

Perth and Kinross Council
Planning & Development Management Committee – 9 March 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/32)

Mixed use development comprising hotel, museum, holiday accommodation, retail and potential park and ride facility, Caledonian House and land at West Kinfauns, Kinfauns Holdings, West Kinfauns

Ref. No: [21/00001/PAN](#)

Ward No: P1 - Carse of Gowrie

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for Mixed-use development comprising hotel, museum, holiday accommodation, retail and potential park and ride facility at Caledonian House and land at West Kinfauns, Kinfauns Holdings, West Kinfauns.

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 on 15 January 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 Caledonian House and land at West Kinfauns, Kinfauns Holdings, West Kinfauns for a mixed-use development comprising; hotel, museum, holiday accommodation, retail and potential park and ride facility. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This proposal of application notice (PoAN) seeks to formally establish a major development comprising a hotel, museum, holiday accommodation, retail and potential park and ride facility. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 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 is required to be submitted by the applicant.

PRE-APPLICATION PROCESS

- 4 The Proposal of Application Notice confirmed that a public interactive consultation event will be held on 16 March 2021 between 15:00-19:00. In addition, a website

dedicated to this proposal has been created: <https://west-kinfauns.co.uk/>. The Ward MP, MSPs, Councillors and West Carse, Bridgend, Gannochy & Kinnoull and Earn Community Councils have all been notified. Furthermore, Perth & Kinross Outdoor Access Forum, Perth Civic Trust, Kinnoull Hill Woodland Park Group, Perthshire Chamber of Commerce, VisitScotland and Perth Traders Association have all received a copy of the PoAN. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

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

The Scottish Planning Policy 2014

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - 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
- 8 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

DEVELOPMENT PLAN

TAYPlan Strategic Development Plan 2016-2036

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

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

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

- Policy 1: Locational Priorities
- Policy 2: Shaping Better Quality Places
- Policy 3: First Choice for Investment
- Policy 6: Developer Contributions
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplan's Assets
- Policy 10: Connecting People, Places and Markets.

Perth and Kinross Local Development Plan 2019

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

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

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

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 3: Perth City
- Policy 4: Perth City Transport and Active Travel
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 7A: Employment and Mixed Used Areas: Business and Industrial
- Policy 7B: Employment and Mixed Used Areas: Mixed Use Sites
- Policy 9B: Caravan Sites, Chalets and Timeshare Developments: New and Expanded Touring Caravan, Motorhome / Campervan, and Camping Sites
- Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership
- Policy 10: City, Town and Neighbourhood Centres

- Policy 11: Perth City Centre Secondary Uses Area
- Policy 12: Commercial Centres and Retail Controls
- Policy 13: Retail and Commercial Leisure Proposals
- Policy 14: Open Space Retention and Provision
- Policy 15: Public Access
- Policy 16: Social, Cultural and Communities Facilities
- Policy 17: Residential Areas
- Policy 23: Delivery of Development Sites
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 31: Other Historic Environment Assets
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
- Policy 33D: Renewable and Low Carbon Energy: Spatial Framework for Wind Energy
- Policy 34: Sustainable Heating & Cooling
- Policy 36B: Waste Management Infrastructure: New Waste Management Infrastructure
- Policy 37: Management of Inert and Construction Waste
- Policy 38: Environment and Conservation
- Policy 39: Landscape
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 47: River Tay Catchment Area
- Policy 51: Soils
- 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 59: Digital Infrastructure
- Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

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

- Developer Contributions and Affordable Housing Supplementary Guidance 2020
- Placemaking Supplementary Guidance 2020
- Housing in the Countryside Supplementary Guidance 2020
- Draft Flood Risk and Flood Risk Assessments 2019
- Draft Open Space Provision for New Developments 2019

PLANNING SITE HISTORY

- 15 The following planning history is relevant:

[99/00353/FUL](#) Extension to existing carpark. Approved April 1999.

[08/00252/REM](#) Erection of 19 dwellinghouses with associated works. Refused 22 April 2009.

[09/01845/AML](#) Erection of 37 dwellinghouse (Approval of Matters Specified in Conditions). Approved 29 July 2010.

17/0097/LDP2 Development of a park and ride to support sustainable travel into Perth City Centre. This site now has planning permission.

[18/02232/FLM](#) Application under Section 42 of the Town and Country Planning (Scotland) Act 1997 to develop land without complying with (modifying) Condition 13 (construction deliveries) of planning permission 15/01808/FLM (formation of park and ride facility, access road, landscaping and associated works). Approved 11 March 2020.

CONSULTATIONS

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

External

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- Community Council

Internal

- Environmental Health
- Planning & Housing Strategy
- Developer Negotiations Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity Officer/Tree Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 17 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact – view from Kinnoull Hill
 - b. Scale, Design and Layout – zero carbon

- c. Relationship to Nearby Land Uses – benefits to residents of local settlement
- d. Natural Heritage and Ecology – habitat connections
- e. Landscape – impact on Sidlaw Hills SLA
- f. Water Resources and Soils – River Tay SAC
- g. Air Quality – relationship to A90
- h. Transport Implications - the connections into Perth City Centre and the P&R
- i. Tourism and Economy
- j. Archaeology and Cultural Heritage – contextual relationship to museum

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 18 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
- Leisure/Economic Impact Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey
- Archaeological Assessment
- Sustainability Assessment

CONCLUSION AND RECOMMENDATION

- 19 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: Beatrice Nichol
 Date: 25 February 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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