

Perth and Kinross Council
Planning & Development Management Committee – 26 September 2018
Pre-Application Report by Interim Development Quality Manager (Report No. 18/300)

PROPOSAL:	Demolition and erection of a sheltered accommodation building with facilitated care including restaurant, parking, landscaping and associated works parking, landscaping and associated works.
LOCATION:	The Atrium, 137 Glover Street, Perth.

Ref. No: 18/00010/PAN
Ward No: P10 - Perth City South

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for demolition and erection of a sheltered accommodation building with facilitated care including restaurant, parking, landscaping and associated works at The Atrium, 137 Glover Street, Perth.

The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (POAN) on 14 August 2018.
- 2 The site extends to approximately 0.47 hectares. The identified site boundaries are characterised by a range of land uses including a doctors' surgery, ice rink and existing residential development. The site currently operates under Class 4 for business use as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. The proposal is categorised as a major development due to the overall unit numbers exceeding 50, which falls within category 2 (housing) of the hierarchy of development threshold criteria (as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, Regulation 2 (1)).
- 3 The POAN relates to the proposed redevelopment of the site for the redevelopment and change from Business (Class 4) to Residential Institution (Class 8).

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 regulations. A screening request has not yet been submitted by the applicant.

PRE-APPLICATION PROCESS

- 5 The POAN (reference [18/00010/PAN](#)) confirmed that a public exhibition will be held on the 29th October at the Dewars Centre, Glover Street. Local ward Councillors and Perth North Community Council have been notified by the agent (Perth South Community Council currently not an active body). The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

- 7 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc. (Scotland) Act 2006, this is now a statutory document and a material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

The Scottish Planning Policy 2014

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

- Sustainability: paragraphs 24 – 35
- Placemaking: paragraphs 36 – 57
- Supporting Business and Employment: paragraphs 92 -108
- Managing Flood Risk and Drainage: paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel: paragraphs 269 - 291

- 9 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:

- PAN 3/2010 Community Engagement
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation

- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

- 10 Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities, contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

LOCAL POLICY AND GUIDANCE

- 11 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYPlan Strategic Development Plan 2016-2036

- 12 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

"By 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."

- 13 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application:

- Policy 2: Shaping Better Quality Places
- Policy 4: Homes
- Policy 6: Developer Contributions

Perth and Kinross Local Development Plan 2014

- 14 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 15 The LDP sets out a vision statement for the area and states that:

"Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth."

16 Under the LDP, the following policies are of particular importance in the assessment of this application:-

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- RD1 – Residential Areas
- RD6 – Particular Needs Housing Accommodation
- TA1 – Transport Standards and Accessibility Requirements
- NE3 – Biodiversity
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP11 – Air Quality Management Areas
- EP12 – Contaminated Land

OTHER POLICIES

17 The following supplementary guidance and documents are of particular importance in the assessment of any future application:-

- Developer Contributions Supplementary Guidance April 2016
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Perth and Kinross Corporate Plan 2013-2018
- Perth City Plan 2015-2035

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

18 Perth & Kinross Council is progressing with preparation of a new Local Development Plan to provide up-to-date Development Plan coverage for Perth & Kinross. When adopted, the Perth & Kinross Local Development Plan 2 (LDP2) will replace the current adopted Perth & Kinross Local Development Plan (LDP). The Proposed Local Development Plan 2 (LDP2) was approved at the Special Council meeting on 22 November 2017.

19 The representations received on the Proposed LDP2 and the Council's responses to these were considered at the Special Council meeting on 29 August 2018. The unresolved representation to the Proposed Plan after this period is likely to be considered at an Examination by independent Reporter(s) appointed by the Scottish Ministers, later this year. The Reporter(s) will thereafter present their conclusions and recommendations on the plan, which the Council must accept prior to adoption. It is only in exceptional circumstances that the Council can elect not to do this.

20 The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with

the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

PLANNING SITE HISTORY

- 21 The following is of particular importance:

[14/01484/IPL](#): Residential development in principle. Application Approved by Development Management Committee on 19 November 2014.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- Scottish Water
- Perth North Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Transport Planning
- Structures and Flooding
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 23 The key considerations against which the eventual application will be assessed include:
- a. Visual impact
 - b. Scale, design and layout
 - c. Relationship with surrounding land uses
 - d. Landscape
 - e. Water resources and soils
 - f. Air quality
 - g. Transport implications
 - h. District heating
 - i. Sustainability

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

24 Should an ES not be required the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Transport Statement
- Flood Risk and Drainage Assessment
- Phase 1 Habitat Survey
- Sustainability Assessment
- Waste Management and Minimisation Plan
- Construction Method Statement

CONCLUSION AND RECOMMENDATION

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

Background Papers: None

Contact Officer: Callum Petrie 01738 475353

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ANNE CONDLIFFE
INTERIM DEVELOPMENT QUALITY MANAGER

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