Shepherd's Hut) which at the time of writing both have a score of 9.7 out of 10 from independent online reviews. The Farmhouse has also received the "Customers Choice Awards" in the past 3 years from Cottages.com.

Glamping has a certain novelty, meaning it is now an attraction in its own right. The location of this site will certainly affirm it being 'its own attraction'.

4.3 Market Intelligence for Proposed Site

As the Owners of the Proposed Site are operating a Self-Catering Farmhouse and Shepherd's Hut at Waterloo Farm already they have unique insight into the demands of their intended guests for the new development.

They have gathered feedback both personally and through online reviews that show the following for Waterloo Farm:

1. Beautiful rural setting
2. Peaceful countryside location but still on a public road/bus route/cycling route
3. Enclosed and secure garden for dogs
4. In walking distance to shop and local hotel with pavement all the way
5. Well equipped / high standard of accommodation
6. High specification of bedrooms/bathrooms to a 4 star hotel standard
7. Cleanliness
8. Great base for walking and cycling
9. Proximity to nature including local wildlife
10. Fabulous base for touring Perthshire
11. Excellent range of local attractions and amenities within a short travelling time
12. Love the South facing aspect with lots of natural light
13. The accommodation should be suitable for short stay and weekend visitors
14. Enjoyed the outside seating area.

5.0 Comparison with Accommodation near the proposed site

Below is a list of accommodation options near the proposed glamping site and the surrounding area.

PER NIGHT PRICES		MID SEASON		PEAK SEASON		LOW SEASON	
<u>Erigmore</u>	<u>3.8 MILES</u>		<u>SPRING</u>		<u>SUMMER</u>		<u>WINTER</u>
	Sleeps	2 nights	7 nights	2 nights	7 Nights	2 nights	7 nights
Studio Lodge 1	2	423	170	673	265	196	95
Studio 2 Bunkroom	4	438	175	699	276	209	102
Contemporary Lodge 2	4	471	196	738	291	247	117
<u>Logerait Pine Lodges</u>	<u>12.8 MILES</u>						
	Sleeps	2 nights	7 night	3 nights	7 nights	2 nights	7 nights
1 bed lodge 517sq ft	2	110	110	125	125	125	125
2 bed lodge 646 sq ft	4	130		150	150	150	150
<u>Tayview Lodges</u>	<u>9.7 miles</u>						
	Sleeps	4 nights	7 nights	5 nights	7 nights	3 nights	7 nights
Little Lodges 1 & 2	2	222	95	125	112	117	91
<u>Nightly Rate</u>		Short Stay	Weekly	Short Stay	Weekly	Short Stay	Weekly
Minimum		110	95	125	112	117	91
Maximum		471	196	738	291	247	150

The above-mentioned existing accommodation near the proposed site (although not exhaustive) emphasizes the small number of glamping lodge sites in the surrounding areas. In addition, the anticipated nightly rates required to make the proposed site viable are closer to the minimum comparable rates in the area, whilst providing a very high standard of accommodation.

The proposed accommodation would offer a variety of new features, such as being accessible for everyone. The site will accommodate for wheelchair access both around the site and within at least one of the lodges.

By comparison with the above accommodation, the proposed site would provide this style of high quality self catering accommodation for the first time in the Bankfoot/Waterloo area and should also see benefits pass through to the local economy by the increased local spending by guests. Jobs, materials and services required by the site would ideally be provided by local residents/businesses of the Bankfoot/Waterloo area. It is an ideal location for increasing the provision of this style of accommodation in the wider area while not adding to the often congested villages/towns further north on the newly upgraded A9.

The tourist trade in the winter months is traditionally lower in most parts of the UK. However the very high build quality including high energy efficiency of the proposed accommodation will help to significantly extend the self-catering tourism season in the area and increase guest spending in the area throughout the year.

6.0 Summary

Tourism in the UK is expected to increase in the years ahead, even without the effects of Covid-19, which are also expected to accelerate demand as international travel may continue to be increasingly expensive, awkward and environmentally damaging in the coming years. This should also mean increased demand for tourist attractions and accommodation in and around the area. Coupled with the ever-increasing demands for high-end glamping experiences.

The proposed development will also boost the local and rural economy and offers a tranquil and scenic experience for guests. There is a wealth of local tourist attractions nearby and the area is lacking in the type of high quality glamping lodges being proposed.

We believe that the proposed development will be a justifiable extension of the existing self-catering development at Waterloo Farm and be beneficial to this part of the Perth & Kinross, without sacrificing the areas ecology, landscape or residential amenity.

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View of site from main road.



Existing entrance to farm house.



Existing gated entrance into site.



View looking on to proposed site.



View of site from eastern site boundary.



Artist impression of proposed site from public road.

Date	Description	Rev	By
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Revision Description



Project:
Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP

Drawing Title:
SITE PHOTOGRAPHS

Drawing Number:
210949-01-03

Revision:	-
Date:	13-10-21
Scale:	NTS
Drawn By:	TA
CAD Dwg File:	-
Checked By:	CW

LRB-2022-37**22/00265/FLL - Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works, Waterloo Farm, Waterloo, Bankfoot, PH1 4AP****PLANNING DECISION NOTICE** *(included in applicant's submission, pages 285-286)***REPORT OF HANDLING** *(included in applicant's submission, pages 299-310)***REFERENCE DOCUMENTS** *(part included in applicant's submission, pages 87-298 and 325-344)*



Artist impression of proposed site facing South-east.



Artist impression of proposed site facing South-west.



Artist impression of proposed site facing North.

Date	Description	Rev	By
	Revision Description		

Project: Proposed Glamping Site - For Forgandenny Property Limited
Waterloo Farm, Waterloo, Bankfoot, PH1 4AP
Drawing Title: ARTIST IMPRESSIONS

Drawing Number: **210949-01-08**

Revision:	Date:	Scale:	Drawn By:	CAD Dwg File:	Checked By:	Issue Status:
	13-10-21	MTS	TA		CW	

LRB-2022-37**22/00265/FLL - Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works, Waterloo Farm, Waterloo, Bankfoot, PH1 4AP**

REPRESENTATIONS

Wednesday, 02 March 2022



Local Planner
Planning and Development
Perth and Kinross Council
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Waterloo Farm, Waterloo Bankfoot, Perth, PH1 4AP
Planning Ref: 22/00265/FLL
Our Ref: DSCAS-0059544-Q9T
Proposal: Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in PERTH Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which

prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Pamela Strachan

Development Services Analyst

Tel: 0800 389 0379

planningconsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Ms Y Low (Objects)

Comment submitted date: Fri 04 Mar 2022

To purposely build the volume of holiday accommodation in a small hamlet like Waterloo isn't very thoughtful to the residents that live here. Currently Waterloo Farm provide accommodation which is fine but to turn it into a huge holiday rental area is just unfair. If you look at the arial views you can see just how much space will be used to achieve this holiday accommodation. It's not just one dwelling it's so many!! This is a Hamlet for housing. Not a holiday park!

Waterloo is a peaceful area. People have decided to reside here for a reason, predominantly for peace and quiet. Holiday makers have little consideration for surrounding homes after all they are holiday makers. Any noise in this area is clear for all to hear. Please note my objection to these plans based on how it will affect the area and the noise pollution for everyone living here.

Development Management

From: Margaret Middlemiss [REDACTED]
Sent: 06 March 2022 09:02
To: Development Management
Subject: Planning application comment - 22\00265 Waterloo

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works | Waterloo Farm Waterloo Bankfoot Perth PH1 4AP

I My address is [REDACTED] although we are not on the neighbour list [REDACTED]
[REDACTED] the proposed driveway and development.

I would like to add my comment/complaint regarding the proposed development in the hamlet of Waterloo.

- the hamlet is currently a quiet tranquil place which is reason people move to the area.
- there is already new rental accommodation in a small rural environment.
- additional rental holiday accommodation, especially in such high numbers, will cause noise pollution. The noise really carries in this quiet area.
- the number of cars, potential for at least 12 in a small section will create issues in the area for parking, there is no parking outside the development and therefore if more guests arrive, which is likely in this type of property, it will create issues of parking on the main road.
- the number of cars could also create an issue at the junction where the road and adjoining driveways meet.
- we have a real fear of 'scope creep' and do not want to see this development increasing in number by stealth over time and turning into a large holiday home/caravan park. Existing plans already appear to have too many lodges in a small area.
- building on a floodplain seems to be a very short sighted idea. We already have drainage issues.

Can you please provide me with a reply which answers the issues outlined above.

Yours sincerely,

Margaret Middlemiss

Mr R Blyth (Objects)

Comment submitted date: Mon 07 Mar 2022

Waterloo is a small, quiet and peaceful rural village setting, this development proposal is out of context and out of character in my opinion ! My main points of concern are a significant increase in vehicular/footfall traffic and noise/lighting pollution on both a daily and nightly occurrence.

Rhonda McRorie (Objects)

Comment submitted date: Mon 07 Mar 2022

I would echo the concerns of others in that this proposed development is inappropriate in the setting of Waterloo. It would compromise the value of living in this hamlet which most of us have chosen for it's quiet rural setting. I am

concerned that such a development

- would have a negative impact on the value of neighbouring properties

- compromise road safety

- cause an unacceptable level of noise pollution

- is out with the development plan for this area

Mr ROSS MURDOCH (Objects)

Comment submitted date: Wed 09 Mar 2022

As a resident of the small rural hamlet of Waterloo for the last 34 years and looking forward to retirement. I would like to raise the following objections -

*A holiday park is not suitable for the small rural hamlet of Waterloo. This would be completely out of character for this area.

*Concerns over the impact a commercial business would have on the value of our domestic properties.

*Noise/light pollution, there are no street lights in this area.

*The impact of the local wildlife including the Beaver colony which would be less than 100m from this proposed site.

*Concerns over more holidaymakers with unrestrained dogs (we witnessed dogs off lead chasing young deer last summer).

Therefor I object to this and any other future commercial developments of this property.

I look forward to your early response,

H R Murdoch

Mr Euan Shand (Objects)

Comment submitted date: Fri 11 Mar 2022

My main concerns about the proposed plans are as follows.

Noise pollution - 5 full lodges or less will create a lot of unwanted noise in this quiet area.

Security - With increased numbers of people coming to the area, it could potentially bring a security risk to surrounding properties.

Reduced privacy- Looking at the proposed site plan and where our house is situated in relation with it, our house and garden will be in full view of at least 2 of the lodges which would have a big impact on our personal privacy.

Having a holiday park in waterloo would ruin the peaceful, rural character of the area completely and would have an affect on Property values

Mrs Ashleigh Kesson (Objects)

Comment submitted date: Wed 16 Mar 2022


As a young family who moved to the waterloo for the peacefulness and country aspect we fully object to this. It would change the hamlet completely not to mention the added noise, light and traffic pollution it would bring to the area. There is so much wild life and farm life which would be disrupted and we feel it would have dramatic effects to this little hamlet.

Mr Harry Dunn (Objects)

Comment submitted date: Fri 18 Mar 2022

Along with other objectors to this application, I reside on an elevated site overlooking the area in question. This is a small hamlet and I consider the proposed development to be entirely inappropriate, and have considerable reservations given there are already two holiday lets on the site and this proposed enlargement will generate more traffic and undoubtedly more noise and disturbance from patrons and service vehicles.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00265/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works		
Address of site	Waterloo Farm Waterloo Bankfoot Perth PH1 4AP		
Comments on the proposal	<p>The applicant is proposing the change of use for the siting of 5 bespoke lodges, a reception building, individual parking at each lodge and recycling/waste storage. There are 3 one bedroom lodges and 2 two bedroom lodges proposed.</p> <p>The vehicle access to the public road network for the site will be via the existing vehicle access for Waterloo Farm. This access leads directly onto the B867, as shown in Figure 1.</p>  <p>Figure 1: Vehicle access from Waterloo Farm</p> <p>There is an existing entrance to the field, to the right of the wheelie bin in Figure 1, which will be improved and the new access track to the lodges will have two passing places. Satisfactory visibility splays from the Waterloo Farm entrance have also been provided. The site has multiple turning areas.</p> <p>The level of car parking proposed for each lodge is in line with requirements of the National Roads Development Guide.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal on the following condition.</p>		

Recommended planning condition(s)	<p>Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail with 3 metre radius kerbing. The Type B Road construction detail shall continue onto the existing private access for a minimum distance of 5 metres.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>
Recommended informative(s) for applicant	
Date comments returned	18 March 2022

Miss Nadia Angus (Objects)

Comment submitted date: Sun 20 Mar 2022

I would like to object to the proposed holiday/glamping pods at Waterloo farm. having looked at the plans it's clear to see that he is looking to develop it in the future, the proposed service block will be a toilet block ,
The amount of units/ residential park homes that he is looking to put in along with the other holiday let that is on the site will overpopulate the small rural hamlet ,
The excess noise that it will have , not only on the local residents but also the wildlife.

As a neighbour it will be directly opposite my back garden

For the reasons of the above I would be against the proposed development.

Mr Graham Reaves (Objects)

Comment submitted date: Sun 20 Mar 2022

My concerns regarding and objections to the application are that of public safety and public nuisance.

Waterloo is a peaceful residential hamlet, which will certainly suffer with the influx of additional visitors at the grounds of the current rental property at Waterloo Farm.

I cannot believe that camping units are the most attractive to overlook from residents and that properties can be spied upon by transient holidaymakers, along with the potential of crimes committed.

Additionally, the "reception building" also appears to be a shower and toilet block, which will also add to noise and raises questions of adequate sewerage provision.

Noise and air pollution will detract from the hamlet as well as the concern that significant numbers of holidaymakers, potentially outside until the early hours will disturb neighbours' peace. Consumption of alcohol leads to jollity and inevitable the inability of people to control the volume of their voices. Any motivation to moderate noise levels will be low, especially if the drinkers feel that they are "far away" from other residents, though the fact is that noise carries widely in open spaces and carries on the wind.

Inevitably there will be safety concerns with increased numbers of vehicles constantly entering and leaving the property, onto a winding and small B road - also a National Cycle Route and route for horse riders and walkers. Also, there may be unacceptable trespass, or trespass by uncontrolled dogs (and the mess they may make), and other litter abandoned in this residential hamlet.

I would also raise the question of the environmental impact on wildlife in the area - deer, tawny owls, snipe, voles and beaver are also residents here as well as the myriad of wild birds. Further encroachment on the habitat of wild species must be a major concern in our greener world.

Here, our internet service is, at best, feeble, with peak hours (or regular flooding) leaving us often with no access at all. Having had discussions with OpenReach, we have had no promise of improvement of any service from local or national government and with holidaymakers competing for access wifi, it would result in our working from home pretty much impossible.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00265/FLL	Comments provided by	Marianna Porter
Service/Section	Conservation	Contact Details	
Description of Proposal	Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works		
Address of site	Waterloo Farm Waterloo Bankfoot Perth PH1 4AP		
Comments on the proposal	As the proposed accommodation units would be set back from the listed building and largely screened by existing trees and vegetation I do not consider that the proposed development would result in a detrimental impact on its setting.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	21.03.2022		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 22/00265/FLL

Our ref DAT

Date 21 March 2022

Tel No [REDACTED]

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

22/00265/FLL RE: Siting of 5 holiday accommodation units, reception building, formation of landscaping and associated works Waterloo Farm Waterloo Bankfoot Perth PH1 4AP for Forgandenny Property Limited

I refer to your letter dated 1 March 2022 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted conditions and informative be included in any given consent.

Comments

The application is for the siting of 5 lodges (caravans) and the erection of a reception building and associated works on existing grassland at Waterloo Farm, Waterloo, Bankfoot.

Noise

The plans submitted show 5, one or two-bedroom timber lodges and a reception building, which also contains laundry facilities. Given the location and distance to neighbouring properties out-with the ownership of the applicant there is the potential for noise to impact on the residential amenity, and therefore the applicant should be mindful of noise that may be generated by the users of the site, as well as any fixed plant/equipment.

Site Licence

Given the types of proposed units, I would remind the applicant that these fall under the definition of caravans and therefore an amendment to the existing site licence for one unit (CS/PK/01/18) will be required.

I note from the plans and the accompanying planning statement that it is the intention to provide 2 car parking spaces adjacent to each unit. Model conditions attached to caravan site licences, including the current licence held by the applicant for the existing unit states that only one car may be parked between units. This condition is in line with Scottish Government guidance in relation to the Fire (Scotland) Act 2005 and stipulates; one car only should be permitted to park between adjoining units subject to the entrance to the unit not being obstructed.

Providing this is addressed prior to submission of the site licence application I have no objection to the application.

Therefore, whilst I have no objections to the application, I would recommend the following conditions and informative be attached to any given consent.

Condition

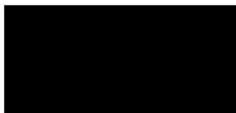
- EH11** All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.
- EH31** All external lighting shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.
- Prior to the commencement of the development a Noise Management Plan shall be submitted for the written approval of the planning authority. The plan shall include all sources of noise associated with the premise, including user noise and the measures that will be put in place to minimise and/or control noise. The plan shall be reviewed on a regular basis or, following receipt of a justified complaint or at the request of the planning authority. Once the Noise Management Plan has been approved, it shall be fully implemented for the lifetime of the development.

Informative

CARAV

Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be made to Environmental Health. Application forms are available at

<https://www.pkc.gov.uk/article/15600/Licence-caravan-site>



Mrs Shona McDonald (Objects)

Comment submitted date: Mon 21 Mar 2022

I would like to object to the 5 accommodation units for the following reasons:

Noise pollution: we already hear the noise from the Shepherds Hut which is adjacent to our garden, so a further 5 more units would increase this substantially

Privacy: we moved to Waterloo for a bit of peace and quiet but with potentially an extra 24 holiday makers staying next door this would impact on us greatly

Character: I feel that the proposed development is out of character with Waterloo and could also have an impact on house values and security

Perth and Kinross Council
Planning and Development
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
developmentmanagement@pkc.gov.uk

Dear Sirs

Planning Application Ref: 22/00265/FLL - five holiday lets, reception building, landscaping and associated works.

[REDACTED] and so this development will have a significant negative impact on me. My objection is based on the following material considerations:

Wildlife

This site is used by a variety of wildlife including: roe deer;;bat species; lapwing; skylark; wheatear; oyster catcher; barn owl and red kite. This development will have a significant impact on the ground nesting bird species and the bats, all of which are protected species. I note there is no ecological survey in the application document list.

Drainage

The site of the proposal is a marshy grassland or flush habit type. This is likely to affect how the soakaway or any SUDS will work on this site. There are already issues with local flooding and drainage in Waterloo. Again I note there is no record of an ecological survey with the planning application.

Infrastructure

Waterloo already has insufficient broadband internet capacity. Additional properties and a business will use up more bandwidth making it more difficult for residents to work from home.

Privacy

This access track of this development will look directly into my house and small garden depriving me of privacy. The lights from cars coming out of the development will shine directly into my house.

Nuisance

The proposal will increase lighting: cause additional noise from traffic and regular changes of guests; and increase the number of vehicles using the road. These will all negatively affect the current residents.

Yours faithfully

Mary McIntyre

Dr Adam Smith (Objects)

Comment submitted date: Mon 21 Mar 2022

We object to this planning application on 13 grounds.

1) Adverse effect on visual amenity. The proposed development would be clearly visible from our house in place of a currently a rural outlook. Visual amenity includes wildlife which would undoubtedly be displaced by noise, movement and loss of habitat.

2) Contrary to development plan policy. We believe the application is contrary to development plan policy in four main areas:

Overall

p12 LDP2(2019): The application will make Waterloo a less sustainable place by increasing vehicle movement, power and water use and refuse. It will make Waterloo a higher carbon place for these reasons and through the release of carbon during construction. It will make Waterloo a less naturally resilient place by altering established drainage, disturbing old pasture and wildlife. It will harm Waterloo as a connected place as the physical access entrance visibility is poor to the main road, there is currently poor broadband bandwidth (no fibre) with high contention ratios, poor mobile phone and freeview TV signal.

Community

p14 LDP2(2019): No attempt has been made to undertake Community Planning engagement, despite sustainable communities' being key national and local policy objectives.

The application does not respect the currently residential local community which values the existing environment and heritage. Based on current business operations at Waterloo Farm the proposed economic activity will generate no value for Waterloo and will provide no additional local community facilities.

Placemaking

p20 LDP2(2019): Policy 1A: This development fails to respect key elements of 'Placemaking'. It will not contribute positively to the quality of the surrounding built and natural environment. The development has not been properly planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of the development does not respect the character and amenity of the place (a small, rural residential community with no development plan expectations or relevant consultation), and does not create and improve links within or beyond the site.

Specific

p31 LDP2(2019): Policy 9C: Chalets, Timeshare and Fractional Ownership. We believe there is a risk that this development could become permanent residences.

This developments does not, as required, involve the expansion of a named development - the existing use is holiday rental accommodation. The development does constitute the overdevelopment of the site, which was for 200 years a small farm steading and its setting, a pasture.

There is a risk that the proposal will result in adverse effects to the integrity of the River Tay Special Areas of Conservation through pollution from sewage and washing-water runoff into the Coral burn (a Tay tributary) as there is no mains

sewerage available.

We note there is no survey or mitigation plan for this development's impact on the beaver (a European Protected Species since May 2019) population in the Coral burn.

3) Flooding risk: New roads, hard standings and roofs will increase runoff, compromise the beaver dam in the Coral Burn potentially resulting in road and structural damage to local roads.

4) Inappropriate housing density. Waterloo's developments have been on existing building footprints or are located in large areas of land, thus maintaining low density building.

5) Inappropriate land use. The nature of the expected land use is rural, agricultural. Where other farms have developed holiday letting, it is invariably done in remote secluded properties away from other residential areas.

6) Light pollution. Waterloo still has a relatively dark sky - the Milky Way remains just visible. Further development always results in additional lighting, both permanent and time controlled, which will degrade this amenity and natural habitat. At ground scale the development and lighting will be visible in a previously dark space. This darkness has already been degraded by lights left on in the related business on this property.

7) Loss of open space. The land proposed for development is not part of the immediate demesne of Waterloo Farm and is for the purposes of the Scottish Outdoor Access Code open space.

8) Noise pollution. Any prevailing wind from south to west carries noise from this site across Waterloo village. Visitors will be on holiday and in the nature of this will generate above average noise, particularly when Waterloo is generally very quiet. Over 20 persons could occupy the site as proposed (the water treatment plant has capacity for 27) and unlike residents those visitors will have no relationship with the community or understanding of local nature which will lead them to self-limit noise intrusion. The movement of vehicles both of visitors and for site service will generate increased noise.

9) Out of character with the area. As outlined above the area is a small, rural, residential hamlet with no comparable existing commercial development. Only Waterloo Farm provides holiday accommodation in this area. There are no local shops to benefit from or service the development. It is not reasonable for the existing rural residential community to accept further noise, light, smell (smoking, barbeques, heating) from a development that will be frequently used by holiday parties.

Concerns over the loss of residents' amenity from inappropriate holiday accommodation in-part drove Scottish Government to draft a Licensing Order under the Civic Government (Scotland) Act 1982. Local authorities will have until 1 October 2022 to establish a licensing scheme and existing hosts will have until 1

April 2023 to apply for a licence. It does not feel appropriate to approve a development scheme that should be so regulated under conditions that Perth & Kinross Council have not yet announced.

10) Over intensive development. The development to date of Waterloo Farm has been in keeping with the character and footprint of the property, but this is a significant expansion of new structures.

This intensity of development would exacerbate service problems that Waterloo is already facing. Waterloo already experiences low water pressure being at the end of a pumped supply. There is no mains sewerage and proposed soakaways would lie on frequently waterlogged ground.

Waterloo has poor broadband being on an aluminium phone line with no fibre; poor mobile phone connectivity being out of sight of the local mast.

Dog mess and disturbance is also likely to increase if this development is permitted, something that PKC have had to put signage up on Meikle Obney Road to mitigate already.

11) Overlooking. We would be able to be seen from the proposed development in our house (upper and lower storeys including bedrooms) and garden.

12) Road safety concerns. The access to the development off the B867 has poor sight lines to both the north (~100m) and south (effectively 0m with summer vegetation) carriageway. The access lies opposite a development of six houses making an effective cross roads.

The access is shared with three other properties - cars attempting to pull in to the shared access lane already have to wait on the road for cars pulling out. At least 10 more cars could use this single access several times a day on a daily basis, greatly increasing the risk of a road traffic accident for residents on a road which is used by buses, HGVs and farm vehicles.

The B867 serves Waterloo and its road surface below the proposed access is already badly damaged, has been repaired multiple times by road traffic weight and run-off from local houses and fields.

13) Traffic congestion. The traffic congestion noted above (12) will result in environmental pollution, and loss of amenity. It will place increased wear and tear on the private shared access road.

Day visitors to those staying in the proposed development would have nowhere to park other than on the shared road which is inappropriate, or on the main road which is dangerous.

Mrs Vicky Gordon (Objects)

Comment submitted date: Tue 22 Mar 2022

I would like to echo concerns of others and put in my complaint relating to the proposed development of 5 holiday chalets, it is an inappropriate over development in such a condensed area in the quite setting of Waterloo. It would certainly compromise the value of living in this quiet hamlet. I am concerned that such an over development will have a negative impact on the values of the neighbouring properties and be the start of over developing the area and effectively turning it into a holiday park. It also has the potential to create issues of parking on the main road the volume of cars could create an issue at the junction where the road and adjoining driveways meet. A holiday park is not suitable for the small rural hamlet of Waterloo and is completely out of character for such a quiet area.

There are no street light in Waterloo and the noise and light pollution this will bring would be detrimental to the area.

There is also a Beaver colony right beside this site too, so will have an adverse impact of the wildlife.

There are long standing drainage issues in this area and building on a floodplain appears to be a very short sighted idea.

Mr Neil Elder (Supports)

Comment submitted date: Fri 25 Mar 2022

I have now stayed at the Shepherd's Hut at Waterloo Farm three times in the past year and a half and read with disbelief the comments against this property. I am therefore writing in support of this application. The first point to note is that that Waterloo Farm is operated as a family business not a faceless multinational. As such the owners aim to be at the heart of both the community of Waterloo for many years to come and it is only in their interest to continue to restore and provide careful guardianship over Waterloo Farm for years to come. They have obviously already at considerable financial cost ensured that Waterloo Farmhouse did not simply fall down due to the years and years of neglect prior to their ownership. They have restored the lime render stone facade on three sides returning the building to its true original appearance. They have stated in the accompanying documents they plan to do the same with the rest of the steading subject to appropriate consents being granted in the future.

In my opinion the owners have begun to stop the rot that had set in at Waterloo with over development of inappropriate housing in the hamlet including: houses that look more like supermarket entrances than homes, houses that are far too large for the plot, houses that are over bearing in their outlook over the listed Waterloo Farmhouse itself, houses that have far too much large heavy commercial vehicle traffic for a residential property, houses that do not allow for safe egress to the highway in a forward gear, sites that do not yet seem to have been completed with unsafe fencing next to the kerbside for drainage trenches and developments of housing that in appearance are far more suitable for an urban development.

Contrary to the common thread in the comments people such as myself do not go on holiday to a lovely quiet rural location such as this to drink alcohol, make noise, pollute the night sky with light, allow our dogs to misbehave, steal from the neighbouring properties, indeed spy on the neighbours and trespass on their land. The proposed site due to its modest scale and average total occupancy when full of around 10 persons will attract guests including some with small families and some with disabilities wanting to get away from the stresses of normal life and enjoy a quiet peaceful retreat while giving them a chance to observe and be closer to nature. The vast majority of potential visitors understand the highway code and how to drive and safely join the main highway from what is a safe exit. They are unlikely to drive around in their cars all day and night from the property as you would visit Waterloo Farm to relax and get away from traffic.

If you read all the reviews for the other holiday makers at both the Shepherds Hut and for the Farmhouse, these are respectable people that appreciate the peace and quiet of the area, they do not go there to party. They also speak about their appreciation of the wildlife and given that the site is only a very small part of the field there is still the majority available to the wildlife. Some of the objectors have mentioned disturbing Beavers in the Coral burn but the house currently being built on the other side of the burn and the other strip of the land on the other side of the burn both adjoin the burn and are subject to frequent movements of vehicular traffic and work often heavy in nature. The proposed development is not even close to the Coral burn and from the drawings the proposed accommodation will

have low height fencing to prevent unnecessary disturbance to the area next to the burn and help ensure that this area can be returned to a more wild state to encourage local wildlife, insects and birds.

Other visitors to the existing Shepherds Hut and Farmhouse also mention going to local shops, restaurants and supporting local businesses etc. Communities such as Waterloo will simply die if they are allowed to become commuting destinations for people who work elsewhere. This development represents a modest opportunity to bring more employment to the area and thus not only would benefit the local community but also the environment.

I have met some of the objectors during my stays at Waterloo and find it totally ironic that they seem to be guilty of exactly doing the kind of activities such as making undue noise and bad driving that they are suggesting this modest development might cause.

It is surely only logical that the owners of the site will ensure that their proposed development will have a positive impact on the amenity and environment of the area as this is their unique selling point of this location.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	22/00265/FLL	Comments provided by	
Service/Section	Flooding	Contact Details	
Description of Proposal	Siting of 5-holiday accommodation units, reception building, formation of landscaping and associated works		
Address of site	Waterloo Farm Waterloo Bankfoot Perth PH1 4AP for Forgandenny Property Limited		
Comments on the proposal	<p>The application has been reviewed, and we object on the basis of insufficient information regarding flood risk.</p> <p><u>Flood Risk</u></p> <p>The Corral Burn runs close to the southern boundary of the site. Due to the catchment size, the section of the Corral Burn adjacent to the proposed site is not included in the SEPA mapping therefore the flood risk from this source is uncertain. The site is not within the high/med/low surface water flood risk envelope (which can be indicative of flood risk from smaller watercourses but has increased uncertainty). We note an objection comments highlights this is floodplain, although no evidence of previous flooding has been submitted.</p> <p>A review of the local topography indicates that the left hand bank is higher than the right, although the left-hand (northern) floodplain has a lower gradient. There is approximately a 1.2m difference in ground elevation from the left hand bank to where the chalets are located. We do however note that a bridge is located approximately 150m downstream and its condition and size is unclear. Furthermore, the gradient of the right hand (southern) floodplain increases downstream and is constrained by an access road running north-eastwards towards the bridge. These factors may introduce a throttling effect and force floodwater onto the left-hand floodplain. Given this uncertainty a precautionary approach should be taken and a flood risk assessment (FRA) undertaken in line with the PKC Flood Risk and Flood Risk Assessment guidance. All sources of flood risk should be considered. Hydraulic modelling may not be required as part of the assessment, if it can be clearly demonstrated that the site is not at risk from the adjacent watercourse (including back up from the d/s structure).</p> <p><u>Surface Water Drainage</u></p> <p>The PKC LDP Supplementary Guidance (Flood Risk and Flood Risk Assessments) states that a Drainage Impact Assessment (DIA) is required on developments with an impermeable surface less than 1000m² if they may affect sensitive areas, e.g., areas affected by flooding. PKC take a precautionary approach to flooding issues, and because the mechanisms of flooding cannot be fully established for the site, it is recommended that a DIA is undertaken.</p> <p>The proposed drainage plan states that 'all parking areas and new tracks are to be constructed with a porous build up on free draining stone' and that</p>		

	<p>'pods to have a 250mm wide by a min 200mm deep gravel border to all draining side'. We are concerned whether the surface water drainage proposed is sufficient and provides adequate treatment and attenuation.</p> <p>We require the following conditions to be met as outlined within the Perth LDP Flood Risk and Flood Risk Assessments Supplementary Guidance 2021:</p> <ol style="list-style-type: none"> 1. Percolation tests will be required, and the results forwarded to the Flooding Team for approval 2. It will need to be demonstrated that hydrological and hydrogeological conditions are suitable and the time for emptying will not be excessive 3. The soakaway should be designed to accommodate the 200-year event with a 35% increase in peak rainfall intensity to account for climate change <p>This applies to the parking/track areas, gravel border and soakaway.</p> <p><u>Foul Drainage</u></p> <p>The proposed drainage plan shows that foul water will be managed using a package treatment system (suitable for 27 people) connected to a soakaway located ~25m from the watercourse. As noted above percolation testing will be required for the soakaway and, given the potential flood risk, we advise that this is located outside of the floodplain, and designed to minimise the potential for washout and pollution during flood events. Further investigation as noted above in the flood risk section is needed to determine if the location of the septic tank and soakaway is viable.</p>
Recommended planning condition(s)	N/A
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.
Date comments returned	31.03.22

CDS Planning Local Review Body

From: rhonda mcrorie [REDACTED]
Sent: 08 August 2022 08:56
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-37
Attachments: image001.jpg; Decision Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning
Thank you for your email below
I would like it noted that I continue to object to this proposal on the same grounds as previously stated.
Many thanks
Kind regards
Rhonda McRorie
Sent from my iPhone

CDS Planning Local Review Body

From: HARRY DUNN [REDACTED]
Sent: 09 August 2022 15:16
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-37

Follow Up Flag: Follow up
Flag Status: Completed

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I have no further grounds for objection, however would like to comment that regardless of whether or not the various surveys as mentioned have been undertaken, the proposal remains contrary to PKC local plan and a number of policies and can therefore see no reason why the original decision can be questioned.

Harry Dunn

Sent via BT Email App

CDS Planning Local Review Body

From: [REDACTED]
Sent: 10 August 2022 19:31
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-37

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Hello

I refer to your decision notice.

My original objections still stand. I would also just like to add, that the developer does not live here in our community, so he doesn't have any idea how much noise we all currently have to put up with. A development of this type or any future commercial development would not fit in and would bring nothing but further disruption to our small rural community.

I also noticed that this development company had previously objected to another nearby planning application.

It seems like they have a [blatant](#) disregard for the people and community in the small hamlet of Waterloo.

I trust the panel will consider all the concerns that have been raised by our community and PKC Planning etc.

Kind regards

Mr & Mrs HR Murdoch

CDS Planning Local Review Body

From: Margaret Middlemiss [REDACTED]
Sent: 14 August 2022 10:31
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-37
Attachments: Decision Notice.pdf

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Middlemiss,
Highground, Waterloo, Perth PH1 4AP

Hello, thank you for contacting us regarding the appeal for the proposed siting of 5 holiday accommodation units in Waterloo.

We still feel strongly that the development should not proceed and agree that “this type of development does not respect the character or contribute positively to the quality of the natural environment or the wider landscape character of the area”.

Our comments made on 6 March still apply and we agree with all objections already on record together with reasons for refusal contained in Perth & Kinross Notice dated 22 April 2022.

Regards,

Margaret & David Middlemiss

CDS Planning Local Review Body

From: Adam Smith [REDACTED]
Sent: 15 August 2022 13:25
To: CDS Planning Local Review Body
Subject: RE: LRB-2022-37

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I confirm that the issues that I noted in my original submission remain extant and relevant. In particular:

1. Decision notice item (3): I can confirm there is still Beaver (*Castor fiber*), a European Protected Species, activity in the Coral Burn.
2. Decision notice items (4-7): I note that neither the developer or landowner have made any attempt to reach out to the community and seek information on concerns nor suggest any mitigations, subsequent to these issues (respect and enhancement of character of community and natural heritage, placemaking) being flagged by those objecting and in the Council decision to refuse. This does not give any sort of confidence to those who live in the community (which the developer/landowner do not) that these issues could be satisfactorily addressed, or that any problems arising from a development would be dealt with timeously and appropriately.
3. I remain very concerned by the potential negative impact on the local service infrastructure: the public-private road junction is not suitable for intense traffic use; the private road system is shared with other properties but no mitigation to the increased use and disturbance has been put forward; Waterloo continues to experience low water pressure; and very poor (below National guidelines) internet and mobile broadband speeds.
4. At a personal level, we moved to Waterloo to be part of a small residential community – we have no expectation or desire to have to live with a substantial flux of non-residents who cannot be invested in the local community or area.

Yours

Adam and Anne Smith

CDS Planning Local Review Body

From: Wendy Grant [REDACTED]
Sent: 07 September 2022 21:38
To: CDS Planning Local Review Body
Subject: RE: LRB-2022-37 Applicants Comments

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you for your letter dated 26 August. Please find below my additional comments in response to the representations received.

- 1) We do not live in Waterloo - the Design and Access Statement submitted with the application clearly states our intention to do so on page 4:

"Once the holiday lodges are operational on-site the current owner plans to close the existing farmhouse and Shepherds Hut to guests for an appropriate period of time to allow the development of the remaining steadings and barn into two or three smaller units and owners accommodation subject to the appropriate planning approvals and building warrants being granted".

- 2) We believe that all the other representations received as part of this appeal have been considered and covered in our appeal submission by Suller & Clark.

