

Perth and Kinross Council
Planning & Development Management Committee – 1 June 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/78)

Alterations and extension to factory, demolition of dwellinghouse and formation of car park, alterations to main entrance, formalisation of existing car park, creation of engineering yard, gist yard, temporary area and concrete yard at 2 Sisters Food Group, George Street, Coupar Angus.

Ref. No: [21/00003/PAN](#)

Ward No: P2 – Strathmore

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for alterations and extension to factory, demolition of dwellinghouse and formation of car park, alterations to main entrance, formalisation of existing car park, creation of engineering yard, gist yard, temporary area and concrete yard 2 Sisters Food Group, George Street, Coupar Angus.

The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision-making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 30 March 2021. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for 2 Sisters Food Group, George Street, Coupar Angus. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development comprising the extension and alteration to the existing factory, demolition of a dwellinghouse, formation of a car park and formation of other hardstanding areas. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.
- 3 A separate PoAN for an associated possible development by the 2 Sisters Food Group for a mixed-use development on land to the west of this site was also submitted. This is being reported separately (Ref: 21/00004/PAN).

ENVIRONMENTAL IMPACT ASSESSMENT

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

PRE-APPLICATION PROCESS

- 5 The PoAN confirmed that an online public interactive consultation event will be held on 3 June 2021 between 1500hrs – 1900hrs. In addition, a website dedicated to this proposal has been created: <https://ambercouparangus.com>. The Ward Councillors, MSPs, MP and Secretary of the Coupar Angus Town Team have been notified. The Coupar Angus Community Council was disbanded in November 2020. Furthermore, a leaflet drop is to be undertaken informing properties within a 400 metres radius of the site of the public interactive consultation. A public notice will also to be placed in The Courier newspaper one week before the public interactive consultation. 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 (SPP) (Revised December 2020)

- 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
 - Valuing the Historic Environment: paragraphs 135 – 151
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - 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 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 75 Planning for Transport

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 10 TAYPlan sets out a vision for how the region will be in 2032 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

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

- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets: First Choice for Investment
- Policy 7 – Energy, Waste and Resources
- Policy 9 – Managing TAYplan’s Assests
- Policy 10 – Connecting People, Places and Markets

Perth and Kinross Local Development Plan 2019

- 12 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 13 The LDP2 sets out a vision statement for the area and states that:
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

- 14 Under the LDP2, the following polices are of particular importance in the assessment of this application:

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 7: Employment and Mixed Used Areas
- Policy 8: Rural Business and Diversification
- Policy 14: Open Space Retention and Provision
- Policy 15: Public Access
- Policy 16: Social, Cultural and Communities Facilities

- Policy 17: Residential Areas
- Policy 20: Affordable Housing
- Policy 23: Delivery of Development Sites
- Policy 24: Maintaining an Effective Housing Land Supply
- Policy 25: Housing Mix
- Policy 31: Other Historic Environment Assets
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 33: Renewable and Low Carbon Energy
- Policy 34: Sustainable Heating & Cooling
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 40: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58: Contaminated and Unstable Land
- Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

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

- Developer Contributions Supplementary Guidance April 2020
- Flood Risk and Flood Risk Assessments – Developer Guidance 2020
- Placemaking Supplementary Guidance 2020

PLANNING SITE HISTORY

- 16 **00/00454/FUL** Full Planning Permission was Approved On 25 May 2000 for Extension to existing food processing facility
- 17 **02/00031/FUL** Full Planning Permission was Approved On 15 July 2002 for Alterations to existing chicken factory and provision of new chicken processing factory and offices on adjoining site
- 18 **03/01083/FUL** Full Planning Permission was Approved On 25 August 2003 for Formation of temporary lorry park
- 19 **07/00402/FUL** Full Planning Permission was Approved On 14 March 2007 for Proposed alterations and extension
- 20 **07/00633/FUL** Full Planning Permission was Approved On 30 April 2007 for Erection of a plant shed

- 21 [07/02611/FUL](#) Full Planning Permission was Approved On 7 January 2008 for Proposed extension to factory
- 22 [12/01724/FLL](#) Full Planning Permission was Approved On 26 November 2012 for Extension to existing lairage building
- 23 [15/01986/SCRN](#) On 7 December 2015 for Installation of Bio-Refinery – EIA Not Required
- 24 [17/00147/FLL](#) Full Planning Permission was Approved On 3 March 2017 for Alterations and extension to building
- 25 [18/00931/FLL](#) Full Planning Permission was Approved On 17 August 2018 for Extension to factory and formation of two additional loading dock bays with associated works
- 26 **19/02044/SCRN** On 9 January 2020 for Extension to factory – No EIA Required
- 27 [19/02122/FLL](#) Full Planning Permission was Approved On 18 February 2020 for Alterations and extension to factory
- 28 [21/00004/PAN](#) On 16 April 2021 for Mixed use development comprising of the erection of a poultry processing facility and demolition of existing poultry processing facility for residential, commercial, industrial uses including parking areas, vehicular access, landscaping and associated works – PAN Agreed

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- NatureScot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Health and Safety Executive
- National Grid
- Scottish Gas Network (SGN)
- Perth and Kinross Heritage Trust
- Dundee Airport Ltd

Internal

- Environmental Health
- Strategic Policy and Housing
- Developer Negotiations Officer
- Community Greenspace

- Transport Planning
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity/Tree Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

30 The key considerations against which the eventual application will be assessed include:

- a. Visual Impact
- b. Scale, Design, Layout and Uses
- c. Relationship to Nearby Land Uses
- d. Natural Heritage and Ecology
- e. Landscape and Visual Impact
- f. Water Resources including flood risk and drainage
- g. Air Quality
- h. Noise
- i. Light Pollution
- j. Transport Implications
- k. Economy
- l. Archaeology and Cultural Heritage
- m. Impact on gas pipe network

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

31 Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Noise/Odour and Light Impact Assessments
- Phasing and Delivery Plan

CONCLUSION AND RECOMMENDATION

32 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: John Williamson
Date: 20 May 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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