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Council Building
2 High Street
Perth
PH1 5PH

01/08/2022

A hybrid meeting of the **Planning and Placemaking Committee** will be held in the **Council Chamber** on **Wednesday, 10 August 2022 at 10:00**.

If you have any queries please contact Committee Services on (01738) 475000 or email Committee@pkc.gov.uk.

THOMAS GLEN
Chief Executive

Those attending the meeting are requested to ensure that all notifications are silent on their device and other devices are in silent mode.

Please note that the meeting will be broadcast online and recorded. The recording will be publicly available on the Council's website following the meeting.

Members:

Councillor Ian Massie (Convener)
Councillor Grant Stewart (Vice-Convener)
Councillor Hugh Anderson
Councillor Bob Brawn
Councillor Dave Cuthbert
Councillor Eric Drysdale
Councillor David Illingworth
Councillor Ian James
Councillor Brian Leishman
Bailie Claire McLaren
Councillor Crawford Reid
Councillor Richard Watters
Bailie Mike Williamson

Planning and Placemaking Committee

Wednesday, 10 August 2022

AGENDA

MEMBERS ARE REMINDED OF THEIR OBLIGATION TO DECLARE ANY FINANCIAL OR NON-FINANCIAL INTEREST WHICH THEY MAY HAVE IN ANY ITEM ON THIS AGENDA IN ACCORDANCE WITH THE COUNCILLORS' CODE OF CONDUCT.

- 1 WELCOME AND APOLOGIES/SUBSTITUTES**
- 2 DECLARATIONS OF INTEREST**
- 3 MINUTE OF MEETING OF THE PLANNING AND PLACEMAKING COMMITTEE OF 6 JULY 2022 FOR APPROVAL**
(copy to follow)
- 4 DEPUTATIONS**
- 5 APPLICATION PREVIOUSLY CONSIDERED**
- 5(i) 22/00301/FLM - S42 APPLICATION TO REMOVE CONDITION 14 (BUS SHELTER AND INFORMATION BOARD) OF PLANNING PERMISSION 18/02139/FLM, WHEEL INN, 37 ANGUS ROAD, SCONE 7 - 24**
Report of Handing by Head of Planning and Development (copy herewith 22/176)
- 6 APPLICATIONS FOR DETERMINATION**
- 6(1) MAJOR APPLICATIONS**
- 6(1)(i) 21/02137/AMM - ERECTION OF A LINKED BUILDING FOR AGRICULTURAL RESEARCH AND DEVELOPMENT, INDUSTRY ENGAGEMENT AND SKILLS DEVELOPMENT AND FORMATION OF ROADS, PARKING AREA, LANDSCAPING, INFRASTRUCTURE AND ASSOCIATED WORKS (APPROVAL OF MATTERS SPECIFIED BY CONDITIONS 20/01103/IPM), 25 - 52**

**THE JAMES HUTTON INSTITUTE, ERROL ROAD,
INVERGOWRIE**

Report of Handling by Head of Planning and Development (copy
herewith 22/177)

- 6(1)(ii) 21/02249/FLM - ERECTION OF REPLACEMENT RECREATION CENTRE WITH SWIMMING POOL, SPORTS HALL, GYMNASIUM, FITNESS SUITE, DANCE STUDIO AND ANCILLARY FACILITIES, INSTALLATION OF A SUBSTATION, SITING OF SPRINKLER TANK, AIR SOURCE HEAT PUMP AND BIN STORE ENCLOSURES, FORMATION OF OUTDOOR SPORTS PITCH, PARKING AREAS, LANDSCAPING AND ASSOCIATED WORKS, BLAIRGOWRIE RECREATION CENTRE, BEECHES ROAD, BLAIRGOWRIE** **53 - 76**
Report of Handling by Head of Planning and Development (copy
herewith 22/178)

6(2) LOCAL APPLICATIONS

- 6(2)(i) 21/00755/FLL - FORMATION OF A CEMETERY, COLUMBARIUM, CAR PARKING AND TRACK, LANDSCAPING AND ASSOCIATED WORKS, WITCHES KNOWE WOOD, RAIT** **77 - 96**
Report of Handling by Head of Planning and Development (copy
herewith 22/179)

- 6(2)(ii) 22/00803/FLL - CHANGE OF USE FROM DWELLINGHOUSE TO HOLIDAY ACCOMMODATION UNIT, TATHA VIEW, 4 BRAES OF TAYMOUTH, KENMORE** **97 - 110**
Report of Handling by Head of Planning and Development (copy
herewith 22/180)

7 PROPOSAL OF APPLICATION NOTICES (PAN)

- 7(i) 22/00013/PAN - EXTENSION TO BALADO QUARRY, BALADO** **111 - 122**
Pre-Application Report by Head of Planning and Development
(copy herewith 22/181)
- 7(ii) 22/00015/PAN - MIXED USE DEVELOPMENT COMPRISING ERECTION OF 3 CAFÉ/RESTAURANT UNITS (CLASS 3) WITH DRIVE THRU FACILITIES, BUSINESS UNITS (CLASS 4), ELECTRIC VEHICLE CHARGING HUB AND FORMATION OF VEHICULAR ACCESS, PARKING AREAS, LANDSCAPING AND ASSOCIATED WORKS (ALLOCATED SITE E2) ON LAND 90 METRES SOUTH OF 5 BROXDEN AVENUE, PERTH** **123 - 132**
Pre-Application Report by Head of Planning and Development
(copy herewith 22/182)

- | | | |
|--------|---|-----------|
| 7(iii) | 22/00016/PAN - FORMATION OF A 32MW SOLAR FARM,
16MW BATTERY ENERGY STORAGE SYSTEM AND
ASSOCIATED WORKS, LAND 600 METRES NORTH WEST OF
CADDAM COTTAGE, KEITHICK, COUPAR ANGUS
Pre-Application Report by Head of Planning and Development
(copy herewith 22/183) | 133 - 144 |
| 7(iv) | 22/00017/PAN - NORTHERN LATERAL EXTENSION TO
QUARRY WITH FURTHER EXCAVATION WORKS, COLLACE
QUARRY, COLLACE
Pre-Application Report by Head of Planning and Development
(copy herewith 22/184) | 145 - 154 |

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Perth and Kinross Council
Planning and Placemaking Committee – 10 August 2022
Report of Handling by Head of Planning & Development
 (Report No. 22/176)

PROPOSAL:	S42 application to remove condition 14 (bus shelter and information board) of planning permission 18/02139/FLM
LOCATION:	Wheel Inn, 37 Angus Road, Scone, Perth, PH2 6RA

Ref. No: [22/00301/FLM](#)
 Ward No: P2- Strathmore

Summary

This report recommends **approval** of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 This application was previously presented to the Planning and Placemaking Committee on 1 June 2022. The Committee deferred the application to allow further background work to be undertaken in relation to options to provide a bus shelter and information board. This included a request that the applicant contact the Scone Surgery, in respect of installing a bus shelter on land understood to be in their ownership/control, and what the outcome of that contact was. In addition, the applicant was asked to provide information on alternative sites which had been considered and discounted, regarding the location and deliverability of a bus shelter. The outcome of these requests is contained in paragraphs 49-54.
- 2 The site benefits from planning permission for 51 retirement living apartments, including 13 affordable apartments, provided across two blocks which are age restricted (by planning condition) to residents aged 55 and over. To facilitate the development, the proposal included the demolition of the existing public house and restaurant known as the Wheel Inn.
- 3 The application site is located within the Scone settlement boundary and extends to 0.71 hectares in area (7100sqm). The site has a main vehicular access from Angus Road, with a secondary access from Stormont Road to the north. The site is bounded by a doctors' surgery to the north, residential properties to the south and west and larger dwellinghouses to the opposite side of Angus Road to the east (elevated by topography). The topography of the site is variable, with the ground sloping down from Angus Road towards the car parking and then rising again to the rear of the site.

- 4 Section 42 of the Act (Town and Country Planning (Scotland) Act 1997 (as amended) relates to applications for planning permission to develop land which depart from conditions attached to an existing permission. The effect of granting permission via a Section 42 (S42) application is therefore such that a new and separate permission exists for the development with different (or no) conditions attached. The previous planning permission remains unaltered by, and is not varied by, the decision on the section 42 application.
- 5 The primary purpose of this S42 application seeks to remove Condition 14 of the extant planning permission 18/02139/FLM.
- 6 The original wording of Condition 14 states:

“Prior to the development hereby approved being completed or brought into use, a scheme for the location and specification of a 3-bay cantilever bus shelter and information board shall be submitted to and approved in writing by the Council as Planning Authority, in consultation with the Council’s Public Transport Unit. The approved scheme shall thereafter be installed at the applicant’s expense, in accordance with the agreed details and confirmed as operational by the Council’s Public Transport Unit, prior to the occupation of the last residential unit.

Reason – In the interest of promoting sustainable public transport.”

- 7 Assessment of the proposed removal of this condition is set out below.

Pre-Application Consultation

- 8 The Pre-Application Consultation (PAC) requirements have been fulfilled in association with the submission of planning application 18/02139/FLM and there is no further PAC needed procedurally in relation to this S42 application.

National Policy and Guidance

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

National Planning Framework 2014

- 10 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. This is a statutory document and material consideration in any planning application. It 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)

- 11 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 12 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

Planning Advice Notes

- 13 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
 - PAN 75 Planning for Transport

Creating Places 2013

- 14 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 and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2016-2036

- 16 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."

- 17 The following section of the TAYplan 2016 is of particular importance in the assessment of this application:

Policy 2: Shaping Better Quality Places

- 18 Seeks to deliver distinctive places by ensuring that the arrangement, layout, design, density and mix of development are shaped through incorporating and enhancing natural and historic assets, natural processes, the multiple roles of infrastructure and networks, and local design context.

Perth and Kinross Local Development Plan 2

- 19 The Local Development Plan 2 (2019) (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.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 20 The principal relevant policy is, in summary;

Policy 60B - Transport Standards and Accessibility Requirements

- 21 Development proposals that involve significant travel generation should be well served by all modes of transport (in particular walking, cycling and public transport), provide safe access and appropriate car parking. The aim of all development should be to reduce travel demand by car and ensure a realistic choice of access and travel modes is available, including opportunities for active travel and green networks.

SITE HISTORY OF RELEVANCE

- 22 [16/01122/FLL](#) Formation of a sensory garden, erection of boundary treatments, engineering works and other associated works Application Approved under delegated powers 16 August 2016.
- 23 [18/00005/PAN](#) Residential development PAN Decision Issued 12 June 2018.
- 24 [18/01466/FLM](#) Erection of an assisted living facility comprising 55no. accommodation units, communal area, office, store, 2no. plant rooms, bin storage, boundary treatments and formation of parking areas, landscaping and associated works. Application Withdrawn.
- 25 [18/02139/FLM](#) Erection of 51 retirement flats and cycle store, formation of parking and associated works. Application Approved at Planning and Development Management Committee on 14 March 2019.
- 26 [19/02116/FLL](#) Formation of car parking and associated works. Application Approved under delegated powers on 26 February 2020.

CONSULTATIONS

- 27 As part of the planning application process the following bodies were consulted:

External

- 28 **Scone and District Community Council** - Objection on the grounds that the bus stop is popular on the Number 7 bus route and as such the shelter and noticeboard is required by the Scone residents.

Internal

- 29 **Transport Planning** - No objections.

Representations

- 30 3 representations have been received including one from the Community Council. 2 object, including the CC, and one is in support. The objection points are:

- Increased car use/traffic
- Perth City Centre Congestion
- Contrary to Development Plan

- 31 These issues are addressed in the Appraisal section of the report.

- 32 The remaining letter of support suggested that as there is currently no bus shelter at the bus stop in Angus Road in the northerly direction, a shelter could be erected with a replacement notice board.

ADDITIONAL STATEMENTS

33

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

APPRAISAL

- 34 Section 42(1) of the Town & Country Planning (Scotland) Act 1997 (as amended) relates to applications for planning permission for the development of land without complying with conditions subject to which a previous permission was granted.

- 35 Section 42(2) requires that the Planning Authority shall consider only the question of the condition(s) subject to which planning permission should be granted, and:
- (a) If they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it would be granted unconditionally, they shall grant planning permission accordingly;
 - (b) If they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.
- 36 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 that policy. Currently the adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves national policy and guidance, the Council’s other approved policies, supplementary guidance, statutory consultees and additional statements submitted.

Principle

- 37 The detail of the development subject of this application has been previously established through the approval of the extant planning permission (18/02139/FLM), and is therefore not reviewed as part of this S42 application. The removal of Condition 14 (a scheme for the location and specification of a 3-bay cantilever bus shelter and information board) is not in itself considered to be contrary to the general terms of the Development Plan, however, consideration must be given to the specific characteristics of the amendment and whether any adverse impacts are anticipated.
- 38 The original wording of Condition 14 of planning permission 18/02139/FLM states:

“Prior to the development hereby approved being completed or brought into use, a scheme for the location and specification of a 3-bay cantilever bus shelter and information board shall be submitted to and approved in writing by the Council as Planning Authority, in consultation with the Council’s Public Transport Unit. The approved scheme shall thereafter be installed at the applicant’s expense, in accordance with the agreed details and confirmed as operational by the Council’s Public Transport Unit, prior to the occupation of the last residential unit.

Reason – In the interest of promoting sustainable public transport.”

- 39 The applicant proposes the removal of Condition 14 as Perth and Kinross Council’s Public Transport Unit specified the bus shelter is to be provided to the existing bus stop location on Stormont Road. In a supporting statement, the applicant has stated that the existing footpath in this location is not wide enough to accommodate a bus shelter, requiring it to be set back within the grounds of Scone Surgery.

- 40 The supporting statement further states that the applicant can only install the bus shelter either within their site or on Council owned land or adopted land and that it is unreasonable for the Council to require the applicant to negotiate with another landowner to provide the bus shelter within their land. As a result, they state that they are unable to comply with the requirement of this condition, hence they are seeking the removal of the condition.

Roads and Transport

- 41 The wording of Condition 14 does not specify an exact location for the bus shelter. It states a scheme for the *location* and specification of a 3-bay cantilever bus shelter and information board shall be submitted. The applicant submitted a scheme for a bus shelter at an existing bus stop in Angus Road, however, after consultation, the Council's Public Transport section specified it was to be located in the same location as existing stop on Stormont Road, at Scone Surgery.
- 42 The Public Transport section acknowledged that in order to maintain footpath accessibility, there would be a need to set the shelter back in the grounds of Scone Surgery, with liaison with the Surgery regarding this.. The supporting statement states they can only provide the bus shelter if it is to be located within the application site or on Council owned or adopted land and that the Council cannot reasonably require negotiations to take place with another landowner to provide the facility within third party title. Confirmation has been provided from the applicant that they have not contacted Scone Surgery and have no intentions in doing so.
- 43 With regard to public transport, there is a frequent bus service operating near the application site. Service No 7 calls at a stop (Stormont Road Surgery) approximately 50 metres from the nearest residential block on Stormont Road heading west and there is an adjacent bus stop (opp. Stormont Road Surgery) heading east. These stops are part of a circular route leading into Perth City Centre and Hillend beyond. Other stops where shelters are present are within walking distance on Angus Road to the east and Mansfield Road to the south, albeit a much further distance than the stops at the Surgery on Stormont Road. The service runs at approximately 20 minute intervals between 06.11 hours and 18.33 hours then moves on to an hourly service after 19.00 hours. There is also a well serviced Park and Ride facility within Scone which also runs at approximately 20 minute intervals.
- 44 The objections have expressed concerns that a shelter is required in this location to serve the development as it is aimed at persons over 55 and the level of parking within the development does not allow for multiple cars per household requiring reliance on public transport.
- 45 It is recognised through the objections received that there is a perception that the absence of a bus shelter in this location would give rise to an increase in traffic movements leading to congestion within Perth city centre. It is clear that both national and local planning policies require new developments to be sustainable. In order to offset the potential for increased unsustainable car journeys, there is no doubt public transport enhancement measures would

assist, however, there is no information to suggest that in the absence of a bus shelter in this location, car usage would increase and the use of public transport would be reduced. It is, therefore, considered that the current arrangements would not discourage the use of public transport.

- 46 As noted above, the applicant has stated that it is unreasonable for the Council to require negotiations with another landowner. Conditions requiring works on third party land outwith the control of applicants is not appropriate and if the position had been known during the consideration of permission 18/02139/FLM the condition would not have been recommended.
- 47 In summary, Condition 14 was imposed on the development at the request of the Public Transport section, in order to support adopted planning policy which seeks to secure public transport improvements in the interests of sustainable development. But this request was without appreciation that the land required was not in the control of the applicant, thus the condition did not meet the tests for conditions in, and indeed is contrary to the express terms of Circular 4/1998. On further review and through consultation, no objections have been received to the removal of Condition 14 from the Public Transport section, who originally recommended the inclusion of this condition. Furthermore, there is no evidence to suggest that in the absence of a bus shelter in this location, public transport usage will significantly change, as a result of the proposed residential development. The existing bus service is frequent and reliable and as noted above, there is a Park and Ride facility and bus stops located on Stormont Road itself, and Angus Road within a short distance of the site. The latter of which benefits from a bus shelter. On this basis, the request to remove the condition is considered to be acceptable.

Outcome of Deferral

- 48 The applicant has advised that they have not contacted the Doctor's Surgery and do not intend to do so as they are not willing to enter into negotiations with another landowner on the issue and feel it is not appropriate for this to be requested.
- 49 Communication has, however, taken place between the applicant and the Planning Authority in consultation with colleagues in Roads and the Public Transport Unit in respect of considering an alternative location.
- 50 A potential suitable location was identified on the opposite side (north) of Stormont Road on an area of grass which is designated as a right of way 39/16 between Murray Road and Stormont Road. An area of approximately 2m deep by 5m long was considered to be required for the provision of a bus shelter. This location would allow the shelter to sit back off the public footpath. The existing bus stop would, however, need to be relocated further west to coincide with the location of the new shelter.
- 51 Whilst this location would appear to be acceptable in terms of road and pedestrian safety and also acceptable in principle to the Public Transport Unit, extensive research has been undertaken previously in 2013 by PKC Estates and PKC Legal Services to establish the landowner. Unfortunately, no clarity

could be provided and recent communication with PKC Estates confirmed the results of the earlier title search are still valid and as such it is not being taken further.

52 As such the potential location identified above cannot be progressed without negotiating any formal land agreements or sale and identifying the landowner.

53 In conclusion, it is clear from the discussions and work already taken that there are no effective alternative sites in close proximity to the development site.

Developer Contributions

54 No change to developer contributions results through amending Condition 14 of planning permission 22/00301/FLM.

Economic Impact

55 The economic impact from this proposal is anticipated to be limited.

LEGAL AGREEMENTS

56 Not required.

DIRECTION BY SCOTTISH MINISTERS

57 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

58 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The proposed development in this instance relates solely to the removal of Condition 14 (bus shelter and information board). Having taken account of the Local Development Plan and material considerations, the development proposed does not conflict with the Development Plan. It should be noted that all other matters are unaffected from the existing permission and, therefore, as a new standalone permission would be granted here.

59 Accordingly the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

2. The occupation of the residential accommodation hereby approved shall be restricted to occupants aged 55 and over and shall not be occupied as the sole or main residence of any occupant aged under 55 years of age.

Reason - For the avoidance of doubt and to ensure occupation of the development hereby approved complies with the relevant Perth and Kinross Local Development Plan Policy.

3. The detail and timing of the on-site affordable apartment delivery as agreed in association with planning permission 18/02139/FLM (Kingdom Housing Association letter dated 24 February 2022) shall be delivered and managed in accordance with the agreed delivery mechanism and timing.

Reason - To ensure the development is in accordance with the terms of the relevant Perth and Kinross Council Local Development Plan and to comply with the Council's policy on Developer Contributions and Affordable Housing Supplementary Guidance 2016.

4. In line with planning permission 18/02139/FLM (drawing number 18/02139/38), the agreed details of the specification and colour of the proposed external finishing materials to be used shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

5. As agreed on drawing number 18/02139/62 of planning permission 18/02139/FLM, all trees on site (other than those marked for felling on the approved plans) and those which have Root Protection Areas which fall within the site shall be retained and protected. Protection methods shall be strictly in accordance with BS 5837 2012: Trees in Relation to Design, Demolition and Construction. Protection measures, once in place, shall remain in place for the duration of construction. Any works required within the Root Protection Areas shall be fully justified by an arborist and a detailed construction method statement shall be submitted to and approved in writing by the Council as Planning Authority with subsequent works being undertaken to fully comply with the arborist recommendations.

Reason - To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Council as Planning Authority.

6. The agreed landscaping and planting scheme in association with planning permission 18/02139/FLM (drawing numbers 18/02139/54 and 18/02139/59) shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented

shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

7. The recommendations within the supporting Bat Activity Survey Report (drawing number 18/02139/28) hereby approved shall be fully adhered to, respected and undertaken as part of the construction phase of development.

Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

8. No removal of hedgerows, trees or shrubs or works to, or demolition of, buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared or building affected, and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local Planning Authority.

Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

9. The bird box specification (Madrid swift nest box from Wildcare) and locations in association with planning permission 18/02139/FLM (drawing number 18/02139/69) shall be installed in accordance with the agreed details prior to the occupation of the relevant residential block.

Reason - In the interests of enhancing biodiversity opportunities on the site.

10. The agreed locations for bin collection presentation in association with planning permission 18/02139/FLM (drawing number 18/02139/44) shall be implemented as part of the development.

Reason - In order to ensure adequate servicing facilities are provided.

11. 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 25 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.

Reason - In the interests of public health and to prevent noise pollution.

12. The agreed construction traffic management scheme (CTMS) in association with planning permission 18/02139/FLM (drawing numbers 18/02139/50 and

18/02139/51) shall be adhered to during the entire site construction programme.

Reason - In the interests of pedestrian and traffic safety and in the interests of free traffic flow.

13. In line with planning permission 18/02139/FLM, the accesses at Angus Road and Stormont Road shall be upgraded to the satisfaction of the Council as Roads Authority and footpath links, including dropped kerbs shall be provided at both accesses in accordance with the standards required by the Council as Roads Authority.

Reason - In the interest of pedestrian and cycle safety.

14. The agreed sustainable urban drainage system (SUDS) in association with 18/02139/FLM (drawing number 18/02139/52) shall be implemented and all works operational prior to the bringing into use of the development.

Reason - For clarity and in order to ensure that surface water arising from the development is adequately dealt with and that any sustainable urban drainage system (SUDS) does not increase flood risk elsewhere.

B JUSTIFICATION

- 60 The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

- 61 None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.

4. This development will require the 'Display of notice while development is carried out', under Section 27C (1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. According to Regulation 41 the notice must be:
 - Displayed in a prominent place at or in the vicinity of the site of the development;
 - Readily visible to the public; and
 - Printed on durable material.
5. No work shall be commenced until an application for building warrant has been submitted and approved.
6. The applicant is reminded that, should any protected species be present a licence may be required from Scottish Natural Heritage to disturb a protected species. Failure to obtain a licence may constitute a criminal act under the Habitats Regulations and penalties are severe for non-compliance.
7. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild birds while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.
8. Swift brick installation should proceed in accordance with Swift Conservation guidance available from swift-conservation.org. Installation of lighting and bat boxes should proceed in accordance with Bat Conservation Trust guidance.
9. 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.
10. The applicant is advised that in terms of Sections 56 of the Roads (Scotland) Act 1984 he/she/they must obtain from the Council, as Roads Authority, consent to open an existing road or footway prior to the commencement of works. Information on junction types, requirements for Vehicular Access consents (VA1) and application forms are available at www.pkc.gov.uk/vehicleaccess. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.
11. The applicant is advised to allow for a maximum of 10 linear metres of level hard standing from bin storage or presentation point to refuse collection vehicle to reduce manual handling for bin collection crews.
12. The applicant is recommended to discuss potential options with the Council's Waste Services team (Tel: 01738 475000) for securing an onsite glass recycling point for the benefit of the development.

Background Papers: 3 letters of representation

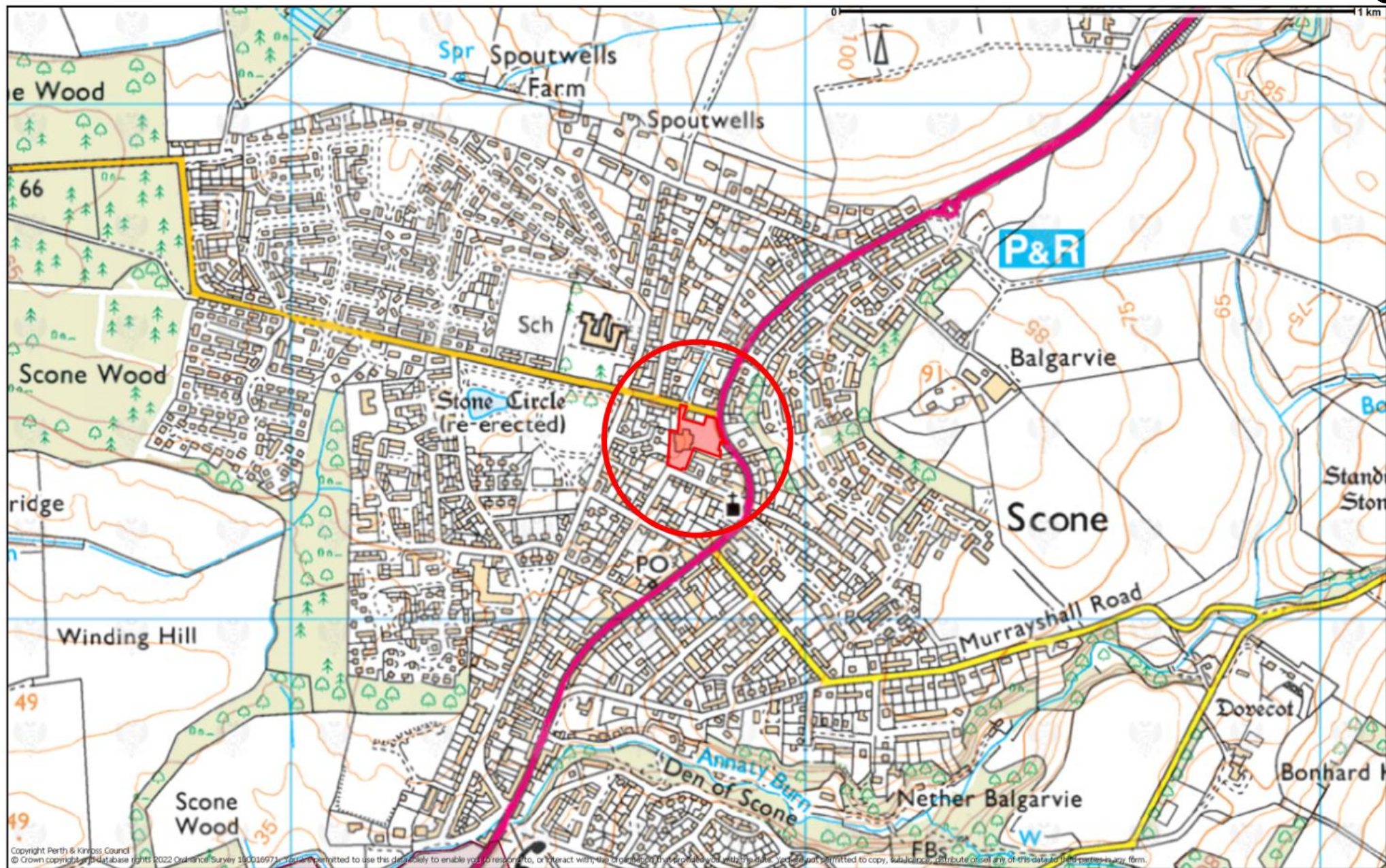
Contact Officer: Gillian Peebles
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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Planning & Placemaking
Committee – 10 August
2022

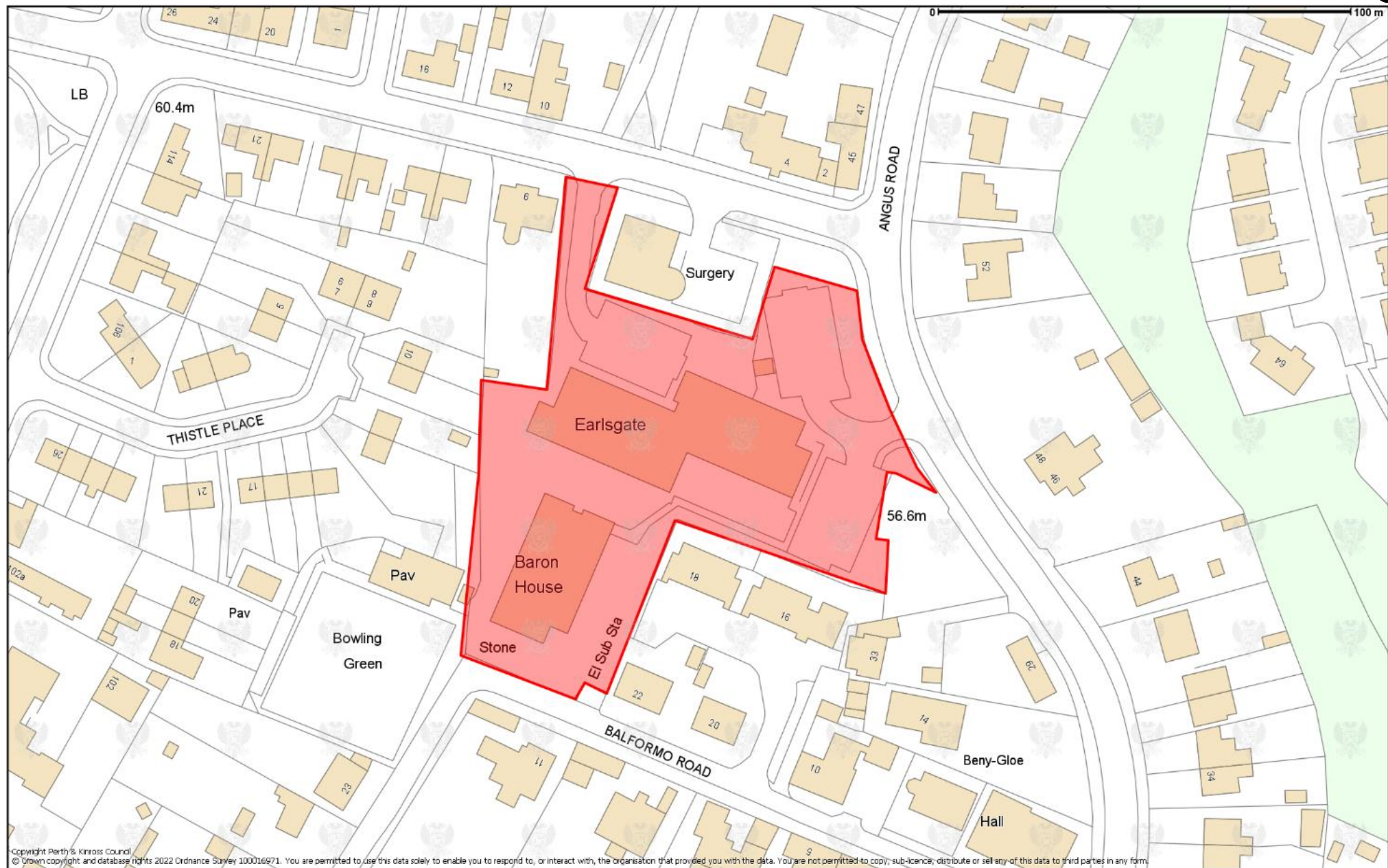
Scale 1:10000



22/00301/FLM - S42 application to remove condition 14 (bus shelter and information board) of planning permission 18/02139/FLM

37 Angus Road, Scone, Perth





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Planning & Placemaking
Committee – 10 August
2022
Scale 1:1250



22/00301/FLM - S42 application to remove condition 14 (bus shelter and information board) of planning permission 18/02139/FLM

37 Angus Road, Scone, Perth



Perth and Kinross Council
Planning and Placemaking Committee – 10 August 2022
Report of Handling by Head of Planning & Development
 (Report No. 22/177)

PROPOSAL:	Erection of a linked building for agricultural research and development, industry engagement and skills development and formation of roads, parking areas, landscaping, infrastructure and associated works (approval of matters specified by conditions 20/01103/IPM)
LOCATION:	The James Hutton Institute, Errol Road, Invergowrie, Dundee, DD2 5DA

Ref. No: [21/02137/AMM](#)
 Ward No: P1- Carse of Gowrie

Summary

This report recommends approval of the Approval of Matters Specified by Conditions (AMSC) application for the erection of a linked building for agricultural research and development, industry engagement and skills development and formation of roads, parking areas, landscaping, infrastructure and associated works.

The recommendation is based on a consideration that the proposal is consistent with the Development Plan, the existing Planning Permission in Principle (PPP) consent 20/01103/IPM and other relevant material planning considerations.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 Planning Permission in Principle (PPP) (20/01103/IPM) was granted in November 2020 for a mixed-use development including alterations to existing and erection of new buildings. All to be used for: agricultural research and development; industry engagement; skills development, as well as the formation of parking areas, landscaping, infrastructure and other associated works. Several other related planning permissions exist including: for the erection of polytunnels (21/00651/FLL); the erection of 2 agricultural research buildings, stores, wash/filling bays, formation of access road, footpaths, parking area, hardstanding and associated works (21/00780/FLL); formation of SUDS ponds (21/01662/FLL and 21/01663/FLL); and a Section 42 approval to modify condition 3 (building height) of planning permission 20/01103/IPM.
- 2 The application site forms part of a wider 94-hectare area of relatively flat agricultural land situated west of Invergowrie and immediately south of the A90 Trunk Road.

- 3 That larger area contains a number of Institute activities with an extensive grouping of centrally located buildings, greenhouses and other facilities. These surrounded by extensive agricultural land that is used for cropping and research activities. The main access is from Errol Road to the south, at a point at the western end of Invergowrie. A separate planning permission (20/01104/FLL) allows for a new road from the Invergowrie roundabout, to serve the redeveloped and extended campus.
- 4 The overall site is identified in TAYplan as a Strategic Development Area and is allocated in the Perth and Kinross Local Development Plan 2 (2019) (LDP2) as site E37: James Hutton Institute Core Employment Uses - Class 4 Food.
- 5 This AMSC application seeks permission for the erection of two new facilities, an International Barley Hub (IBH) and a Advanced Plant Growth Centre (APGC). These would be linked together and provide agricultural research and development, industry engagement and skills development. The proposals also include the formation of roads, parking areas, landscaping, infrastructure and other associated works. To facilitate this development a number of buildings will require to be demolished.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 6 The proposal has been screened (20/00348/SCRN) and found that an EIA Report was not required, as the proposal does not trigger the relevant EIA thresholds.

Pre-Application Consultation

- 7 The proposed development is classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Therefore, the applicant undertook formal pre-application consultation with the local community.

National Policy and Guidance

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

National Planning Framework 2014

- 9 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. This is a statutory document and material consideration in any planning application. It 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)

- 10 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 11 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
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: 219 – 233
 - Managing Flood Risk and Drainage: 254 – 268
 - Promoting Sustainable Transport and Active Travel: 269 – 291

Planning Advice Notes

- 12 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 1/02011 Planning and Noise
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 69 Planning and Building standards Advice on Flooding
 - PAN 75 Planning for Transport
 - PAN 77 Designing Safer Places
 - PAN 79 Water and Drainage
 - PAN 83 Masterplanning

Creating Places 2013

- 13 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 and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

- 14 Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and

away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

- 15 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Development Plan

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

TAYPlan Strategic Development Plan 2016-2036

- 17 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.”

- 18 It specifically identifies the Institute within Policy 3 as a Strategic Development Area as 5 to 10ha of employment land for food and agricultural research.
- 19 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: A First Choice for Investment
 - Policy 8: Green Networks
 - Policy 9: Managing TAYplans Assets
 - Policy 10: Connecting People, Places and Markets

Perth and Kinross Local Development Plan 2

- 20 The Local Development Plan 2 (2019) (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.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 21 The principal relevant policies are, in summary;
- Policy 1A: Placemaking

- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 7A: Employment and Mixed Used Areas
- Policy 14B: Open Space Retention and Provision:
- Policy 15: Public Access
- Policy 17: Residential Areas
- Policy 23: Delivery of Development Sites
- Policy 26A: Scheduled Monuments and Archaeology
- Policy 31: Other Historic Assets
- Policy 32: Embedding Low & ZeroCarbon Generating Technologies in New Development
- Policy 34: Sustainable Heating &Cooling
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees
- Policy 41: Biodiversity
- Policy 42: Green Infrastructure
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53C: Water Environment and Drainage
- Policy 54: Health and Safety Consultation Zones
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 58A: Contaminated and Unstable Land
- Policy 60B: Transport Standards and Accessibility Requirements
- Policy 61: Airfield Safeguarding

Supplementary Guidance

- Placemaking Supplementary Guidance July 2020
- Developer Contributions and Affordable Housing Supplementary Guidance July 2020.
- Flood Risk and Flood Risk Assessments – Developer Supplementary Guidance January 2021

LDP2 Allocation

- 22 E37 James Hutton Institute Core Employment Uses - Class 4 Food

Site Specific Developer Requirements

- Development must be compatible with existing uses.
- Roads and access improvements to the satisfaction of the Council as Roads Authority.
- Transport Assessment.
- Enhancement of biodiversity and protection of habitats

- Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).
- Provide new native woodland landscape edge on western boundary.
- Evaluation of archaeological potential and mitigation on site will be required and protection of the setting of nearby Schedule Monument should be ensured.

Other Policies

- 23 Tay Cities Region Economic Strategy 2019-2039. Perth and Kinross Council supplementary guidance (flood risk and flood risk assessment, 2021):

Site History

- 24 The following recent extensive planning history is relevant:
- 25 [07/01985/PN](#) Erection of a general-purpose agricultural storage building. Approved October 2007.
- 26 [10/00005/FLL](#) Erection of prefabricated building. Approved February 2010.
- 27 [15/00832/FLL](#) Planning permission was approved on 10 June 2015 for the installation of solar PV panels.
- 28 [15/01731/IPL](#) Planning permission in principle for the erection of a plant growth facility and associated works. Approved December 2015.
- 29 [16/00126/FLL](#) Planning permission for the erection of a plant growth research and production facility and ancillary works. Approved April 2016.
- 30 [19/00472/FLL](#) Planning permission for 3 hydroponic containers. Approved May 2019.
- 31 [19/00011/PAN](#) A Proposal of Application Notice (PoAN) relating to a proposed mixed-use development comprising Class 4 and 8 uses was considered sufficient in January 2020.
- 32 [20/00348/SCRN](#) EIA Screening for mixed use development. Decision Issued April 2020.
- 33 [20/00662/FLL](#) Planning permission for the siting of 3 office/welfare facility units and formation of parking, both for a temporary period. Approved on 21 July 2020.
- 34 [20/01103/IPM](#) Planning Permission in Principle for a mixed use development, including alterations and erection of buildings for agricultural research and development, industry engagement, skills development and formation of parking areas, landscaping, infrastructure and associated works (in principle). Approved on 19 November 2020.

- 35 [20/01104/FLL](#) Planning permission for the formation of a vehicular access, access road, SUDS pond and associated works. Approved on 24 November 2020.
- 36 [20/01435/FLL](#) Planning permission for the installation of a ground source heat pump system, formation of equipment yard and associated works. Approved on 30 January 2021.
- 37 [20/01464/ADV](#) Advertisement consent for the display of signs. Approved on 24 November 2020.
- 38 [21/00651/FLL](#) Planning permission for the erection of polytunnels. Approved on 17 June 2021.
- 39 [21/00780/FLL](#) Planning permission for the erection of 2 agricultural research buildings, stores, wash/filling bays, formation of access road, footpaths, parking area, hardstanding and associated works. Approved on 31 August 2021.
- 40 [21/01494/FLL](#) Planning permission for the erection of compost storage unit and associated works. Approved on 20 October 2021.
- 41 [21/01495/FLL](#) Planning permission for the erection of a chemical storage building, cold storage building and associated works. Approved on 1 November 2021.
- 42 [21/01612/FLL](#) Planning permission for the installation of a cable and associated works. Approved on 19 January 2022.
- 43 [21/01662/FLL](#) Planning permission for the formation of a SUDS pond and associated works. Approved on 24 November 2021.
- 44 [21/01663/FLL](#) Planning permission for the formation of a SUDS pond and associated works. Approved on 24 November 2021.
- 45 [21/02031/FLL](#) Planning permission for the siting of 2 relocated portable office buildings and associated works. Approved on 14 February 2022
- 46 [22/00187/IPM](#) An application to modify condition 3 (building height) of planning permission 20/01103/IPM. Approved on 14 April 2022.
- 47 [22/00212/FLL](#) Planning permission for the change of use from a dwellinghouse to an office (Class 4) for agricultural research and development industry engagement and skills development. Approved on 2 May 2022.

CONSULTATIONS

- 48 The following bodies were consulted:

External

- 49 **Scottish Water:** No objections. Advise of water and wastewater capacity in the area and that Scottish Water records indicate that there is live infrastructure in

the proximity of the development, therefore, the applicant must contact Scottish Water for an appraisal of the proposals.

- 50 **Dundee City Council:** No objection.
- 51 **Invergowrie and Kingoodie CC:** No comments.
- 52 **Dundee Airport Ltd:** No objection subject to conditional control in order to safeguard Aircraft departing and arriving on runway RWY 09/27 and Dundee Airport. (
- 53 **Transport Scotland:** No objection.
- 54 **Historic Environment Scotland:** No objection. Advise that there of Scheduled Monuments in the vicinity but any impact on their setting is not considered be of national importance.
- 55 **Scottish Environment Protection Agency:** No objection in relation to flood risk.
- 56 **Scottish Forestry:** No comments.
- 57 **Perth and Kinross Heritage Trust:** No objection.
- 58 **NatureScot:** No comments.

Internal

- 59 **Planning and Housing Strategy:** No comments.
- 60 **Community Greenspace:** No objection. Condition recommended to ensure core paths are not impacted upon during the construction period and afterwards and that the temporary diversion must be removed and access along the original core path/Right of Way restored. Advice provided on the requirement for other legislative requirements to divert the existing core path/right of way through the site. As noted below in paragraph 100, an order under the Town and Country Planning (Scotland) Act 1997, Section 208 or an amendment of the Core Path Plan under the Land Reform (Scotland) Act 2003 should be sought.
- 61 **Environmental Health (Contaminated Land):** No objection, subject to standard condition.
- 62 **Enterprise Team:** No comments.
- 63 **Structures and Flooding:** No objection.
- 64 **Environmental Health (Noise Odour):** No objection on noise or air quality grounds, related standard conditions recommended.

- 65 **Biodiversity/Tree Officer:** No objection. Several conditions are recommended to ensure compliance with the submitted Biodiversity Survey, Biodiversity Action Plan and landscaping and planting scheme in addition to measures to protect animals from being trapped during construction activity.
- 66 **Transport Planning:** No objection, subject to conditions/informatives.
- 67 **Commercial Waste Team:** No objection.
- 68 **Conservation Team:** No objection.

Representations

- 69 No representations have been received.

ADDITIONAL STATEMENTS

70 Screening Opinion	Screened (20/00348/SCRN). EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	AA Not Required
Design and Access Statement	Not Required
Report on Impact or Potential Impact	<ul style="list-style-type: none"> • Noise Impact Assessment, • Ecology Report, • Air Quality Assessment, • Travel Plan, • Aviation Study.

APPRAISAL

- 71 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, the terms of the PPP and matters raised in consultation responses.

Principle

- 72 The principle of the development is established through the approval of the extant PPP (20/01103/IPM). The proposed site is within the settlement boundary of Invergowrie and is identified in TAYplan under Policy 3 as a Strategic Development Area (SDA) providing 5 to 10 hectares of employment land for food and agricultural research and the allocation of E37 for Class 4 Employment Uses in LDP2. The allocation in LDP2 is intended to support the growth of the James Hutton *Institute and "allow for*

a range of potential businesses that supports the Institute's research into agriculture and food production".

- 73 The proposed development remains consistent with the overarching conditional terms of the PPP. Beyond this, it is also appropriate to assess the details of the proposals to ascertain alignment with the relevant PPP conditions and LDP2 criteria.

Design and Layout

- 74 The proposal is to erect two linear buildings linked together, allowing for internal access between the two. The most westerly building, shown as number 1 on the phasing plan and also referred to as the International Barley Hub (IBH), will be a two-storey building with external plant atop. This is connected via a link of 1.5 storey (accommodating growth cabinets with void above) to the Advanced Plant Growth Centre (APGC) Growth Facility building of 1.5 storey (noted on the phasing plan as number 2 and immediately adjacent to the eastern boundary). Accommodation will be provided at ground floor level with void above at the northern side of the building with a gantry floor at the southern side.

The buildings do not exceed 18 metres in height which is compliant with the recent S42 approval to vary condition 3 of 22/00187/IPM. In terms of finishing materials, the drawings specify the buildings will be finished in metal cladding in a combination of red/ochre and dark (exact colour not specified). The materials specification can be controlled by recommended condition 15. The design of the proposal will not appear out of place within the core complex of the existing buildings and infrastructure that is present at the James Hutton Institute. The scale is commensurate with neighbouring buildings and the materials complement the surroundings.

- 75 With regards to layout, the proposal is appropriately sited and respects the existing building pattern. The design, density and siting of development is considered to respect the character and amenity of the existing campus and surrounding area which also proposes improved links within and beyond the site to the local community.
- 76 Overall, the design and layout is acceptable and in compliance with LDP2 Policy 1 – Placemaking.

Landscape

- 77 The proposed uses are contained within the existing campus area and will not cause any significant new adverse landscape impact. The landscape will be improved by the demolition of some dated buildings and the introduction of new planting and resultant habitats. Overall, the proposal complies with LDP2 Policy 39 - Landscape. Condition 14 will safeguard this.

Residential Amenity

- 78 There are residential properties located immediately adjacent to the south east of the access road and 400m to the east of the development area, within the village of Invergowrie.

Air Quality

- 79 Conditions 2xii and 7 of 20/01103/IPM relate to air quality. The applicant has submitted an Air Quality Assessment (AQA) dated December 2021 by EnviroCentre.
- 80 The AQA assessed road traffic emissions generated by the additional traffic associated with the development and the subsequent impact this has on local ambient air quality at residential and public areas located in the vicinity of the main road network and on the Dundee City Air Quality Management Area, which is approximately 300 metres to the north and east of the development.
- 81 The sensitive receptors included existing residential dwellings on the A90, Mill Road, Greystane Road, and Burnside Road within the Perth and Kinross Council boundary, and a residential receptor on Green Circular Road within the Dundee City Council boundary. These receptors were selected due to their proximity to busy main roads most likely to be subject to traffic increases as a result of the development.
- 82 All the scenarios modelled predicted no significant change. Environmental Health have reviewed the AQA and agree with the methodology and modelling undertaken and as such have no objections in this regard.

Noise

- 83 Condition 5 of 20/01103/IPM relates to plant noise and although not requested by condition in 21/01103/IPM, the applicant has submitted a Noise Impact Assessment (NIA) dated 15 February 2022 by CSP Acoustics.
- 84 Environmental Health have reviewed the NIA and advised that the applicant will need to be mindful of any increases in the sound power levels of any plant equipment. It is, therefore, recommend that a condition be included with any permission to specifically protect residential amenity from noise associated with any new proposed plant to be installed at the site (Condition 3).
- 85 Due to the site's location within the existing central hub, there will be minimal impact on the residential amenity of residents at the western end of Invergowrie.

Lighting

- 86 Condition 2x of 20/01103/IPM relates to lighting on site and as such a lighting plan (drawing number 17) has been submitted along with this application. Environmental Health have reviewed the lighting plan and are satisfied that light from the site can be suitably controlled, such that the standard lighting

condition (condition 6 of 20/01103/IPM) can be met. Whilst no objections have been received, Environmental Health recommend this is controlled by condition (Condition 4).

Visual Amenity

- 87 It is considered that the proposed development will have no significant adverse impact on the landscape or visual amenity of the area. The proposed buildings will be viewed in context with the existing extensive built development at the JHI and will not look out of character. As such, there are no issues or concerns in respect to visual amenity. Whilst there will be some short-term visual impact during the construction phase, once the development is completed and suitably landscaped, it will have very little added visual presence when viewed from the surrounding farmland and adjacent roadside.

Roads and Access

- 88 A Transport Assessment (TA) was prepared for the PPP application which was reviewed by the Council's Transport Planning team. No issues were raised in regard to the traffic volume or impact of the proposed uses; however, it was noted that further assessment would be required at the Approval of Matters Specified by Condition (AMSC) stage relating to: off-site work, a road safety audit and ensuring suitable parking provision. Conditions 15, 16 and 17
- 89 In respect to off-site works, the TA identified mitigation at the A85/Main Street Junction on the boundary of Perth & Kinross Council and Dundee City Council. Condition 15 of the PPP (20/01103/IPM) relates.
- 90 The applicant has worked with both Perth & Kinross Council and Dundee City Council to deliver details of the mitigation measures for the A85 Riverside Avenue/Main Street, and its signalisation. The layout drawing (drawing number 40) provided by Fairhurst is acceptable in principle, subject to details being agreed during the Roads Construction Consent (RCC) process. (Condition 9).
- 91 There is a concern with the removal of the shared use (foot/cycle path) facility shown in red on drawing number 40 and not providing an alternative link. As a result, further discussion will be had on the provision of a replacement route for the shared use path to the west of the A85, again as shown on red in drawing number 40. Given a facility is being removed, it is reasonable to request an alternative route to be provide and this will be subject to further discussion through the RCC process.
- 92 In terms of condition 17 of the PPP application reference 20/01103/IPM, the applicant has shown that they can achieve the level of car parking across the site for this application. This will, however, be controlled by condition 5.
- 93 In respect of PPP condition 18, the applicant has recently constructed an additional vehicle access into the site from the roundabout at the end of Main Street, Invergowrie - [20/01104/FLL | Formation of vehicular access, access road, SUDS pond and associated works | The James Hutton Institute Errol Road Invergowrie Dundee DD2 5DA \(pkc.gov.uk\)](#). This vehicle access is only open to construction traffic for the site.

- 94 Noted within the PPP application, reference 20/01103/IPM, condition 18 specifies that the vehicle access would be constructed and available for use prior to the occupation of any development. Updates have been provided by the applicant on the progress of the vehicle access and it is expected that once the buildings proposed in this application are ready for occupation that the new vehicle access will be ready and available for the new staff to enter and egress from the site. It is, however, appropriate to re-apply this condition again to reduce the impact that the development will have on Errol Road in Invergowrie. (Condition 6).
- 95 With a number of access changes and improvements to the site, the Staff Travel Plan will required to be updated to reflect these changes. A condition is recommended for the applicant to update the travel plan prior to occupation of any part of the development. (Condition 7).
- 96 Given there are a number of construction projects occurring at the James Hutton Institute, it is appropriate for a construction traffic management plan to be provided. This is so that there is consistency in the routes being used by construction traffic, to limit the impact on the local community and surrounding road network. It is anticipated that the construction traffic for this development will utilise the A90 Invergowrie Roundabout access. A condition will, therefore, be added to any approval, for the applicant to provide a Construction Management Plan for the site. (Condition 8).
- 97 Overall, subject to conditions as noted above, the proposal does not raise any transport issues and complies with LDP2 Policy 60 - Transport Standards and Accessibility Requirements.

Paths

- 98 Community Greenspace have reviewed the proposal, as there are several core paths and rights of way through the grounds of the Institute and in the vicinity.
- 99 The applicant is aware of the right of responsible access, particularly on core paths, including non-motorised users, cyclists and horse riders.
- 100 The proposal to re-route the core path and right of way between the A90 and Errol Road via the JHI main drive (INGI/8 and 52/8) to pass in front of the new building was agreed in principle by Community Greenspace through the PPP application. However, this must be made suitable for all non-motorised public use. A suitable temporary diversion has been identified as specified in drawing 2488-OBE-V1-XX-DR-A-(1-)0003 C (PKC drawing number 38).
- 101 Community Greenspace also advise that if there is any proposal to alter a route of an existing core path or right of way a further legal procedure is required. An order under the Town and Country Planning (Scotland) Act 1997, Section 208 or an amendment of the Core Path Plan under the Land Reform (Scotland) Act 2003 should be sought. All relevant approvals should be in place prior to any stopping up and diversion of the core path taking

place (Condition 10 and Informative 9). With this in place the proposal complies with LDP2 Policy 15 – Public Access.

Drainage and Flooding

- 102 As per the LPD2 Site-Specific Requirement, A Flood Risk Assessment (FRA) was submitted with the PPP application. The FRA identified that parts of the overall site may be subject to some surface water flooding and SEPA advised assessment of surface water flood risk be undertaken by the Council's Structures and Flooding team (S&FT) at the detailed stage.
- 103 A number of conditions were placed on the PPP consent, in particular condition 2 which required '*full details of the proposed means of disposal of foul and surface water from the development*'. A foul drainage and surface water drainage strategy report (drawing number 30) has been submitted covering the masterplan area and this has been reviewed by the Council's S&FT.
- 104 The Council's S&FT raised no objections in terms of flood risk to the site, nor as did SEPA, subject to the provision of further information regarding surface water drainage. This was subsequently submitted and has been accepted.
- 105 Scottish Water have no objections to the proposal in relation to water and wastewater capacity. They do advise that their records show that there is Scottish Water Infrastructure running through the site and any development should not impact upon it (Informative 11).
- 106 Overall, the proposal complies with LDP2 Policies 52 – New Development and flooding and Policy 53 – Water Environment and Drainage.

Conservation Considerations

- 107 The applicant submitted a Heritage Impact Assessment (HIA) for the PPP application, addressing the Site-Specific Requirement of the site's allocation in LDP2, to assess the potential impacts of development on three Scheduled Monuments within close proximity and recorded archaeology. The Scheduled Monuments are as follows:
- SM6519 East Pilmore, unenclosed settlement 1 ,000m East of Invergowrie.
 - SM6517 Mylnfield enclosure 150m South West of TA Centre.
 - SM6469 Ring ditch and souterrain 595m East South East.
- 108 Historic Environment Scotland (HES) have considered the proposal and have no comments to make.
- 109 Perth and Kinross Heritage Trust (PKHT) have also considered the proposal and have no objections. Whilst there have been extensive prehistoric archaeological remains found as part of the wider PPP (21/01103/IPM), investigative work being still currently in progress, as this development is within the core building group and on developed land it is less sensitive and as such

there is no requirement for any archaeological work in relation to the works proposed.

- 110 Conservation colleagues have been consulted in respect of three Listed Buildings within close proximity of the site. These are:
- 88-90 Errol Road HS ref LB12846 (category C listing)
 - 47 Errol Road HS ref LB12845 (category B listing)
 - The Rowans, Braehead Road HS ref LB10841 (category C listing)
- 111 No concerns were received regarding the impact of the proposed development on the setting of the listed buildings.

Natural Heritage and Biodiversity

- 112 The LDP2 Site Specific Requirements include: enhancement to biodiversity and protection of habitats, including integrity of a European designated site(s); and providing new native woodland landscape edge at the western boundary.
- 113 The submitted updated ecological information to satisfy condition 2 of the PPP application has been reviewed by the Council's Biodiversity Officer and is found to be acceptable, containing similar findings to the ecological surveys undertaken in 2019. All recommended mitigation measures must be adhered to in full and as such will be controlled by condition 14.
- 114 The Council's Biodiversity Officer has also reviewed the submitted Bird Mitigation Plan which is found to be comprehensive and must be adhered to in full. This will also be controlled by condition 14.
- 115 The submitted site-specific Biodiversity Action Plan incorporates guidance and priorities from the Tayside LBAP and PKC enhancement guidance and is considered an exemplar of this type of plan. The measures must be adhered to in full and monitoring of the measures is strongly encouraged. This will be controlled by condition 14.
- 116 The submitted Landscaping Plan required by condition 2 of the PPP application contains a range of native species and the native hedging is particularly welcomed.
- 117 Overall, the submitted information is sufficient to satisfy the biodiversity conditions specified by 20/01103/IPM.

Contaminated Land

- 118 Environmental Health have commented on previous applications on this site in terms of land contamination, as such a corresponding condition within the PPP exists. Ground investigation reports and a Remedial Statement for the development are already in place. Both of which recommend and outline the remedial action to remove the contamination. In discussion with the

Environmental Health Officer (EHO) it is understood there has been no remedial works carried out on the site at this time. Further works are, therefore, required to ensure ground conditions are suitable for the development. As such, the EHO recommends a condition be applied to ensure compliance with LDP2 Policy 58 – Contaminated and Unstable Land (Condition 11).

Developer Contributions

- 119 The Council's Developer Contributions Officer has confirmed that the site is not located within the Transport Infrastructure contributions zone. Therefore, no developer contributions are required, and proposal does not conflict with LDP2 Policy 5 – Developer Contributions.

Waste Collection

- 120 No issues have been identified by the Council's Commercial Waste Services team.

Health and Safety

- 121 Dundee Airport have confirmed they have no objections to the proposed development in terms of impact of their operations, providing the use of any lifting equipment, cranes etc. is safeguarded prior to use by Dundee Airport in relation to aircraft departing and arriving on RWY 09/27. Furthermore, the use of lights, during construction should not dazzle nor distract aircraft preparing to land at Dundee Airport. Condition 2 will address this advice and ensure compliance with LDP2 Policy 61 – Airfield Safeguarding.

Economic Impact

- 122 The James Hutton Institute is a global leader in crop research and development, and a provider of education and skills development.
- 123 As such the Institute is a strategic partner in the development and delivery of food and drink initiatives and projects approved by UK and Scottish Governments within the Tay Cities Deal, including in excess of £60m government investment towards the International Barley Hub and the Advanced Plant Growth Centre.
- 124 PKC has worked closely with the Institute on the development of both of these projects and has been an active member of their Industry Advisory Group. These projects, along with significant others undertaken by the Institute, deliver on a number of the key, strategic ambitions set out within the Tay Cities Region Economic Strategy 2019-2039: encouraging, supporting and investing in research, innovation and collaboration to improve efficiency, productivity, sustainability, business growth, new opportunities and higher paid jobs. Dundee City Council have confirmed they are supportive of the proposal. The development will enable the Institute to put in place the necessary facilities and infrastructure so that it can fulfil the ambitions of both the Institute itself and the wider economic aims of Perth & Kinross and the Tay

Cities Region. As such, the economic impact of the proposal is both significant and positive.

LEGAL AGREEMENTS

- 125 None required as there are no developer contributions, core path or open space maintenance requirements.

DIRECTION BY SCOTTISH MINISTERS

- 126 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 127 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 comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.
- 128 The proposed uses will be contained within the existing campus and will not cause any adverse amenity or landscape impact for the surrounding area. The proposed location and form of development is considered to be acceptable.
- 129 Accordingly, the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

2. Prior to the use of any lifting equipment including cranes etc the applicant must receive written confirmation from Dundee Airport that aircraft departing and arriving on runway 09/27 will be safeguarded. Furthermore, the applicant must receive written confirmation from Dundee that the use of lights, during construction, shall not dazzle nor distract aircraft preparing to land at Dundee Airport, all to the satisfaction of the Council as Planning Authority.

Reason - To not impact on the operations of Dundee City Airport.

3. 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 25 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.

Reason - In order to safeguard the residential amenity of the area.

4. 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.

Reason - In order to safeguard the residential amenity of the area.

5. No part of the development shall be occupied or brought into use, whichever is the earlier, until the applicant has provided the minimum parking provision as shown on drawing number 39 hereby approved, to the satisfaction of the Council as Planning Authority. Once provided, the parking shall thereafter be permanently retained as such for the life of the development.

Reason - To provide a suitable parking provision for the development.

6. Prior to the occupation of any of the development hereby approved, the proposed modifications to the A90/Main Street Roundabout, generally as illustrated on Drawing No. 135585/sk7001 - page 86 of Transport Assessment (PKC Ref: 20/01103/16) by Fairhurst dated April 2020, shall be implemented and available for use for any vehicles travelling to the site, subject to the satisfaction of the Planning Authority, after consultation with Transport Scotland.

Reason - To ensure that the standard of access layout complies with the current standards, and that the safety and free flow of traffic on the trunk road is not diminished.

7. No part of the development hereby approved shall be occupied until the Staff Travel Plan (STP) has been updated to reflect the operational situation within the development area identified on drawing number 1, all aimed to encourage more sustainable means of travel. The updated STP shall be submitted to and agreed in writing by the Council as Planning Authority in consultation with Transport Planning. The STP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided, the system of management, monitoring, review, reporting and the duration of the plan.

Reason - To promote sustainable transport options and to meet advice within Scottish Planning Policy on transport.

8. Prior to the commencement of the development hereby approved, the applicant shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures), a Construction Traffic Management Scheme (TMS) which shall include the following:
- (a) restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used;
 - (b) timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events;
 - (c) a code of conduct for HGV drivers to allow for queuing traffic to pass;
 - (d) arrangements for liaison with the Roads Authority regarding winter maintenance;
 - (e) emergency arrangements detailing communication and contingency arrangements in the event of vehicle breakdown;
 - (f) arrangements for the cleaning of wheels and chassis of vehicles to prevent material from construction sites associated with the development being deposited on the road;
 - (g) arrangements for cleaning of roads affected by material deposited from construction sites associated with the development;
 - (h) arrangements for signage at site accesses and crossovers and on roads to be used by construction traffic in order to provide safe access for pedestrians, cyclists and equestrians;
 - (i) details of information signs to inform other road users of construction traffic;
 - (j) arrangements to ensure that access for emergency service vehicles are not impeded;
 - (k) co-ordination with other significant developments known to use roads affected by construction traffic;
 - (l) traffic arrangements in the immediate vicinity of temporary construction compounds;
 - (m) the provision and installation of traffic counters at the applicant's expense at locations to be agreed prior to the commencement of construction;
 - (n) monitoring, reporting and implementation arrangements;
 - (o) arrangements for dealing with non-compliance; and
 - (p) details of HGV movements to and from the site.

The TMS as approved shall be strictly adhered to during the entire site construction programme.

Reason - In the interest of proper site management.

9. Prior to the bringing into use of any part of the development hereby approved, the proposed junction modifications shown on drawing number 40 for the signalisation and improvements to the A85 Riverside Avenue/Main Street junction shall be implemented in full and fully operational, to the satisfaction of Perth & Kinross Council as Planning Authority. Prior to the implementation of the scheme, the relevant written agreements must be sought from Perth & Kinross Council and Dundee City Council as Roads Authorities. Evidence must be provided to Perth & Kinross Council that the relevant agreements from Dundee City Council are in place prior to the works being undertaken. For the avoidance of doubt, the active travel provision at the junction shall be subject to further discussion and written agreement from Perth & Kinross Council in consultation with Dundee City Council. The applicant shall also provide specifications of the provision of Close Circuit Television (CCTV) pole(s), camera(s) and hard line connection to Dundee City Council Urban Traffic Control System (UTC) for written agreement prior to any works being undertaken.

Reason - In the interests of road safety and to provide active travel routes to the development site.

10. Access along core path INGI/8 and Right of Way 52/8, or along the short diversion as specified in drawing number 38 should remain open for responsible access throughout the construction phase. On completion the diversion must be removed and access along the original core path/Right of Way restored.

Reason - To ensure a satisfactory standard of local environmental quality; to safeguard the core paths.

11. Development shall not commence on site until an evaluation for the potential of the site to be affected by contamination by a previous use has been undertaken and, as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) has been submitted for consideration and accepted by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation shall be undertaken to identify;
 - I. the nature, extent and type(s) of contamination on the site
 - II. measures to treat/remove contamination to ensure the site is fit for the use proposed
 - III. measures to deal with contamination during construction works
 - IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the measures to decontaminate the site shall be fully implemented in accordance with the scheme subsequently agreed by the Council as Planning Authority.

Verification that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Reason - to ensure a satisfactory standard of local environmental quality.

12. The conclusions and recommended action points within the supporting Ecological Surveys, Bird Mitigation Plan and Biodiversity Action Plan submitted and hereby approved (drawing numbers 26, 27 and 37) shall be fully adhered to, respected and undertaken as part of the construction phase of development.

Reason - To ensure a satisfactory standard of local environmental quality; to safeguard the welfare of any protected wildlife.

13. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day

Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

14. The detailed landscaping and planting scheme (drawing numbers 16, 23 and 31) which is hereby approved shall be completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier. The approved scheme shall thereafter be maintained to the satisfaction of the Council as Planning Authority, with any planting which fails to become established within five years being replaced in the following planting season with others of a size and species as previously approved.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

15. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

B JUSTIFICATION

- 130 The proposals are considered to remain in accordance with the Development Plan and there are no material considerations which justify refusal of the planning application.

C PROCEDURAL NOTES

131 None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. No work shall be commenced until an application for building warrant has been submitted and approved.
5. Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
6. The findings and recommendations contained with the Bat Survey remain valid for a period of 24 months. If the approved planning permission is not implemented within 24 months of the date of the survey it is strongly recommended that an updated Bat Survey is undertaken prior to any works commencing. Failure to do so could potentially leave you open to prosecution should any bats be harmed as a result of the works. Please note that bats are protected by law, and it is a criminal offence to deliberately harm, capture, kill or disturb a bat or its resting place.
7. The applicant is advised that, in terms of Sections 56 of the Roads (Scotland) Act 1984, he/she/they must obtain from the Perth & Kinross Council and Dundee City Council, as Roads Authorities, consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water should be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.
8. The applicant should be advised that in terms of Section 21 of the Roads (Scotland) Act 1984 they must obtain from the Dundee City Council, in

collaboration with Perth & Kinross Council as Roads Authority consent to construct a new road prior to the commencement of roadworks. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency. Please note that a fee is chargeable for the processing of RCC applications.

9. The applicant is advised that if there is any proposal to alter a route of an existing core path or right of way a further legal procedure is required.

The granting of planning permission does not stop the continued right of public access along the existing core path or right of way. An order under the Town and Country Planning (Scotland) Act 1997, Section 208 or an amendment of the Core Path Plan under the Land Reform (Scotland) Act 2003 should be sought.

10. 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 [Supplementary Guidance - Flood Risk and Flood Risk Assessments - Perth & Kinross Council \(pkc.gov.uk\)](https://www.pkc.gov.uk/planning-and-building-control/supplementary-guidance-on-flood-risk-and-flood-risk-assessments-2021).
11. The applicant should take note of the information and advice contained within the consultation response from Scottish Water.
12. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website www.pkc.gov.uk.

The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.

13. The applicant is advised that any proposed signage will require a further application to be submitted for advertisement consent unless it benefits from express consent as per the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.
14. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
15. Further information on the need for and level of provision of Changing Places Toilet Facilities can be found in section 41B of the Town and Country Planning

(Scotland) Act 1997, the Town and Country Planning (Changing Places Toilet Facilities) (Scotland) Regulations 2020 and the associated Circular 1/2020: Changing Places Toilets Regulations.

16. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:

- Displayed in a prominent place at or in the vicinity of the site of the development
- Readily visible to the public
- Printed on durable material.

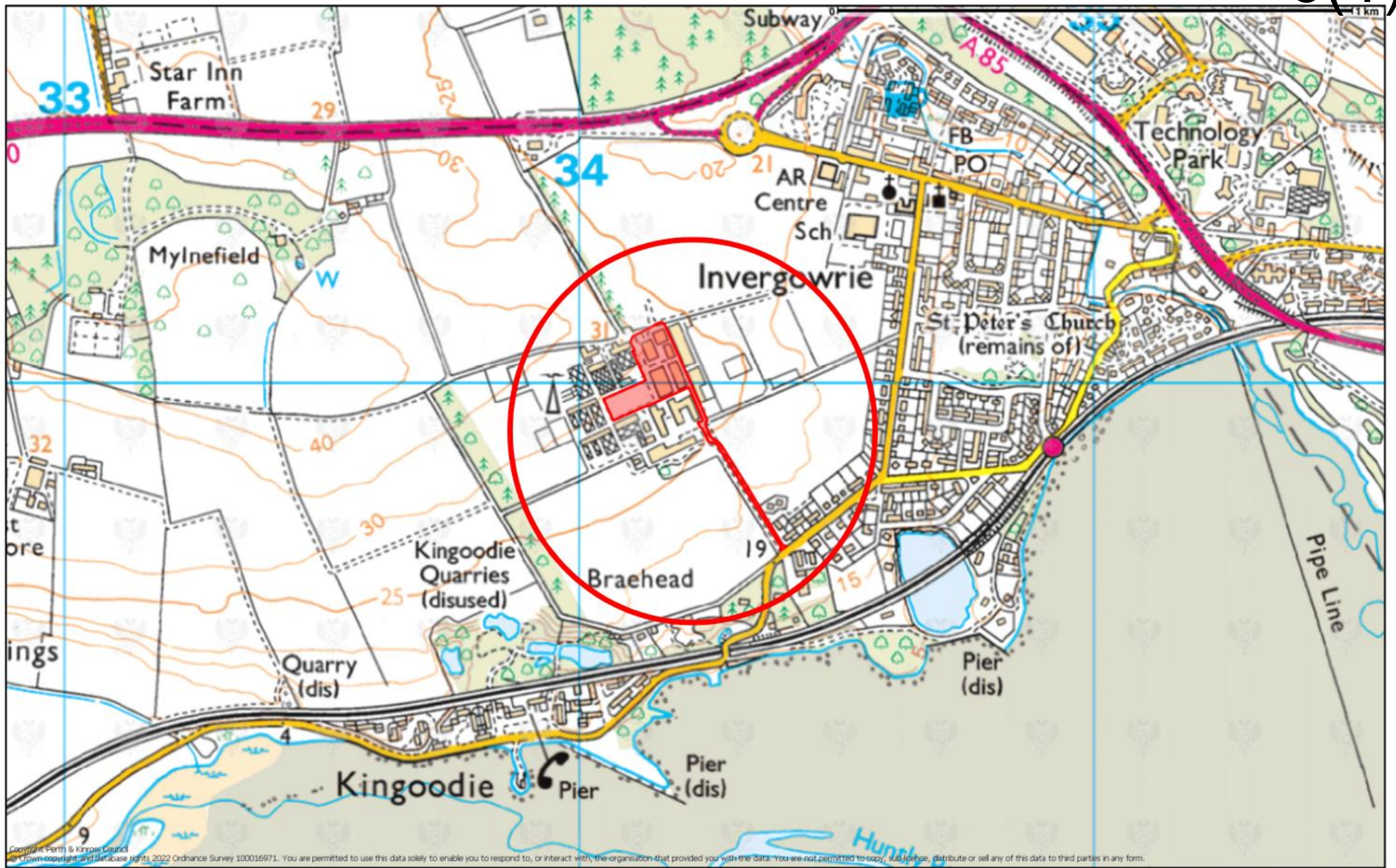
Background Papers: None
Contact Officer: Gillian Peebles
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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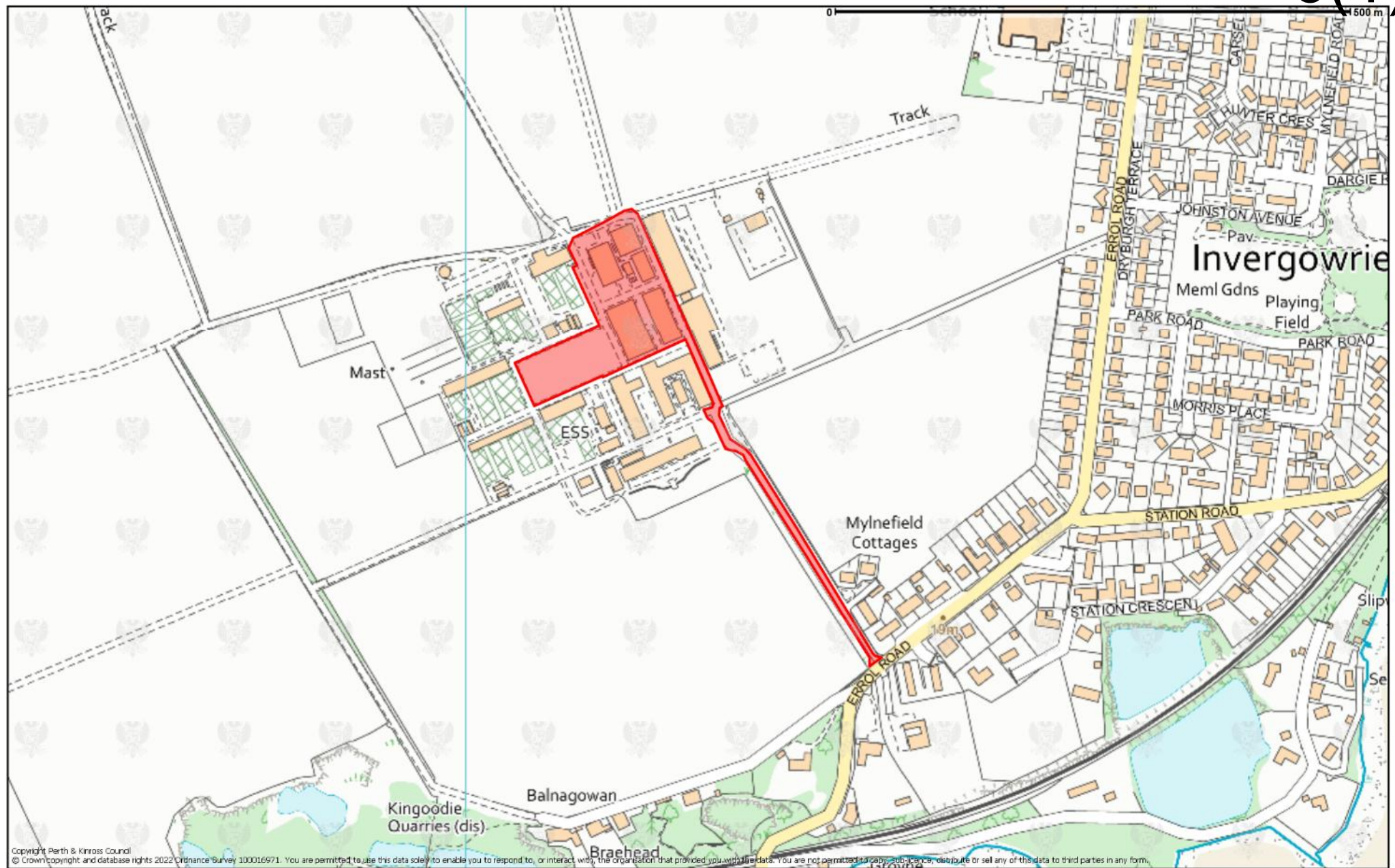
Planning & Placemaking
Committee – 10 August
2022
Scale 1:10000



21/02137/AMM - Erection of a linked building for agricultural research and development, industry engagement and skills development and formation of roads, parking areas, landscaping, infrastructure and associated works (approval of matters specified by conditions 20/01103/IPM)

The James Hutton Institute, Errol Road, Invergowrie





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Planning & Placemaking
Committee – 10 August
2022

Scale 1:5000



21/02137/AMM - Erection of a linked building for agricultural research and development, industry engagement and skills development and formation of roads, parking areas, landscaping, infrastructure and associated works (approval of matters specified by conditions 20/01103/IPM)

The James Hutton Institute, Errol Road, Invergowrie



Perth and Kinross Council
Planning and Placemaking Committee – 10 August 2022
Report of Handling by Head of Planning & Development
 (Report No. 22/178)

PROPOSAL:	Erection of replacement recreation centre with swimming pool, sports hall, gymnasium, fitness suite, dance studio and ancillary facilities, installation of a substation, siting of sprinkler tank, air source heat pump and bin store enclosures, formation of outdoor sports pitch, parking areas, landscaping and associated works
LOCATION:	Blairgowrie Recreation Centre, Beeches Road, Blairgowrie, PH10 6PN

Ref. No: 21/02249/FLM
 Ward No: P3- Blairgowrie & Glens

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 Planning permission is sought for the erection of a new/replacement recreation centre, including a swimming pool, sports hall, gymnasium, fitness suite, dance studio and ancillary facilities. The proposal also includes the formation of a synthetic outdoor sports pitch, parking areas, landscaping and associated works. The development will be within the campus of Blairgowrie High School, with the new recreation centre and sports pitch located immediately to the south of the existing school buildings.
- 2 The development will be carried out in two phases with the existing recreation centre remaining operational during the initial construction of the replacement centre and then demolished once the new building comes into use.
- 3 The area to be developed currently forms part of the school playing fields, thus a flat grass area. It is bound to the south, east and west by residential properties. The high school buildings are to the north and the existing recreation centre occupies the north-east of the site. Access is from Beeches Road and this will be retained as the access for the new recreation centre.

- 4 The recreation centre building will be laid out in a north-south orientation and see accommodation over two storeys, including:
- Four court sports hall
 - Two court sports hall/Gymnasium
 - Shared Storage
 - 25m x 6 lane swimming pool
 - Wet & Dry Changing facilities
 - Offices for Live Active Leisure & School Staff
 - Changing rooms for external pitch
 - PE Classroom
 - Fitness Suite
 - Dance Studio
- 5 The large volume spaces such as the gym and sports halls will be double height. The building design has been kept simple and uncluttered, in order to achieve the air tightness required to comply with Passivhaus standards.
- 6 The new external sports pitch will be located to the west of the recreation centre, where a synthetic surface and floodlighting will allow it to be utilised all year round and more intensively than the existing grass surfaces.

Pre-Application Consultation

- 7 The proposed development is classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Therefore, the applicant undertook formal pre-application consultation with the local community and a Pre-Application Consultation (PAC) Report on this supports the application. An online public consultation event was held on 7 July 2021 between 16:00 and 19:00hrs. A website providing information relating to the proposal went live on 6 July 2021 and remained live for review and comment until 28 July 2021. The on-line exhibition had 534 viewers in total and 10 live chats during the live event with the design team. Six on-line submissions and 10 email comments were received by the closing date of 28 July 2021.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 8 An EIA screening exercise (21/01308/SCRN) was carried out in relation to the proposal, concluding that EIA was not required. On this basis, an EIA Report was not prepared. An overview of the relevant matters is contained in the submitted planning statement.

National Policy and Guidance

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

National Planning Framework 2014

- 10 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. This is a statutory document and material consideration in any planning application. It 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 (SSP)

- 11 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 12 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
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291

Planning Advice Notes

- 13 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 69 Planning and Building standards Advice on Flooding
 - PAN 75 Planning for Transport
 - PAN 77 Designing Safer Places

Creating Places 2013

- 14 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 and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

- 15 Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

National Roads Development Guide 2014

- 16 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Development Plan

- 17 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019. This paragraph will need to be revised for applications within Cairngorm National Park where other local plans apply.

TAYplan Strategic Development Plan 2016-2036

- 18 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."

- 19 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

Perth and Kinross Local Development Plan 2

- 20 The Local Development Plan 2 (2019) (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."* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 21 The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 2: Design Statements

- Policy 13: Retail and Commercial Leisure Proposals
- Policy 14A: Open Space Retention and Provision
- Policy 16: Social, Cultural and Community Facilities
- Policy 17: Residential Areas
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 39: Landscape
- Policy 41: Biodiversity
- Policy 52: New Development and Flooding
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 58A: Contaminated and Unstable Land: Contaminated Land
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Other Policies

Placemaking Supplementary Guidance March 2020

- 22 The Council has prepared Placemaking Supplementary Guidance (2020) to support Policy 1 (Placemaking) of the Perth and Kinross Local Development Plan 2 (2019). It is to be used in the assessment of planning applications and to assist in the placemaking process.

Supplementary Guidance Flood Risk and Flood Risk Assessment

- 23 This document provides guidance relating to the Perth and Kinross Local Development Plan (LDP) 2 Policy 52: New Development and Flooding, and Policy 53: Water Environment and Drainage.

Site History

- 24 **21/00010/PAN** A Proposal of Application Notice relating to the erection of a sports facility to include swimming pool, external sports pitch, vehicular access, parking, landscaping and associated works was submitted to PKC and the approach set out accepted on 28 June 2021.
- 25 **21/01308/SCRN** An EIA Screening Request for the replacement of the existing recreation centre and provision of a new synthetic sports pitch was submitted to PKC, with a Screening Opinion issued on 23 July 2021 – advising that EIA was not required.

CONSULTATIONS

- 26 As part of the planning application process the following bodies were consulted:

External

Scottish Water

- 27 No objection. There is currently sufficient capacity at Lintrathen Water Treatment Works and Blairgowrie Waste Water Treatment Works to service the development.

Sport Scotland

- 28 No objection, subject to a condition requiring further approval for the design and specification of the synthetic pitch.

Scottish Environment Protection Agency (SEPA)

- 29 SEPA's triage framework confirms that consultation is not required. Their Standing Advice has been considered in the determination of the application.

Blairgowrie And Rattray Community Council

- 30 No comments.

Internal

Environmental Health (Contaminated Land)

- 31 No objection. No concerns regarding ground contamination.

Environmental Health (Noise Odour)

- 32 No objection, subject to conditions controlling hours of operation, noise and external lighting.

Community Greenspace

- 33 No comments.

Transport Planning

- 34 No objection, subject to a pre-commencement condition requiring the submission and agreement of a Construction Traffic Management Scheme. A Travel Plan is also requested.

Biodiversity/Tree Officer

- 35 No objection, subject to conditions on biodiversity enhancement and further approval of the landscaping specification, including planting schedule and maintenance.

Structures And Flooding

36 No objection, subject to conditions on drainage design.

Commercial Waste Team

37 No objection.

Perth And Kinross Heritage Trust

38 No objection, subject to a condition requiring a programme of archaeological works.

Development Contributions Officer

39 No contributions required.

Representations

40 4 representations have been received, summarised as follows:

Material considerations

- Height of the building
- Loss of daylight/sunlight
- Noise
- Privacy
- Impact from increased use of the playing fields

Non-material considerations

- Loss of view
- Impact on property values

41 The material issues are addressed in the Appraisal section of the report.

ADDITIONAL STATEMENTS

42

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations Appraisal Not Required
Design Statement or Design and Access Statement	Submitted

Report on Impact or Potential Impact eg Flood Risk Assessment	<ul style="list-style-type: none"> • Planning Statement • Archaeological Assessment • Flood Risk Assessment • Drainage Impact Assessment • Noise Impact Assessment • Sustainability Assessment • Transport Assessment • Habitat Survey • Bat Survey Report
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APPRAISAL

- 43 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance.

Principle

- 44 The LDP2 Settlement Summary for Blairgowrie/Rattray identifies the high school as a site for a new recreation centre. However, the existing school playing field is designated in as Open Space. Policy 14 'Open Space' advises that development of open spaces will generally be resisted, but includes an exception where *'proposals involving the loss of a recreational facility, the facility which would be lost would be replaced by provision of one of comparable or greater benefit and in a location which is convenient for its users, or by the upgrading of an existing provision to provide a better quality facility, either within the same site, or at another location which is convenient for its users.'*
- 45 The new floodlit synthetic sports pitch will allow the site to be used more intensively, thereby increasing the opportunities for people to participate in sport and leisure activities. Consequently, it is considered that the completed development will provide greater benefit than the existing provision.
- 46 Policy 16 'Social, Cultural and Community Facilities' states that *'development involving the loss or change of use of land or buildings presently or last used for community purposes will only be permitted where the proposal would result in the provision of alternative facilities of equivalent community benefit.'*
- 47 The existing recreation centre is more than 30 years old and is beyond its designed lifespan. A programme of continual condition surveys, repairs and a maintenance schedule are currently needed to ensure the ongoing operation of the facility. The proposed recreation centre will provide an improved, modern facility providing increased benefit to Blairgowrie and the

broader Eastern Perthshire area and is therefore considered compliant with Policy 16.

- 48 Policy 13 'Retail and Commercial Leisure Proposals' requires that the location for any use that generates significant footfall, including community and cultural facilities, should follow a sequential approach based on a 'town centre first' principle. However, the location of the recreation centre within the high school site has been identified through LDP2 and Policy 13 is therefore not considered applicable in this instance.
- 49 Policy 17 'Residential Areas' aims to prevent loss of residential amenity within settlement boundaries. It states that encouragement will be aimed at proposals that fall under specific categories which are compatible with the amenity and character of the area. One of the categories is '*proposal for improvements to community and educational facilities.*' The redevelopment of new leisure facilities meets with this category and therefore there is no conflict with LDP2.
- 50 Overall, the proposal is considered to comply with Policy 13, 14, 16 and 17. The principle of the development is therefore acceptable, subject to compliance with other relevant LDP2 policies.

Design and Layout

- 51 The overall design concept for the recreation centre has been based on obtaining Passivhaus certification. The building is broadly rectangular in shape with consistent massing and a simple functional design. The building has been positioned to the east of the site, with the public entrance at the north-east corner so that it is clearly identified and visible from the main road. A separate dedicated access from the school campus is provided at the north-west corner.
- 52 The external material is predominantly dark-grey standing seam cladding with curtain walling and feature metal cladding on the north elevation to emphasise the entrance. The south-east corner will have glazed curtain walling around the swimming pool.
- 53 Internally, the building has a simple circulation system with a single spine corridor that gives access to the dry changing village, which serves the gym and four court hall, and the wet changing village serving the pool. Access to the pool for spectators will be from the spine corridor, without accessing the changing village.
- 54 The swimming pool and related changing village, where internal temperatures are higher, are positioned on the east side of the building with east and south facing glazing positioned to maximise solar gain and reduce heating demand, while evenly distributing natural light through the space and so reducing demand for lighting energy. The games hall and gym are located on the west side of the building where internal temperatures are lower.
- 55 A stair and lift are situated at the main entrance. These give access to first floor accommodation which includes a Fitness Suite, Dance Studio, P.E. Classroom and Changing facilities.

- 56 The external synthetic sports pitch will be located centrally on the existing playing fields and immediately to the west of the recreation centre. The pitch will be laid out in a north-south orientation, as advised by SportScotland. The pitch area will be surrounded by ball-stop fencing panels and will have eight 15m high floodlighting masts.
- 57 Overall, in terms of its scale and form, the recreation centre is considered an appropriate development in this location and will not be visually overbearing in its context within the school grounds. Similarly, the sports pitch is entirely functional and is appropriate in the context of the new recreation centre and existing school playing fields. The proposal is considered to comply with Policy 1 'Placemaking'.

Residential Amenity

- 58 Although a school, leisure centre and playing fields are well established in the locality, it is considered that the operation of a floodlit all-weather pitch will allow this area to be used more frequently and later into the evenings than has previously been the case. Environmental Health has requested that conditions be imposed restricting the hours of operation of the pitch, hours of operation of the floodlighting and to ensure sufficient screening of the floodlighting so that it does not adversely affect neighbouring properties (Conditions 4, 7 and 8). In addition, a Noise Management Plan is required to manage potential noise associated with the recreation centre and all-weather pitch (Condition 9).
- 59 A further condition (Condition 6) will also be required to control amplified music within the recreation centre.
- 60 An objection comment has also raised the possibility of noise disturbance for the substation. A further condition (Condition 5) will ensure that all noise from plant and equipment associated with the development must be below required levels.
- 61 At its closest point the recreation centre building will be approximately 6m from the boundary with the properties to the east. At this point the elevation will have a height of 11m. Sun path diagrams have been submitted in support of the application. These show that, at the spring equinox, some of the gardens of the properties to the east of the proposal will suffer from additional overshadowing beyond 15:00. At the summer solstice the gardens will begin to be overshadowed after 17:00. It is considered that the properties' gardens will receive adequate sunlight for a large portion of the day and the overshadowing does not represent a significant or unacceptable detrimental impact on amenity.
- 62 In terms of privacy, existing boundary treatments will prevent overlooking to adjacent properties. However, five upper floor windows on the east elevation will face the gardens and rear elevations of the properties on Berrydale Road. However, the windows serve a dance studio and fitness suite, and their function is primarily to allow daylight into the building rather than to provide outlook and it is not considered that they will give rise to any privacy issues.

- 63 Overall, the proposal will not result in any unacceptable impact on neighbouring residential amenity. The development is acceptable subject to the proposed conditions to control potential noise and light overspill.

Roads and Access

- 64 Phase one of the development will see the existing access from Beeches Road extended to the proposed centre and wrapping around its east and south sides to form a service access. A new drop-off and turning area and car parking will be provided in an area to the south of the existing recreation centre. A total of 33 car parking spaces will be provided, including six accessible spaces and six for electric vehicles.
- 65 Phase two of the development, following the demolition of the existing recreation centre, will result in the provision of an additional 19 car parking spaces and five motorcycle spaces. The drop off area will be extended to form a one-way system with the remainder of the site to be landscaped. The existing car park for the recreation centre, which has 16 spaces and includes one accessible space, will also be removed and landscaped.
- 66 The site will provide 16 covered cycle spaces, which complies with recommendations of the National Roads Development Guide.
- 67 It is recommended that a Construction Traffic Management Scheme and a Travel Plan are submitted and agreed prior to the commencement of development. Conditions have been recommended to secure these (Conditions 10 and 11).
- 68 Overall, the proposal is considered to comply with LDP2 Policy 60B: Transport Standards and Accessibility Requirements.

Landscape

- 69 The proposal includes significant landscaping to the south and east of the site where it sits closest to neighbouring residential properties. The design includes for tree planting, grass areas, hedgerows, and shrub borders, at the site entrance which will soften the hard surfacing at this area.
- 70 Proposed tree species comprises ornamental and native trees within the larger stock range, and entirely native species within smaller stock size used within the woodland mix. The woodland mix is augmented with *Ligustrum vulgare* (privet) which in addition to the Scots pine, will provide evergreen content throughout the south woodland area.
- 71 Tree species selection within the east boundary of the site, uses small stature trees, which should not impact the neighbouring residential properties in terms of loss of light.
- 72 The Council's Biodiversity / Tree Officer has advised that the proposal should provide a planting specification, initial maintenance schedule, and confirmation of timing for adoption by PKC. This will be required by a condition (Condition 2).

- 73 Overall, the landscape proposals are considered to be acceptable and in compliance with Policy 1 'Placemaking'.

Drainage and Flooding

- 74 The site is not located within an area of Flood Risk and Scottish Water has no objection to the proposal.
- 75 The submission is supported by a Flood Risk Assessment and Drainage Impact Assessment. The Structures and Flooding Team has no objection to the proposals subject to a pre-commencement condition for the detailed drainage design (Condition 15). It is considered that the proposal complies with LDP2 Policy 52 – New Development and Flooding and Policy 53 - Water Environment and Drainage.

Sustainable Development

- 76 Policy 34 'Sustainable Heating and Cooling' identifies Blairgowrie as having the potential for a heat network. However, exemptions exist where a development can prove it will achieve significant energy savings to a standard equivalent to Passivhaus or BREEAM Outstanding. The development aims to achieve Passivhaus certification and a statement will require to be submitted to confirm that this high level of sustainable building design is being delivered (Condition 16).

Waste Collection

- 77 A bin storage area and turning head is provided at the rear (south) of the building. The Commercial Waste Team has advised that the proposal is satisfactory.

Natural Heritage and Biodiversity

- 78 A Bat Survey has identified seven bat roosts within the existing high school building and one in the recreation centre. A derogation licence from NatureScot will be required prior to the demolition of the building. The Biodiversity Officer has advised that, based on the submitted information, it is likely that a licence would be issued.
- 79 The bat roosts on the school building are all on or near the south elevation close to where the all-weather pitch will be located. The floodlighting of the pitch has been designed to ensure it will cause minimal disruption to the bat roosts.
- 80 Enhancement for biodiversity should be an objective of all planning projects and can be realised in several ways depending on location, surrounding habitats and landscape character. A condition (Condition 13) will ensure that biodiversity enhancement measures are provided for the site.

Developer Contributions

- 81 The proposal is a replacement recreation centre that directly supports Council objectives. There is no requirement for infrastructure contributions as a result of the development.

Economic Impact

- 82 During the construction period, jobs will be created and sustained, supporting in-direct employment and revenue that this volume of construction activity will generate from employees spending on local goods and services.

VARIATION OF APPLICATION UNDER SECTION 32A

- 83 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as floodlighting of the sports pitch to minimise their impact on the bat roosts in the school building.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 84 None required.

DIRECTION BY SCOTTISH MINISTERS

- 85 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 86 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 comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.
- 87 Accordingly, the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

General

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

Finishes

2. Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials to be used shall be submitted to and agreed in writing by the Council as Planning Authority.

The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

Landscaping and Biodiversity

3. Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason - To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

4. Prior to the commencement of development, the proposed provision of biodiversity enhancement measures for the site will be submitted for the written agreement of the Council as Planning Authority. Thereafter, they shall be implemented prior to the development being brought into use.

Reason - In the interests of protecting environmental quality and of biodiversity.

Archaeology

5. Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation which has been submitted by the applicant, and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.

Reason - To ensure a programme of archaeological works is carried out to safeguard and record any archaeological remains within the development area.

Amenity

6. 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 use of the all-weather pitch and recreation centre, including user noise, activity noise and plant equipment 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.

Reason - In order to safeguard the neighbouring residential amenity in the area.

7. The hours of operation of the all-weather pitch and the external floodlighting shall be restricted to 0800 hours to 2200 hours daily. The use of the all-weather pitch may have to be curtailed at the beginning and end of this timeframe in order to comply with floodlighting restriction.

Reason - In order to safeguard the neighbouring residential amenity in the area.

8. 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 25 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.

Reason - In order to safeguard the neighbouring residential amenity in the area.

9. No music amplified or otherwise shall be permitted outside the premises and efforts must be made to minimise the impact of noise from inside the premises so no sound is audible in any nearby residential property.

Reason - In order to safeguard the neighbouring residential amenity in the area.

10. 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.

Reason - In order to safeguard the neighbouring residential amenity in the area.

Transport

11. Prior to the commencement of the development hereby approved, the developer shall submit for the further written agreement of the Council as Planning Authority, in consultation with the Roads Authority (Structures), a Construction Traffic Management Scheme (TMS) which shall include the following:
- (a) restriction of construction traffic to approved routes and the measures to be put in place to avoid other routes being used;
 - (b) timing of construction traffic to minimise impact on local communities particularly at school start and finishing times, on days when refuse collection is undertaken, on Sundays and during local events;
 - (c) a code of conduct for HGV drivers to allow for queuing traffic to pass;
 - (d) arrangements for liaison with the Roads Authority regarding winter maintenance;
 - (e) emergency arrangements detailing communication and contingency arrangements in the event of vehicle breakdown;
 - (f) arrangements for the cleaning of wheels and chassis of vehicles to prevent material from construction sites associated with the development being deposited on the road;
 - (g) arrangements for cleaning of roads affected by material deposited from construction sites associated with the development;
 - (h) arrangements for signage at site accesses and crossovers and on roads to be used by construction traffic in order to provide safe access for pedestrians, cyclists and equestrians;
 - (i) details of information signs to inform other road users of construction traffic;
 - (j) arrangements to ensure that access for emergency service vehicles are not impeded;
 - (k) co-ordination with other significant developments known to use roads affected by construction traffic;
 - (l) traffic arrangements in the immediate vicinity of temporary construction compounds;
 - (m) the provision and installation of traffic counters at the applicant's expense at locations to be agreed prior to the commencement of construction;
 - (n) monitoring, reporting and implementation arrangements;

- (o) arrangements for dealing with non-compliance; and
- (p) details of HGV movements to and from the site.

The TMS as approved shall be strictly adhered to during the entire site construction programme.

Reason - In the interests of pedestrian and traffic safety.

12. Development shall not commence until a detailed Travel Plan (TP), aimed at encouraging more sustainable means of travel, has been submitted to and agreed in writing by the Council as Planning Authority. The TP will have particular regard to provision for walking, cycling and public transport access to and within the site and will identify the measures to be provided (including the provision of new and/or enhanced public transport services), any phasing, the system of management, monitoring, review, reporting and the duration of the Plan. Prior to the operation of the development, the TP as agreed shall be fully implemented to the satisfaction of the Council as Planning Authority.

Reason – To encourage sustainable means of travel by site users.

Pitch Specification

13. The new floodlit synthetic pitch (minimum dimensions 106 x 66m) will be designed and constructed by a recognised (e.g., SAPCA* registered) specialist pitch contractor(s). Details of the contractor(s) and pitch specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development.

*SAPCA is The Sports and Play Construction Association (www.sapca.org.uk)

Reason – To ensure appropriate replacement provision is provided.

Drainage

14. Development shall not commence on site until a detailed sustainable urban drainage system (SUDS) has been submitted for the written agreement of the Council as Planning Authority, in consultation with SEPA where necessary. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C753) and the Council's Flood Risk and Flood Risk Assessments Developer Guidance, and shall incorporate source control. All works shall be carried out in accordance with the agreed scheme and be operational prior to the bringing into use of the development.

Reason - To ensure the provision of effective drainage for the site.

Sustainability

15. The recreation centre aims to achieve energy savings to a standard equivalent to Passivhaus. Prior to the occupation of the recreation centre building, a statement shall be submitted by the applicant/agent to confirm that this high level of sustainable building design has been delivered.

Reason – To ensure the proposal complies with Policy 34.

B JUSTIFICATION

- 88 The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

- 89 None required.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. No work shall be commenced until an application for building warrant has been submitted and approved.
5. The findings and recommendations contained with the Bat Survey remain valid for a period of 24 months. If the approved planning permission is not implemented within 24 months of the date of the survey it is strongly recommended that an updated Bat Survey is undertaken prior to any works commencing. Failure to do so could potentially leave you open to prosecution should any bats be harmed as a result of the works. Please note that bats are protected by law, and it is a criminal offence to deliberately harm, capture, kill or disturb a bat or its resting place.
6. The proposed demolition and/or building works likely to cause harm to bats should not commence until the applicant has obtained the relevant licence issued by SNH pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead.
7. Existing buildings or structures may contain nesting birds between 1st March and 31st August inclusive. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being

built. Planning permission for a development does not provide a defence against prosecution under this Act.

8. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website www.pkc.gov.uk.

The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.

9. The applicant is advised that any proposed signage will require a further application to be submitted for advertisement consent unless it benefits from express consent as per the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.
10. The applicant should be aware of the requirements of the Council's Environment and Regulatory Services in relation to waste collection from the site and should ensure adequate measures are provided on site to allow for the collection of waste.
11. The developer is advised to contact Sophie Nicol, Historic Environment Manager (tel 01738 477027) Perth and Kinross Heritage Trust, to discuss terms of reference for work required.
12. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure (Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:

Displayed in a prominent place at or in the vicinity of the site of the development

Readily visible to the public

Printed on durable material.

13. Further information on the need for and level of provision of Changing Places Toilet Facilities can be found in section 41B of the Town and Country Planning (Scotland) Act 1997, the Town and Country Planning (Changing Places Toilet Facilities) (Scotland) Regulations 2020 and the associated Circular 1/2020: Changing Places Toilets Regulations.

14. This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the floodlighting of the sports pitch.

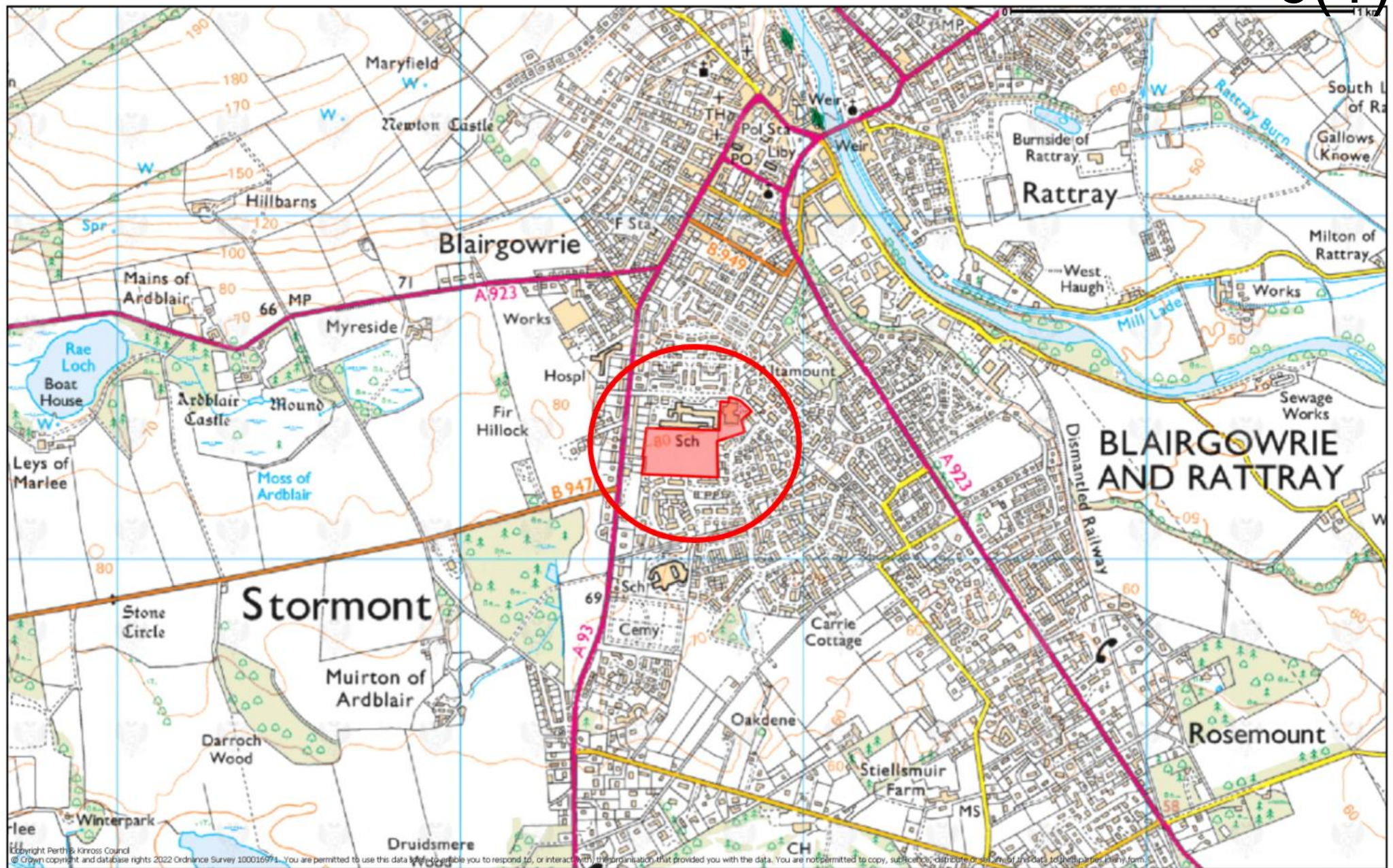
Background Papers: 4 letters of representation
Contact Officer: Alex Gudgeon
Date: 29th July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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Planning & Placemaking
Committee – 10 August
2022

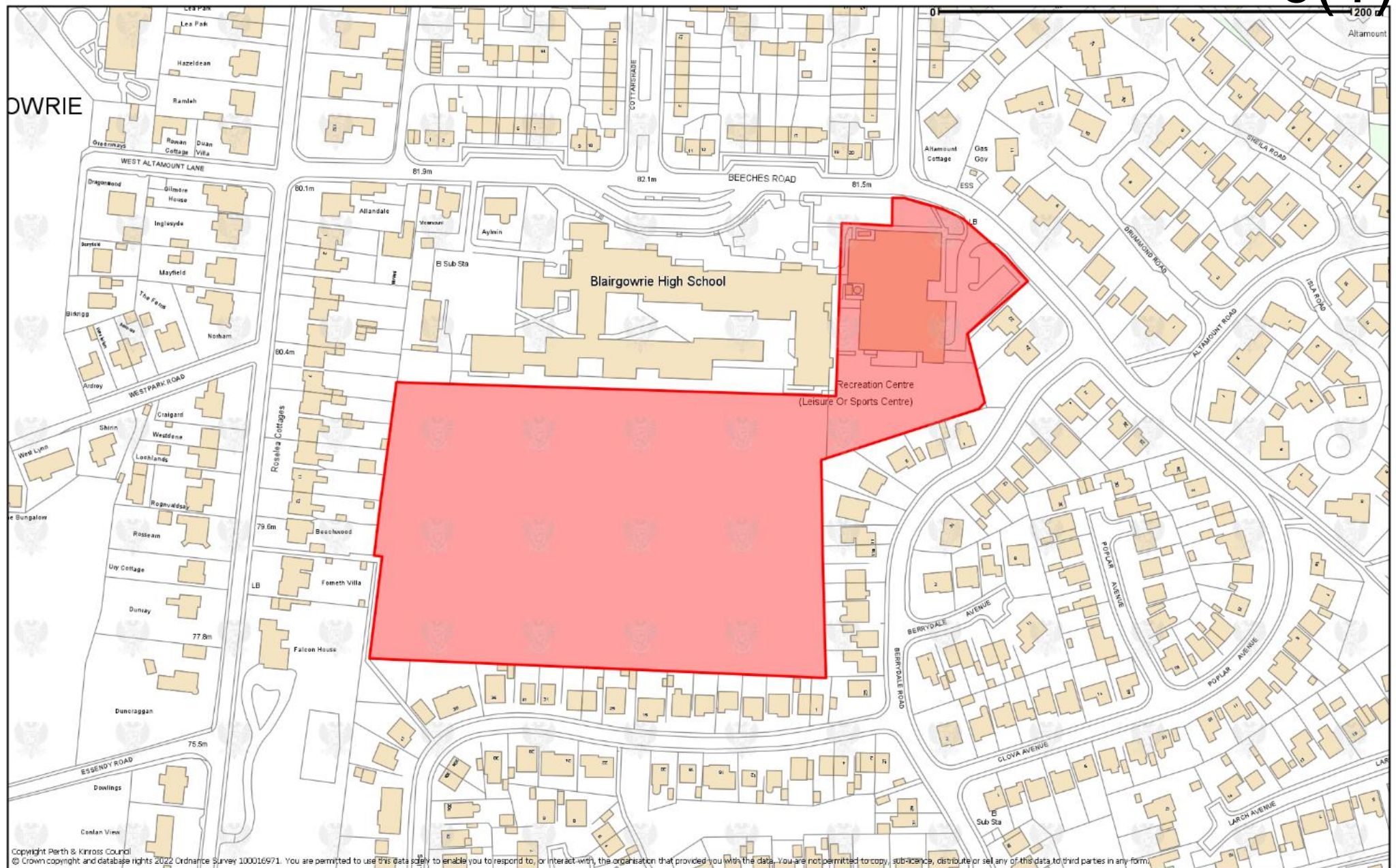
Scale 1:15000



21/02249/FLM - Erection of replacement recreation centre with swimming pool, sports hall, gymnasium, fitness suite, dance studio and ancillary facilities, installation of a substation, siting of sprinkler tank, air source heat pump and bin store enclosures, formation of outdoor sports pitch, parking areas, landscaping and associated works

Blairgowrie Recreation Centre, Beeches Road, Blairgowrie





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Planning & Placemaking
Committee – 10 August
2022

Scale 1:2500



21/02249/FLM - Erection of replacement recreation centre with swimming pool, sports hall, gymnasium, fitness suite, dance studio and ancillary facilities, installation of a substation, siting of sprinkler tank, air source heat pump and bin store enclosures, formation of outdoor sports pitch, parking areas, landscaping and associated works

Blairgowrie Recreation Centre, Beeches Road, Blairgowrie



Perth and Kinross Council
Planning & Placemaking Committee – 10 August 2022
Report of Handling by Head of Planning & Development
 (Report No. 22/179)

PROPOSAL: Formation of a cemetery, columbarium, car parking and track, landscaping and associated works

LOCATION: Witches Knowe Wood, Rait

Ref. No: [21/00755/FLL](#)

Ward No: P1- Carse Of Gowrie

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 This application is for the formation of a cemetery (consisting of green burials), the erection of a columbarium, car parking and track, landscaping and associated works. It follows an earlier application that was refused. This proposal revises the layout and seeks to address the previous reasons for refusal.
- 2 In support of the application an ecological report, a design statement, hydrology and hydrogeology reports have been submitted.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework 2014

- 4 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. This is a statutory document and material consideration in any planning application. It 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 (SSP)

- 5 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
 - The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 6 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

Planning Advice Notes

- 7 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 68 Design Statements
 - PAN 69 Planning and Building standards Advice on Flooding
 - PAN 75 Planning for Transport

Creating Places 2013

- 8 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 and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

National Roads Development Guide 2014

- 9 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

Development Plan

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

TAYplan Strategic Development Plan 2016-2036

- 11 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.”

- 12 Policy 1 Locational Priorities of the TAYplan 2016 are of particular importance in the assessment of this application.

Perth and Kinross Local Development Plan 2

- 13 The Local Development Plan 2 (2019) (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.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal relevant policies are, in summary;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 27A: Listed Buildings
- Policy 29: Gardens and Designed Landscapes
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 52: New Development and Flooding
- Policy 53A: Water Environment and Drainage: Water Environment
- Policy 53B: Water Environment and Drainage: Foul Drainage
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Other Policies

- 14 PKC Landscape Supplementary Guidance – Adopted 2020

SITE HISTORY

- 15 **20/00003/PSN** Pre-screening notice issued on 22 April 2020 for formation of a green burial site, erection of store building landscaping and associated works.
- 16 [20/00464/FLL](#) Full Planning Permission application was withdrawn on 17 June 2020 for Formation of a cemetery, columbarium, vehicular access and track, landscaping and associated works.
- 17 [20/00872/FLL](#) Full Planning Permission was refused on 6 December 2020 for Erection of a grounds maintenance building, formation of cemetery, columbarium, vehicular access and track, landscaping and associated works.

CONSULTATIONS

- 18 As part of the planning application process the following bodies were consulted:

External

- 19 **Scottish Water** – No objection following amendments to the layout which now incorporate a stand off from the water main.
- 20 **Historic Environment Scotland** – No objection subject to conditional control to prevent damage and protect the setting of scheduled monuments.
- 21 **Inchture Community Council** – No objection received.
- 22 **Scottish Forestry** – No objection received.

Internal

- 23 **Transport Planning** – No objection.
- 24 **Structures And Flooding** – No objection following the receipt of additional information, which addresses the comments previously made in June 2021.
- 25 **Biodiversity/Tree Officer** – The submitted Ecological Impact Assessment (EclA) is excellent quality, drawing clear conclusions. No objection subject to conditional control in relation to landscaping, trees, and biodiversity.
- 26 **Perth And Kinross Heritage Trust** – No objection subject to conditional control.
- 27 **Environmental Health (Private Water)** – No objection subject to conditional control.

REPRESENTATIONS

- 28 A total of 14 letters of objection to the current application including the Rait Community Association were received. The main issues raised within the representations are:
- Inappropriate land use, out of character with the area, over intensive development, loss of open space adverse effect on visual amenity, not in keeping with the conservation village of Rait.
 - Access roads are designated/promoted for cycling/walking, road safety concerns, road accidents, traffic congestion, increased traffic, access roads and lack of verges make it unsuitable for processions. approach roads used by agricultural vehicles. existing visitors to Fingask Castle (wedding events) often get lost due to inadequate signage.
 - Adverse impact on wildlife.
- 29 The following matters have been raised and are best addressed at this juncture.
- Lack of toilet provision – Existing toilet facilities within the estate could be utilised. While no public toilet provision is provided there is no requirement for this under Planning Circular 1/2020: Changing Places Toilets Regulations.
 - There is no local consultation with villagers in Rait or the Carse of Gowrie. - The planning authority does recognise there are benefits to all parties where early engagement is undertaken. However, the scale of this development does not require formal pre-application consultation with the local community. These issues are addressed in the appraisal section of the report.

ADDITIONAL STATEMENTS

30

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

APPRAISAL

- 31 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan

Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above.

Principle

- 32 Policy 1 of TAYplan 2 is of importance. This sets out locational priorities at a strategic level. It confirms under criterion C that proposals for development in the countryside should be assessed against the need to avoid suburbanisation of the countryside and unsustainable patterns of travel and development.
- 33 The need to avoid unsustainable patterns of travel is also a criterion contained within Policy 8: Rural Business and Diversification as well as Policy 60B: Transport Standards and Accessibility Requirements. These policies are consistent with the Scottish Government's Scottish Planning Policy (SPP).
- 34 During pre-application discussions the need for a rural site for such a proposal was generally accepted however a supporting statement was recommended to explain the location choice and to illustrate compliance with the criteria contained within Policy ED3: Rural Business and Diversification. There is now a new local plan in place however a Rural Business and Diversification Policy (Policy 8) remains. All proposals are expected to meet the defined criteria within the policy all of the following criteria which are assessed under the headings below.

Design, Layout and Landscape

- 35 The previous application for this green burial site, application 20/00872/FLL, proposed a new entrance at the edge of the Carse and Sidlaw Hills. A significant amount of cut and fill was required to accommodate the access track and parking and as a result a conflict with Policy 39: Landscape and Policy 8 arose.
- 36 To alleviate this reason for refusal the layout has been revisited. An existing access road will be utilised and a new car park is now formed behind the transition between the Carse and igneous hills which is set within the existing landscape framework. The application site also incorporates an existing carparking area at the Castle that can be utilised as an overflow. With the car park now located away from the C401 this narrow road is unlikely to be utilised as an overspill for parking.
- 37 Taking this into account, the long-range views towards the site from the south will be protected. The proposal complies with Policy 39: Landscape and criterion (d) of Policy 8: Rural Business and Diversification as the site infrastructure can be satisfactorily accommodated within the landscape and environmental capacity of the site.

Trees and Woodland

- 38 Section 159 of the Planning Act imposes a general duty on the Planning Authority to include appropriate provision for preservation and planting of trees.

While the Scottish Government's Policy on Woodland Removal signals a strong presumption in favour of protecting Scotland's Woodland resources. Local Plan Policies 40A and 40B also seek to protect trees.

- 39 The access point for the new car park area has been chosen to minimise the extent of tree loss on the eastern boundary of the site. Conditional control can be utilised to ensure the protection of the tree resource while the site infrastructure is installed (condition 4).
- 40 The proposal incorporates tree planting as part of the green burial process. While this will take time to establish the proposal complies with the aims of Local Plan Policy 40A and 40B and there is no conflict with the Scottish Government's Policy on Woodland Removal. Conditional control is required to ensure the provision of an updated landscape plan which takes cognisance of archaeology interest at the site which is discussed further under the 'Conservation Considerations' heading (condition 2).

Conservation Considerations

Scheduled Monuments

- 41 Historic Environment Scotland (HES) consider that the proposal has the potential to affect the following scheduled monuments. The Rait Hill Fort SM7251 and the Fingask Standing Stone SM7213.
- 42 Their assessment has confirmed that the proposal would be unlikely to have a significant adverse impact on the setting of the above scheduled monuments and, to avoid future damage to the scheduled monuments through regeneration of trees, a buffer of at least 20m between the edge of the scheduled area and any new planting is recommended. They also recommend that the scheduled area be appropriately marked out prior to and during site works, using markers placed out with the scheduled area, to prevent inadvertent damage to the scheduled monument. HES note that it would also be useful to include the scheduled area on maps, drawings, or digital data provided to contractors. With conditional control applied this will comply with Policy 26A: Monuments (condition 10).

Fingask Castle, Garden and Designed Landscape

- 43 The proposed site forms part of the Fingask Castle Garden and Designed Landscape (GDL). From a review of the Inventory the terraces and woodland have been designed around the Category A listed Fingask Castle. The location of this proposal on the periphery of the designation is not considered to diminish the relationship of the Gardens and the Castle.
- 44 HES has considered this proposal in terms of its impact on the Fingask Castle GDL and is satisfied that it would not have a significant adverse impact. There is no conflict with Policy 29: Gardens and Designed Landscapes.

Local Archaeology

- 45 The proposed development lies within an area that is considered to be archaeologically sensitive due to the density of archaeological sites located in proximity to the site. As well as the scheduled ancient monuments there is possible evidence on an unenclosed settlement (MPK 6706), which has been identified via cropmarks. In addition, the Historic Environment Records acknowledge two archaeological features, both within and adjacent to the planning application. One consisted of archaeological monitoring within the development area at the east. This revealed no prehistoric activity, though may have been assessed post topsoil strip and therefore evidence may have already been removed. The other, located to the south of the development and partially including MPK 6706, involved a series of evaluation trenches. This revealed a series of linear pits and ditch at the northern limit of their site, adjacent to this current development.
- 46 Perth and Kinross Heritage Trust (PKHT) notes that the site sits in a rich prehistoric landscape and, given the likelihood of archaeology being found, recommend that a 10% evaluation be undertaken in the first instance, to determine any survival of archaeological remains with the layout of these trenches agreed with PKHT in advance of any site works (condition 11).
- 47 PKHT recommended that the archaeological evaluation should take place to assess the presence / absence, character and significance of archaeological deposits on the site. The evaluation will inform a mitigation strategy, if required, to either preserve significant deposits within the development or for further archaeological works, to consist of the excavation and post-excavation analysis / publication of these deposits to ensure compliance with the requirements of Policy 26B: Archaeology.

Listed Buildings

- 48 Section 14(2) of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 places a duty on the planning authority, in considering whether to grant listed building consent for any works to “have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. These requirements are also incorporated into Policy 27A: Listed Buildings.
- 49 The position of the listed Castle has been taken into account and there is sufficient intervening distance between the listed asset and the proposal to ensure the setting of the building will not be adversely affected.
- 50 When taking account of the approaches to the walled garden the engineering works (access and car park) will be at an acute angle and will detract from the setting of the listed structure. The field where the burials will take place is next to the listed walled garden and associated buildings. An incremental change will occur with burials and the planting of trees however this will not adversely affect the setting of this listed building.
- 51 Accordingly, there is no conflict with Policy 27A: Listed Buildings.

Roads and Access

- 52 Policy 8: Rural Business and Diversification seeks to avoid the siting of proposals in locations that would result in unsustainable travel patterns.
- 53 The agent and letters of representation confirm that the closest public transport route is the North Inchmichael interchange on the A90, Rait is 1.8km from the interchange and the site some 2.0km. Given the rural nature of this site and the distances involved to public transport links this means there is little realistic alternative to private motorised transport.
- 54 A site within or closer to an urban centre, or even a larger rural settlement, would have more options for those wishing to travel by public transport or without access to a car. While Transport Planning do not object to the proposal on road safety grounds, the proposed site location runs counter to the aims of minimising travel by private car which means the proposal is contrary to Policy 60B: Transport Standards and Accessibility as well as the Scottish Government's SPP. The proposal is therefore contrary to this policy.

Drainage and Flooding

- 55 SEPA have no objection on flood risk grounds and this stance is shared with the PKC Flooding and Structures Team although they recommend the deployment of SUDS principles to manage surface water run-off.
- 56 Accordingly, there is no conflict with Policy 52: New Development and Flooding. Compliance with Policy 53C: Water Environment and Drainage: Surface Water Drainage could be secured by condition.
- 57 There are no foul flows associated with this proposal and no conflict with Policy 53B: Water Environment and Drainage: Foul Drainage.
- 58 Consultation with Environmental Health notes that there are private water supplies believed to serve properties in the vicinity. To maintain water quality and supply in the interests of residential amenity and ensure the private water supply or septic drainage systems of neighbours of the development remain, conditional control is recommended (condition 12).

Residential Amenity

- 59 The proposed use is not considered to have a significant detrimental impact on the residential amenity of North Lodge, Springside Cottage, Craighburn House or properties within the settlement of Rait. There is no conflict with criterion (c) of Policy 8: Rural Business and Diversification.

Developer Contributions

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

Economic Impact

- 61 There would be a positive economic impact associated with the development. This would comply with Policy 8 criterion (a). However this requires to be balanced against the unsustainable travel patterns.

VARIATION OF APPLICATION UNDER SECTION 32A

- 62 This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the layout following Scottish Water feedback

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 63 None required.

DIRECTION BY SCOTTISH MINISTERS

- 64 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 65 To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 66 In this respect, the proposal is considered to comply with the overarching aims of TAYplan 2016 and the adopted Local Development Plan 2 (2019). While the proposal will be heavily reliant on travel by private car resulting in potentially unsustainable travel patterns this has to be balanced against the economic benefits of the scheme. With the improvements to the design and layout of the scheme as well as the reduction in the number of burial lairs it is considered that this now tips the balance in favour of the development, which is also contained within a natural bowl in a location located equidistant between Perth and Dundee
- 67 Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan. Accordingly, the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Approve

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason – To ensure the development is carried out in accordance with the approved drawings and documents.

2. Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason - To ensure a satisfactory standard of development and environmental quality and to reserve the rights of the Planning Authority.

3. Any planting failing to become established within five years shall be replaced in the following planting season with others of similar size, species and number to the satisfaction of the Council as Planning Authority.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

4. All trees on site, other than those marked for felling on the approved plans, shall be retained.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

5. The conclusions and recommended action points within the supporting biodiversity survey submitted and hereby approved (document(s) relates) shall be fully adhered to, respected and undertaken as part of the construction phase of development, to the satisfaction of the Council as Planning Authority.

Reason - In the interests of protecting environmental quality and of biodiversity.

6. Measures to protect animals from being trapped in open excavations and/or pipe and culverts shall be implemented for the duration of the construction works of the development hereby approved. The measures may include creation of sloping escape ramps for animals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day and open pipework greater than 150 mm outside diameter being blanked off at the end of each working day

Reason - In the interests of employing best practice ecology and to ensure there is no adverse impact on any protected species as identified under the Wildlife and Countryside Act (1981).

7. Prior to the commencement of the development hereby approved, a plan indicating provision of bird nesting boxes, bricks or tubes shall be submitted along with the timings associated with their installation. Thereafter the approved scheme shall be implemented in line with the agreed timescales.

Reason - In the interests of protecting environmental quality and of biodiversity.

8. Prior to the development hereby approved being completed or brought into use, the existing vehicular access onto the C401 shall be formed with Type B Road construction detail and shall continue into the entrance for a distance of no less than 6 metres from the boundary of the public road surface.

Reason - In the interests of pedestrian and traffic safety.

9. Prior to the development hereby approved being completed or brought into use, the car parking facilities shown on the approved drawings shall be implemented and thereafter maintained.

Reason - In the interests of road safety; to ensure the provision of adequate off-street car parking facilities.

10. Prior to the commencement of development, the scheduled area shall be appropriately marked out prior to and during site works, using markers placed out with the scheduled area, to prevent inadvertent damage to the scheduled monument.

Reason - In order to comply with the aims of the Scottish Planning Policy; to ensure any archaeological remains are appropriately protected.

11. Development shall not commence until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation which has been submitted by the applicant and agreed in writing by the Council as Planning Authority, in consultation with Perth and Kinross Heritage Trust. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented including that all excavation, preservation, recording, recovery, analysis, publication and archiving of archaeological resources within the development site is undertaken. In addition, the developer shall afford access at all

reasonable times to Perth and Kinross Heritage Trust or a nominated representative and shall allow them to observe work in progress.

Reason - To ensure archaeological monitoring is carried out to safeguard and record any archaeological remains within the development area.

12. Prior to the commencement of the development hereby approved, details of the location and measures proposed for the safeguarding and continued operation, or replacement, of any septic tanks and soakaways, private water sources, private water supply storage facilities and/or private water supply pipes serving properties in the vicinity, sited within and running through the application site, shall be submitted to and approved in writing by the Council as Planning Authority. The subsequently agreed protective or replacement measures shall be put in place prior to the commencement of the development being brought into use and shall thereafter be so maintained insofar as it relates to the development hereby approved.

Reason - To ensure existing water and drainage infrastructures are not compromised.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

None.

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. This development will require the 'Display of notice while development is carried out', under Section 27C(1) of the Town and Country Planning Act 1997, as amended, and Regulation 41 of the Development Management Procedure

(Scotland) Regulations 2013. The form of the notice is set out in Schedule 7 of the Regulations and a draft notice is included for your guidance. In accordance with Regulation 41 the notice must be:

- Displayed in a prominent place at or in the vicinity of the site of the development
 - Readily visible to the public
 - Printed on durable material.
5. This planning permission is granted subject to conditions, some of which require further information to be submitted to Development Management either before works can start on site or at a certain time. The required information must be submitted via the ePlanning portal if your original application was lodged that way, otherwise send it to us at developmentmanagement@pkc.gov.uk. Please be aware that a fee is payable in respect of each request made, though there is no limit to the number of conditions that can be discharged in a single request. The Fees Charter is available on our website www.pkc.gov.uk.
 6. The Council has two months to consider the information. You should therefore submit the required information more than two months before your permission expires. We cannot guarantee that submissions made within two months of the expiry date of your permission will be able to be dealt with before your permission lapses.
 7. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning permission for a development does not provide a defence against prosecution under this Act.
 8. This application was varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended. The variations incorporate changes to the layout following Scottish Water feedback.
 9. The applicant should take note of the information and advice contained within the consultation response from Scottish Water.
 10. An application for Building Warrant may be required.
 11. The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 they must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environment Protection Agency.

12. The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.

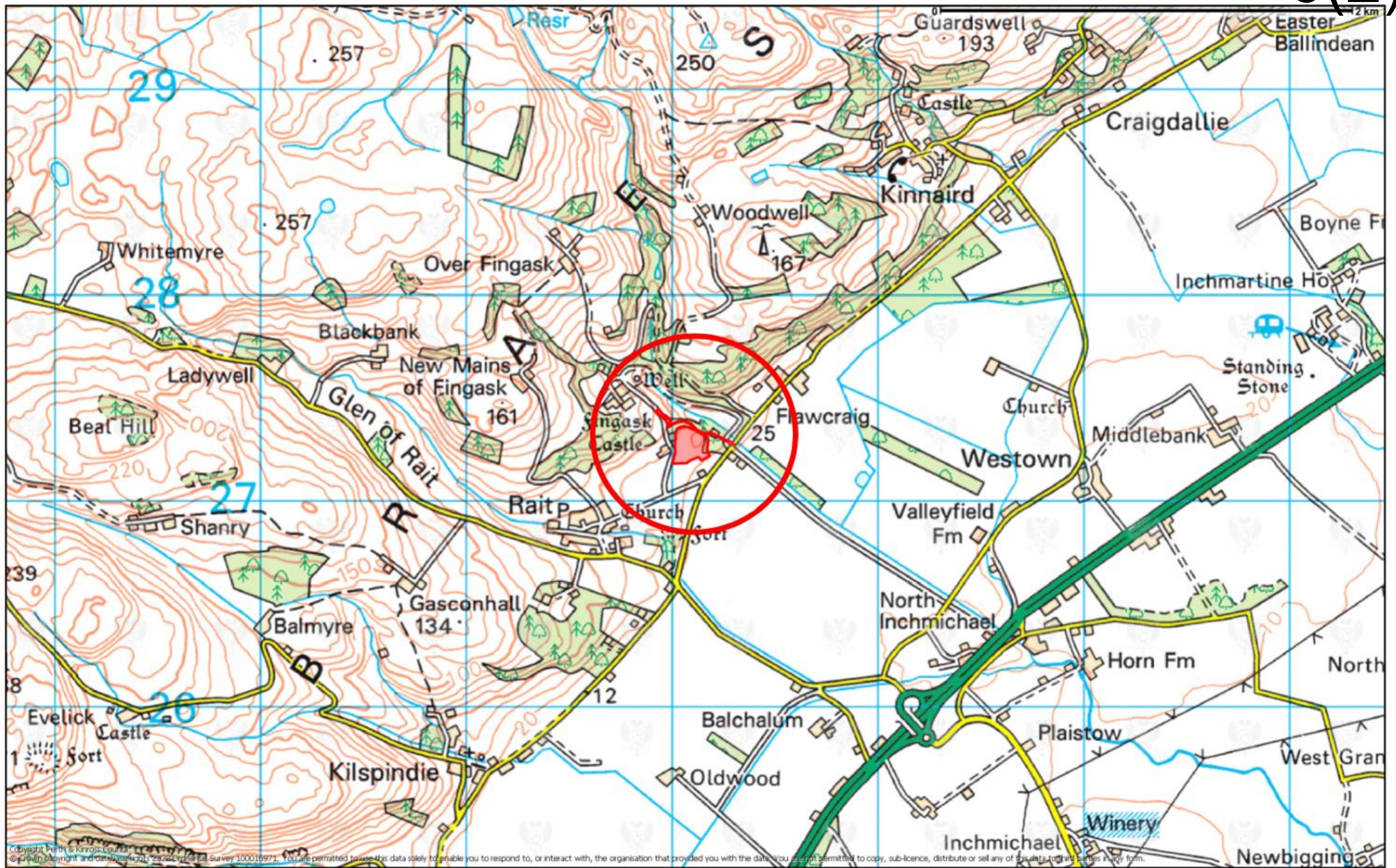
Background Papers: 14 letters of representation
Contact Officer: John Russell
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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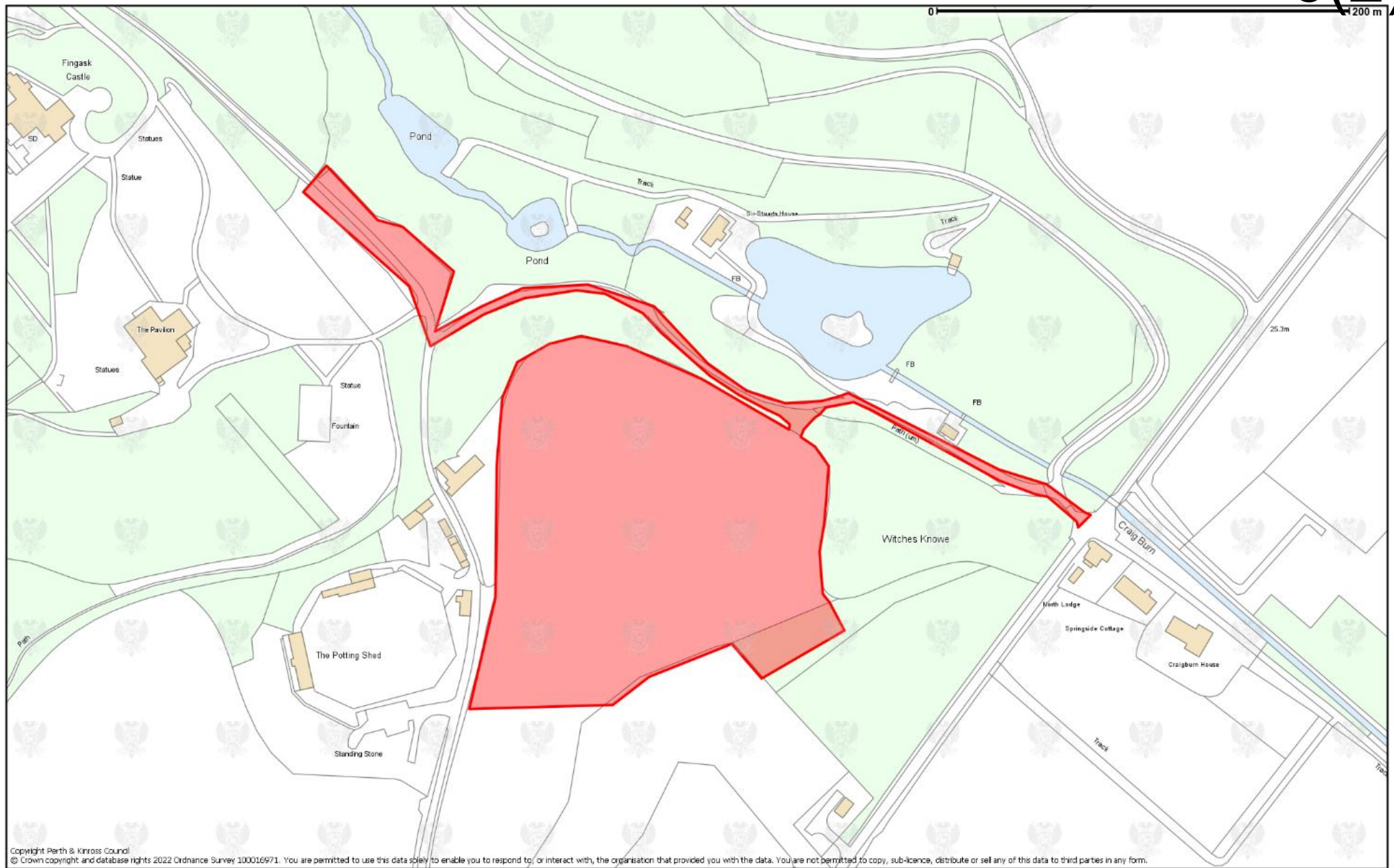
Planning & Placemaking
Committee – 10 August
2022
Scale 1:25000



21/00755/FLL - Formation of a cemetery, columbarium, car parking and track, landscaping and associated works

Witches Knowe Wood, Rait





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Planning & Placemaking
Committee – 10 August
2022
Scale 1:2500



21/00755/FLL - Formation of a cemetery, columbarium, car parking and track, landscaping and associated works

Witches Knowe Wood, Rait



Perth and Kinross Council
 Planning and Placemaking Committee – 10 August 2022
Report of Handling by Head of Planning & Development
 (Report No. 22/180)

PROPOSAL:	Change of use from dwellinghouse to holiday accommodation unit
LOCATION:	Tatha View, 4 Braes of Taymouth, Kenmore, Aberfeldy PH15 2HQ

Ref. No: [22/00803/FLL](#)
 Ward No: P4- Highland

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 The application site is 'Tatha View' at 4 Braes of Taymouth, Kenmore. It is a four bed detached dwellinghouse sited in a small development of 8 similar style properties built in the 1980s. The wider development is accessed via the A827, at its junction with the south shore road of Loch Tay. The application site contains a small parking area to the site frontage.
- 2 The proposal is to change the use of the dwellinghouse to a holiday accommodation unit. The house has 4 bedrooms and could accommodate a maximum of 8 people. The owners currently live abroad and would like to let out the property for short term holiday lets, with occasional personal use by family members and at times when they are visiting the United Kingdom.

Pre-Application Consultation

- 3 No formal pre-application consultation was undertaken.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework 2014

- 5 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. This is a statutory document and material consideration in any planning application. It 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)

- 6 The Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
- The preparation of development plans;
 - The design of development, from initial concept through to delivery; and
 - The determination of planning applications and appeals.
- 7 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

Planning Advice Notes

- 8 The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:
- PAN 40 Development Management

Creating Places 2013

- 9 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 and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

National Roads Development Guide 2014

- 10 This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

DEVELOPMENT PLAN

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

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 plan 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 No sections of the TAYplan 2016 are of particular relevance in the assessment of this application.

Perth and Kinross Local Development Plan 2

- 14 The Local Development Plan 2 (2019) (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.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 15 The principal relevant policies are;

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 17: Residential Areas
- Policy 39: Landscape
- Policy 56: Noise Pollution
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Other Policies

Developer Contributions and Affordable Housing Supplementary Guidance
April 2020

- 16 This document sets out the Council's policies on Developer Contributions in relation to Primary Education and Transport Infrastructure/A9 junction upgrades, as well as setting out what Affordable Housing provision is required for new developments.

Placemaking Supplementary Guidance 2020

- 17 The Council has prepared Placemaking Supplementary Guidance (2020) to support Policy 1 (Placemaking) of the Perth and Kinross Local Development Plan 2 (2019). It is to be used in the assessment of planning applications and to assist in the placemaking process.

SITE HISTORY

- 18 **19/01623/FLL** Full Planning Permission was Approved On 15 November 2019 for Alterations and extension to dwellinghouse and alterations to raised decking area

CONSULTATIONS

- 19 As part of the planning application process the following bodies commented:

External

- 20 **Kenmore Community Council:** object as there is a shortage of residential accommodation in the area and no changes of use should be approved.

Internal

- 21 No internal consultations were undertaken.

REPRESENTATIONS

- 22 A total of 6 letters of representation were received, all of which objected to the proposal. This included a letter of objection from the Community Council. The main issues raised within the representations are:
- Lack of residential properties available in the area
 - Impact of holiday lets on character and life of village
 - Noise
 - Would set precedent for similar changes of use. Concern at other proposals in the area that would impact on local residents
 - Use as holiday let is precluded by title deeds should remain as a private residential dwellinghouse and not be occupied by more than one family. Should not be used for trade, business or manufacture. Need permission of Feu Superior.
- 23 These issues, with the exception of the last point, are addressed in the Appraisal section of the report. The burdens placed on the title deeds are a separate legal matter and are not a material planning consideration.

ADDITIONAL STATEMENTS

24

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	Habitats Regulations Appraisal AA Not Required
Design Statement or Design and Access Statement	Supporting statement submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

- 25 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, this involves considerations of the Council's other approved policies and supplementary guidance, namely the Council's Placemaking Supplementary Guidance 2021.

Principle

- 26 The site is not within the defined settlement boundary for Kenmore so the principle of development will be assessed against Policy 8 'Rural Business and Diversification' of the Perth and Kinross Local Development Plan. Policy 8 states that the Council is supportive of the creation of new businesses or the expansion of existing businesses in rural areas provided that they will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involve the re-use of existing buildings. Sites within settlement boundaries are preferred however those outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to a site-specific resource or opportunity. In this case the existing house is considered to be the site-specific resource. Supporting information has been submitted stating that the family currently live abroad and intend to return to Kenmore in future to live in the house. However whilst they are away they do not wish the house to remain empty and are proposing to operate it for short term holiday lets managed by a local property manager. The proposals will facilitate the use of a potentially vacant dwelling for holiday accommodation adding to the holiday accommodation offered in the area. It is considered that the principle of the change of use is acceptable.
- 27 The policy also requires a range of criteria to be met. This includes criterion c) which seeks to ensure that 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. Objections have been received as to the impact on village life and character by the proposed change to holiday accommodation. However the proposal only relates to one house. There are a mix of holiday and permanent residences in the village and tourism is a main stay of the local economy. The principle of a tourism use that is compatible with the surrounding residential uses is considered to be acceptable and would comply with policy 8. It is not considered to set a precedent for other similar changes of use as all planning applications are considered on their merits based on policies in place at the time. It is acknowledged that there are currently proposals at a national level to limit short term lets in some areas however there are currently no restrictions in place in the Loch Tay/Kenmore area that would preclude a change of use to holiday accommodation of this property.

- 28 Other key points in relation to design, layout, residential amenity and roads/access related matters are addressed in the report below

Design and Layout

- 29 The property is of a split level style and comprises 2 bedrooms at entrance level with a further 2 bedrooms up a short flight of stairs. The lower level contains a large open plan kitchen, living and dining space, as well as a separate utility room and a separate lounge extension. The application is for change of use only and no changes to the appearance of the building is required. As there are no physical changes proposed there will be no impact on the character and appearance of the area as a result of this change of use.

Landscape and visual amenity

- 30 There are no concerns regarding landscape or visual amenity arising from the proposed change of use.

Residential Amenity

- 31 The supporting statement notes that the property is to be used for 10-14 weeks a year and also may be used by family members at other times. Objections have been received as to potential noise and disturbance from users of the property. The house is to be let as a single unit and will be managed by agents put in place by the owners. The number of people using the holiday let is limited by the size of property and it is considered that the use is compatible with a residential area and will not impact adversely on existing residential amenity. Any anti social behaviour would ultimately be a matter for Police Scotland, as would be the case with any disturbance within a residential area.

Roads and Access

- 32 The existing access and parking arrangements are not affected by the change of use. Two off-street car parking spaces are available plus a garage that can also be utilised for parking. No concerns have been raised with regard to roads and access matters

Drainage and Flooding

- 33 There are no concerns regarding drainage or flooding issues arising from the proposed development.

Waste Collection

- 34 There are no concerns regarding waste collection arising from the proposed development. The applicant will ensure waste and recycling arrangements are in place for the holiday let.

Conservation Considerations

- 35 There are no conservation considerations arising from the proposed development. The site is not within a Conservation Area and is not a listed building.

Natural Heritage and Biodiversity

- 36 There are no natural heritage or biodiversity concerns arising from the proposed development.

Developer Contributions

- 37 The proposal does not trigger a requirement for any developer contributions.

Economic Impact

- 38 There will be some positive economic impact from the proposal as it will enable the dwellinghouse to be utilised for holiday lets rather than being left empty for long periods of time. Users will be able to support local businesses whilst staying at the property.

VARIATION OF APPLICATION UNDER SECTION 32A

- 39 This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 40 None required.

DIRECTION BY SCOTTISH MINISTERS

- 41 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 42 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 comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.
- 43 Accordingly the proposal is recommended for approval subject to the following conditions.

A RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

1. The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

2. The use hereby approved shall be limited to holiday accommodation to the satisfaction of the Council as Planning Authority. The owner of the property shall maintain an up-to-date register of the name of each occupier of the property, their length of stay and their main home address and shall make this information available at all reasonable times to the Planning Authority.

Reason - In order to clarify the terms of the permission; to control and restrict the use of the building.

B JUSTIFICATION

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

C PROCEDURAL NOTES

None

D INFORMATIVES

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).

2. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
4. An application for Building Warrant may be required.

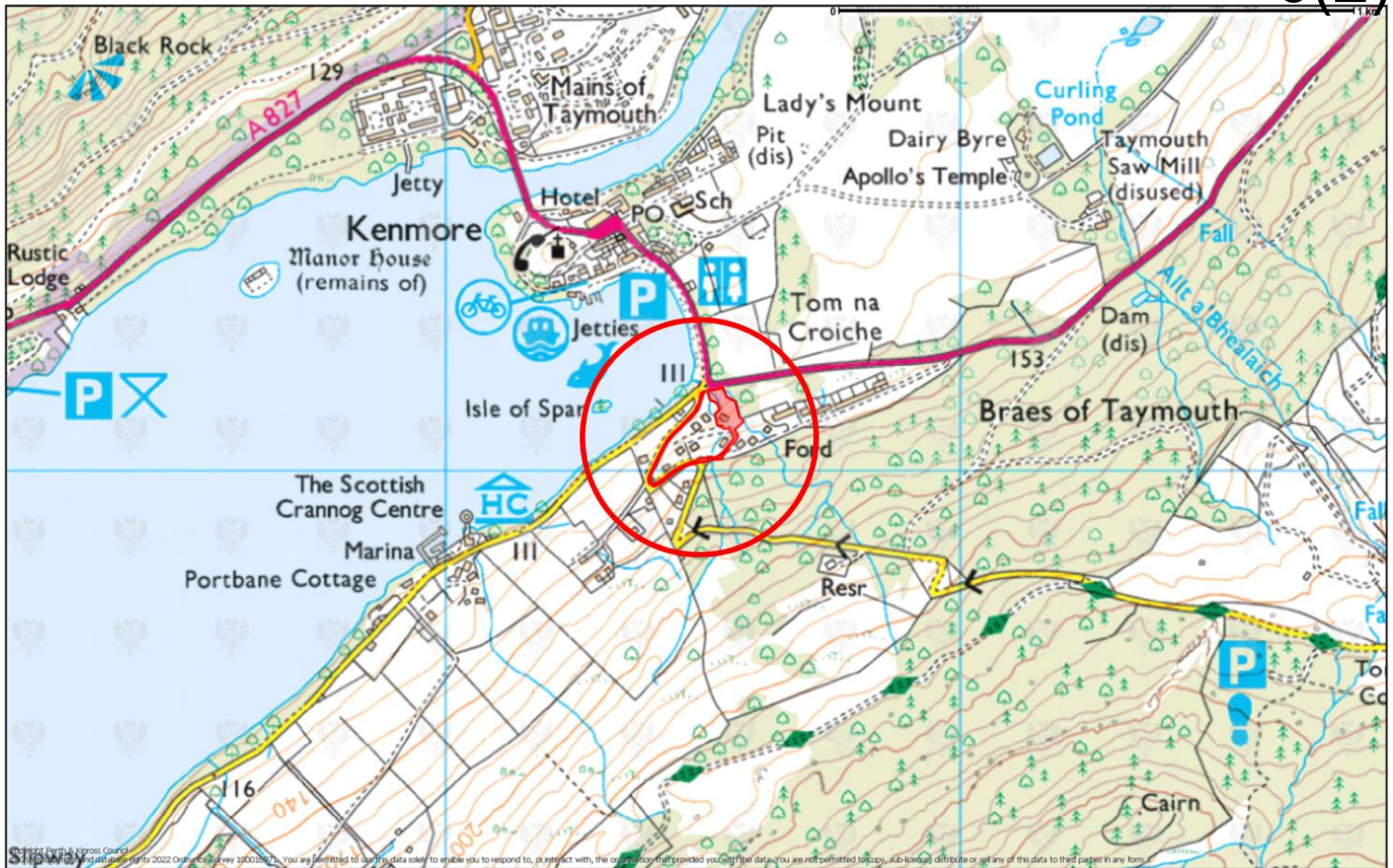
Background Papers: 6 letters of representation
Contact Officer: Persephone Beer
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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Planning & Placemaking
Committee – 10 August
2022
Scale 1:10000



**22/00803/FLL - Change of use from dwellinghouse
to holiday accommodation unit**
Tatha View, 4 Braes Of Taymouth, Kenmore, Aberfeldy





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Planning & Placemaking
Committee – 10 August
2022
Scale 1:1250



**22/00803/FLL - Change of use from dwellinghouse
to holiday accommodation unit**
Tatha View, 4 Braes Of Taymouth, Kenmore, Aberfeldy



Perth and Kinross Council
Planning & Placemaking Committee – 10 August 2022
Pre-Application Report by Head of Planning and Development
 (Report No. 22/181)

Extension to Balado Quarry, Balado.

Ref. No: [22/00013/PAN](#)
 Ward No: P8- Kinross-shire

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for an extension to existing operations at Balado Quarry, Balado. 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 applicant has submitted a Proposal of Application Notice (PoAN) on 11 May 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development comprising an extension to the quarry on land to the northwest and west, surrounding Balado Home Farm on two sides, beyond the existing quarry site. Continued use of the existing operational processing and stockpile area is proposed. 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 this major development comprising an extension to the existing excavation area at Balado Quarry to extract sand and gravel on land to the northwest and west of the existing operational area, alongside the continued use of existing processing and stockpiling areas. The proposal acknowledges and makes provision for final restoration of the site and cessation of extraction and processing operations. The plan boundary extends the total quarried area to approximately 7 hectares with an indicative production output of 140,000 tonnes material per year, equivalent to existing processed volumes.
- 3 The exact scale and design of the development will be arrived at during ongoing discussions with the applicant.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 4 Due to the scale of the development it requires to be screened as to whether the proposal is EIA development under the EIA 2017 Regulations.
- 5 A Screening Opinion was issued by the Council on 2 February 2022 confirming that the development was EIA development requiring the benefit of a thorough EIA to be undertaken.
- 6 A Scoping Opinion was issued by the Council on 25 April 2022 confirming the matters to be included within the EIA Report. The matters covered by the screening report are discussed in paragraph 26 below.

PRE-APPLICATION PROCESS

- 7 The PoAN confirmed that a public event was to be held at Kinross Curling Club on 31 May 2022 at 7pm. A second online event was also to be held on 16 June 2022 between 6pm and 8pm. The Ward Councillors and Kinross Community Council have all been notified. It is also confirmed that all residents within 500 metres of the proposed extension area have also been notified by letter drop. Subsequent notifications have also been provided to the Local MP and MSP. 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

- 8 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

- 9 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)

- 10 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
 - Promoting Rural Development: paragraphs 74 – 91
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 – 151

- Valuing the Natural Environment: paragraphs 193 – 218
- Promoting Responsible Extraction of Resources: Paragraphs 234 – 248
- Managing Flood Risk and Drainage: paragraphs 254 – 268

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

- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 50 Controlling the Environmental Effects of Surface Mineral workings
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 64 Reclamation of Surface Mineral Workings
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage
- PAN 81 Community Engagement: Planning with People

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

12 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 plan 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”

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

- Policy 7 – Energy, Waste and Resources
- Policy 9 – Managing TAYplans Assets

Perth and Kinross Local Development Plan 2019

14 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.

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.”

15 Under the LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 8: Rural Business and Diversification
- Policy 26B: Scheduled Monuments and Archaeology
- Policy 39: Landscape
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 46A: Loch Leven Catchment Area
- Policy 46B: Loch Leven Catchment Area
- Policy 48B: Minerals and Other Extractive Activities – Safeguarding: Advance Extraction
- Policy 49A: Minerals and Other Activities – Supply: Extraction
- Policy 49B: Minerals and Other Activities – Supply: Restoration
- Policy 50: Prime Agricultural Land
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53A: Water Environment and Drainage: Water Environment
- Policy 55: Nuisance from Artificial Light and Light Pollution
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

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

- Perth and Kinross Air Quality Supplementary Guidance, January 2020
- Flood Risk and Flood Risk Assessments – Developer Guidance, June 2021
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Planning and Biodiversity Supplementary Guidance, April 2022
- Perth and Kinross Local Transport Strategy, 2010
- Loch Level Special Protection Area and Ramsar Site, June 2022

PLANNING SITE HISTORY

17 [04/01322/MW](#) Full Planning Permission was granted on 23 August 2006 for the extraction and processing of sand and gravel on land adjacent to the A977, to the East of Balado Home Farm, Balado.

- 18 [08/01648/FLL](#) Full Planning Permission application was withdrawn on 24 February 2010 for modification of condition 10 (hours of operation) of previous permission (04/01322/MW).
- 19 [11/00001/WMP](#) A Waste Management Plan (WMP) as required by the Management of Extractive Waste (Scotland) Regulations 2010 was approved on the 10 October 2011 for site management and restoration of Balado Quarry.
- 20 [16/01815/SCOP](#) A Scoping Opinion was issued by the Planning Authority on 13 March 2017 in respect of a request to extend the operational life of the quarry to allow extraction of remaining consented reserves.
- 21 [17/01441/MWM](#) An application under Section 42 of the Town and Country Planning (Scotland) Act 1997 was approved on 25 August 2021 to develop land without complying with Condition 2 (period of extraction) of planning permission 04/01322/MW (extraction and processing of sand and gravel). This extended the period of extraction for this quarry to 25 August 2031.
- 22 [22/00083/SCRN](#) a Screening Opinion was issued by the Planning Authority on 4 February 2022 pertaining to an extension to the area of sand and gravel extraction at the existing quarry.
- 23 [22/00084/SCOP](#) A Scoping Opinion was issued by the Planning Authority on the on 25 April 2022 pertaining to an extension to the area of sand and gravel extraction at the existing quarry.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Perth and Kinross Heritage Trust
- Historic Environment Scotland
- National Grid: INESO Gas Pipelines
- Kinross Community Council
- Health and Safety Executive

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding

- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 25 The key considerations against which the eventual application will be assessed include:
- Visual Impact
 - Scale, Design and Layout
 - Relationship to Nearby Land Uses
 - Natural Heritage and Ecology
 - Landscape and Site Restoration
 - Water Resources and Soils
 - Air Quality
 - Noise and Vibration Impacts
 - Transport Implications
 - Impact on Agriculture
 - Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 26 The following supporting documents will need to be submitted with any planning application and should form of any EIA report:
- Planning and or Suitability Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Landscape and Visual Impact Assessment, including cumulative impacts
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Noise and Vibration Impact Assessment
 - Air Quality and Dust Nuisance Assessment
 - Impacts on Climate Change and Greenhouse Gasses
 - Impacts on Land Capacity and Soils
 - Ecological Impact Assessment / Information to inform a Habitat Regulations Appraisal
 - Archaeological Assessment
 - Health and Safety Risk Assessment (impacts to major gas pipelines)

CONCLUSION AND RECOMMENDATION

- 27 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.

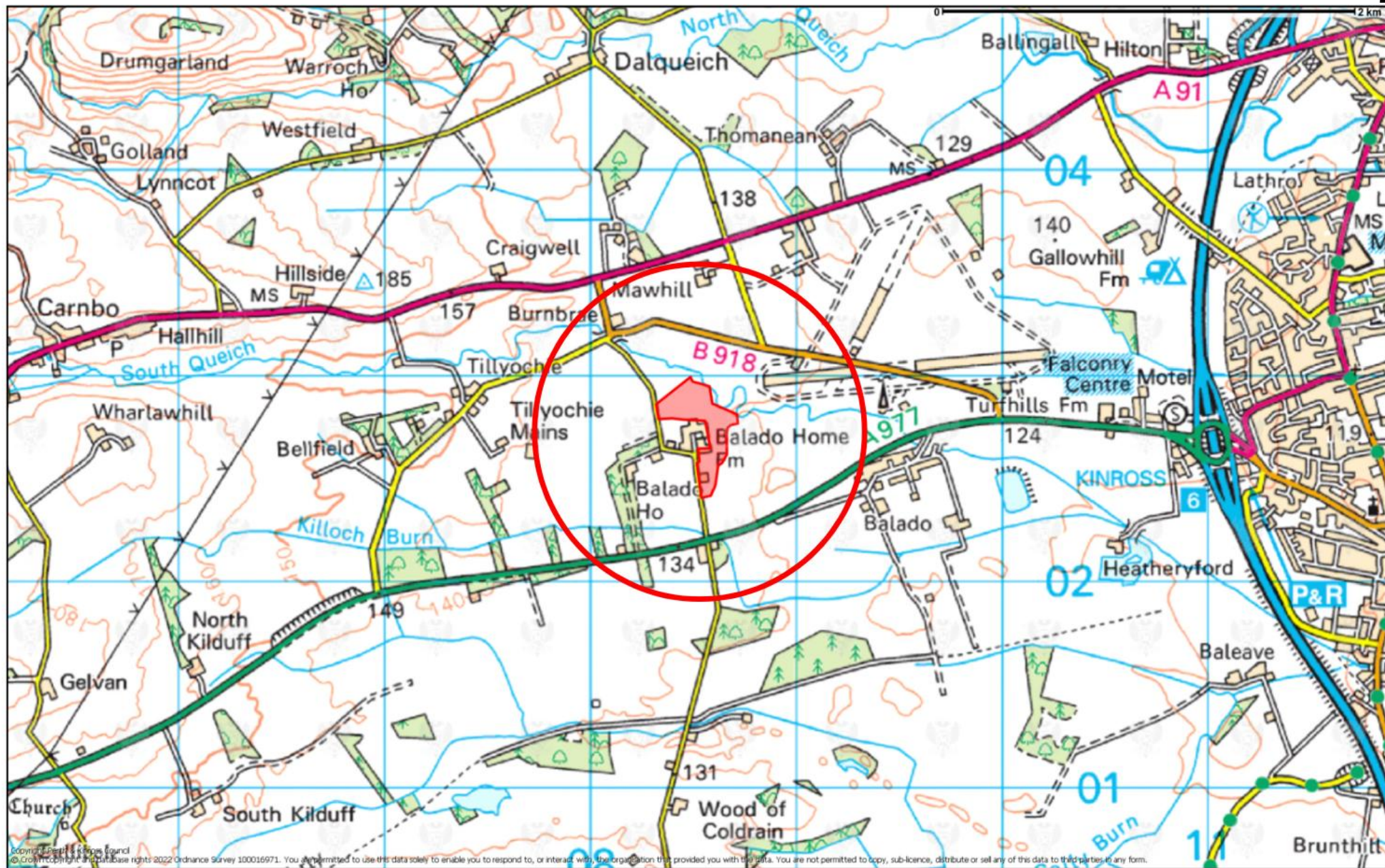
Background Papers: None
Contact Officer: Jamie Torrance
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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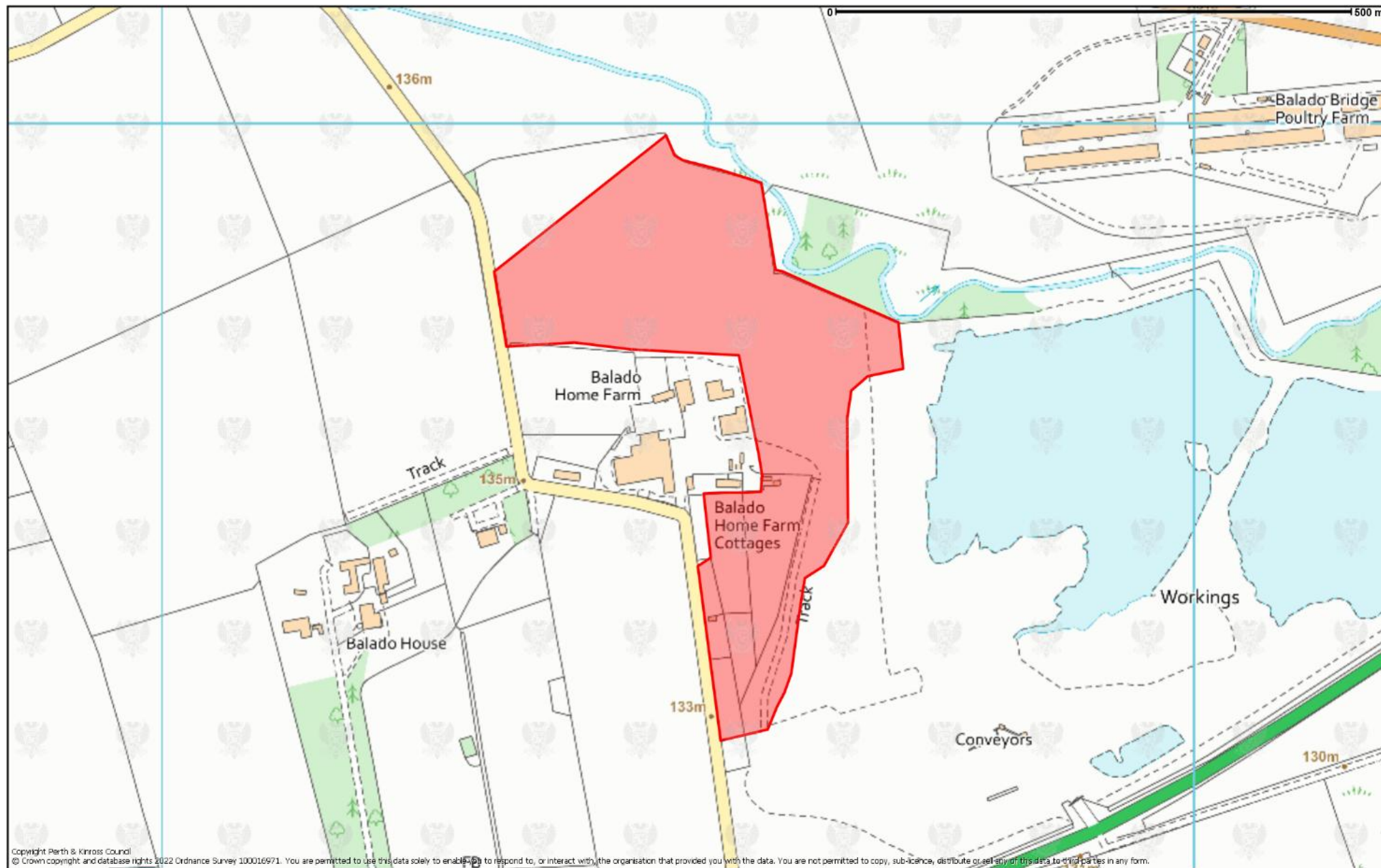
Planning & Placemaking
Committee – 10 August
2022
Scale 1:25000



Extension to Quarry

Balado Quarry, Balado





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Planning & Placemaking
Committee – 10 August
2022
Scale 1:5000



Extension to Quarry

Balado Quarry, Balado



Perth and Kinross Council
Planning & Placemaking Committee – 10 August 2022
Pre-Application Report by Head of Planning and Development
 (Report No. 22/182)

Mixed use development comprising erection of 3 café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub and formation of vehicular access, parking areas, landscaping and associated works (allocated site E2) on land 90 metres south of 5 Broxden Avenue, Perth.

Ref. No: [22/00015/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 mixed-use development comprising the erection of 3 café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub and formation of vehicular access, parking areas, landscaping and associated works (allocated site E2) on land 90 metres south of 5 Broxden Avenue, 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.

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 24 May 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for land 90 metres south of 5 Broxden Avenue (E2), Perth. This pre-application report gives 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 erection of 3 café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub and formation of vehicular access, parking areas, landscaping and associated works. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

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

(22/00956/SCRN) was submitted by the applicant in May 2022, and it was confirmed that an EIA would not be required to accompany any planning application.

PRE-APPLICATION PROCESS

- 4 The PoAN (22/00015/PAN) confirmed that two public events will be held at the Lovat Hotel, 90 Glasgow Road, Perth, PH2 0LT. The time and dates for the events is to be confirmed. The first event will be a consultation exhibition and the second will be a feedback event and will take place a minimum of 14 days after the first event. Information boards will be displayed at the events along with feedback forms and a dedicated email address where attendees can respond with comments before/after the event. Members of the project team will be in attendance to answer any questions the public may have and to explain the details of the development.
- 5 The Ward Councillors, local MSP, local MP and Earn Community Council have been notified.
- 6 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

- 7 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

- 8 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)

- 9 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

- 10 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

- 11 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”

- 12 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 – A First Choice for Investment
- Policy 5 – Town Centres First
- Policy 6 – Developer Contributions

Perth and Kinross Local Development Plan 2019

- 13 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.
- 14 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.”
- 15 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1A: Placemaking
 - Policy 2: Design Statements
 - Policy 3: Perth City
 - Policy 7A: Employment and Mixed Used Areas: Business and Industrial
 - Policy 10: City, Town and Neighbourhood Centres

- Policy 12: Commercial Centres and Retail Controls
- Policy 13: Retail and Commercial Leisure Proposals
- Policy 14: Open Space
- Policy 15: Public Access
- Policy 23: Delivery of Development Sites
- Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development
- Policy 34A: Sustainable Heating & Cooling: Heat Networks, Major Development and LDP Site Allocations
- 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 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

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

- Placemaking Supplementary Guidance (2020)
- Developer Contributions Supplementary Guidance (2016)
- Flood Risk and Flood Risk Assessments – Developer Guidance (2014)
- Perth and Kinross Local Transport Strategy (2010)

PLANNING SITE HISTORY

- 17 **17/0052/LDP2** On 3 March 2022 for development of a 4.0 ha site for employment use. The site has previously been allocated for a mixed-use development.
- 18 [20/00856/FLL](#) Full Planning Permission was approved on 22 October 2020 for Land engineering operations (in part retrospect).
- 19 [20/01148/FLL](#) Full Planning Permission was approved on 18 October 2020 for Formation of access road and associated works (in part retrospect).
- 20 [21/01121/FLL](#) Full Planning Permission was approved on 4 August 2021 for Land engineering works (in part retrospect).
- 21 **22/00956/SCRN** EIA Screening opinion sought for a development comprising the erection of three café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub, with parking, landscaping, new access, and other associated works. An opinion advising that EIA was not required was issued on 15 June 2022.

CONSULTATIONS

22 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
- Earn Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Contributions Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Economic Development
- Biodiversity/Tree Officer
- Perth and Kinross Heritage Trust

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

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

- Principle
- Visual Impact
- Scale, Design and Layout
- Relationship to Nearby Land Uses
- Natural Heritage and Ecology
- Air Quality
- Transport Implications

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

24 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

- 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: Alex Gudgeon

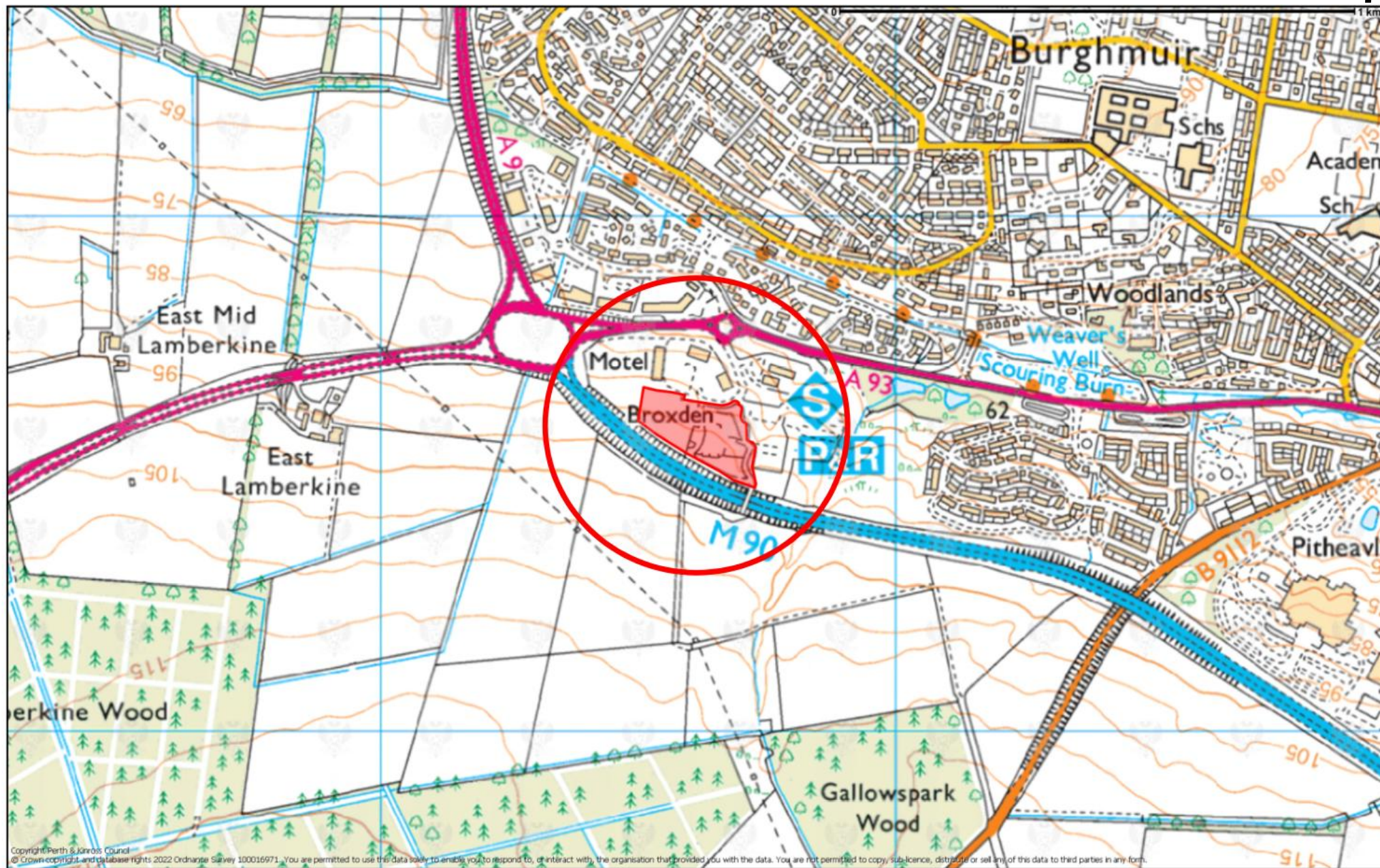
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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Planning & Placemaking
Committee – 10 August
2022
Scale 1:10000



22/00015/PAN - Mixed use development comprising erection of 3 café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub and formation of vehicular access, parking areas, landscaping and associated works (allocated site E2)

Land 90 Metres South Of 5 Broxden Avenue (e2), Broxden
Avenue, Perth





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Planning & Placemaking
 Committee – 10 August
 2022
 Scale 1:2500



22/00015/PAN - Mixed use development comprising erection of 3 café/restaurant units (Class 3) with drive thru facilities, business units (Class 4), electric vehicle charging hub and formation of vehicular access, parking areas, landscaping and associated works (allocated site E2)

Land 90 Metres South Of 5 Broxden Avenue (e2), Broxden Avenue, Perth



Perth and Kinross Council
Planning & Placemaking Committee – 10 August 2022
Pre-Application Report by Head of Planning and Development
 (Report No. 22/183)

Formation of a 32MW solar farm, 16MW battery energy storage system and associated works Land 600 metres north west of Caddam Cottage, Keithick, Coupar Angus

Ref. No: [22/00016/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 the formation of a 32MW solar farm, 16MW battery energy storage system and associated works at Keithick Farms Ltd, Keithick, Blairgowrie.

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 31 May 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for Keithick Farms Ltd, Keithick, Blairgowrie for the formation of a 32MW solar farm, 16MW battery energy storage system and associated works. A recent PoAN was submitted (21/00019/PAN) and the contents agreed on 6 December 2021, , however, the red line site boundaries have since been revised which came to light through the submission of the major planning application, reference 22/00790/FLM. As such a new PoAN is required. 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. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.
- 3 A separate screening request, under the Town and Country Planning (Environmental Impact Assessment (Scotland) Regulations 2017, has been sought for a similar ground mounted photovoltaic solar farm development of up to 49.9 MW with associated infrastructure, on land around the Coupar

Angus substation, approximately 600m south of Coupar Angus, and being approximately 1.km to the east of this proposed development.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 4 The landowner has already obtained a screening opinion from the Planning Authority covering part of this area of ground, the subject of this PoAN application, (21/01970/SCRN), for the installation of a 16MW solar farm and 16MW battery energy storage farm, with associated infrastructure. The Planning Authority determined at that time, and taking account of the characteristics of the potential impact of the development, in terms of extent, scale, magnitude, complexity, probability, duration, frequency and reversibility, it was likely that the development would not have a significant effect on the environment and therefore an EIA would not be required for that proposal. A revised screening request has now been made to the Planning Authority (22/00111/SCRN) for this development.

PRE-APPLICATION PROCESS

- 5 The PoAN (22/00016/PAN) confirmed that those two public online events were to be held via Zoom on 21st June 2022 between 6 and 8pm and on 19th July 2022 between 6 and 8pm. The Ward Councillors and local MSPs, Coupar Angus Town Team, Blairgowrie and Rattray Community Council, Kettins Community Council, Meigle and Ardler Community Council, Forward Coupar Angus Group and Mr David Stirling of Keithick House, Coupar Angus, have all been notified. 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)

- 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
- Promoting Rural Development: paragraphs 74 – 91
- Supporting Business and Employment: paragraphs 92 – 108
- Valuing the Historic Environment: paragraphs 135 – 151
- Delivering Heat and Electricity: Paragraphs 152 -174
- Valuing the Natural Environment: paragraphs 193 – 218
- Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
- Managing Flood Risk and Drainage: paragraphs 254 – 268

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

- PAN 3/2010 Community Engagement
- PAN 2/2011 Planning and Archaeology
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 73 Rural Diversification
- Large Photovoltaic Arrays: Planning Advice (2011)
- Energy Storage: Planning Advice (2011)

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 1 - Location Priorities
- Policy 2 - Shaping better quality places
- Policy 3 – A First Choice for Investment
- Policy 7 – Energy, Waste and Resources
- Policy 9 – Managing TAYplan’s Assets

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.

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 LDP2, the following policies are of particular importance in the assessment of this application:
- Policy 1: Placemaking
 - Policy 2: Design Statements
 - Policy 8: Rural Business and Diversification
 - Policy 14: Open space Retention and Provision
 - Policy 15: Public Access
 - Policy 26B: Scheduled Monuments and Archaeology: Archaeology
 - Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
 - Policy 35: Electricity Transmission Infrastructure
 - Policy 37: Management of Inert and Construction Waste
 - Policy 38B: Environment and Conservation: National Designations
 - Policy 38C: Environment and Conservation: Local Designations
 - Policy 39: Landscape
 - Policy 40: Forestry, Woodland and Trees
 - Policy 41: Biodiversity
 - Policy 42: Green Infrastructure
 - Policy 47: River Tay Catchment Area
 - Policy 50: Prime Agricultural Land
 - 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 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

- 14 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 June 2021
 - Perth and Kinross Green and Blue Infrastructure (2020)
 - Renewables and Low Carbon Energy (draft)
 - Perth and Kinross Community Plan 2013/2023
 - Perth and Kinross Local Transport Strategy (2010)
 - Perth’s Transport Futures Project: Phase 2 Cross Tay Link Road Preferred Route - Report by Depute Chief Executive, Environment (Sustainability, Strategic and Entrepreneurial Development) – 14 December 2016
 - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC

PLANNING SITE HISTORY

- 15 [07/00946/FUL](#) Erection of a steel framed agricultural cattle court. Full planning permission was approved on 17 May 2007.
- 16 [12/01942/SCRN](#) Proposed anaerobic digestion development. An opinion was issued on 7 November 2012.
- 17 [12/02003/SCRN](#) Installation of an Anaerobic Digestion plant. An opinion was issued on 5 December 2012.
- 18 [12/02205/FLL](#) Construction of an anaerobic digester plant. Full planning permission was approved on 21 March 2013.
- 19 [19/01852/FLL](#) Installation of ground source heat pump system and siting of 2 container units. Full planning permission was approved on 24 February 2020.
- 20 **21/01924/SCRN** Proposed Solar farm and battery energy storage facility and associated works. Application was withdrawn on 25 November 2021.
- 21 [21/01970/SCRN](#) Installation of a 16MW solar and 16MW battery energy storage farm up to with associated infrastructure. An opinion was issued on 25 November 2021.
- 22 [21/00016/PAN](#) Installation of a 32MW solar farm and 16MW battery energy storage facilities and associated infrastructure. A decision was issued on 6 December 2021.
- 23 [22/00111/SCRN](#) Installation of 16MW battery energy storage solution and a 32MW solar farm with associated infrastructure. An opinion was issued on 25 February 2022.
- 24 [22/00004/SCRN](#) Development of a 50.1MW BESS and all associated Infrastructure including cabling and landscaping. An opinion was issued on 25 May 2022.
- 25 [22/00790/FLM](#) Installation of a 32MW solar farm and 16MW battery energy storage facilities and associated infrastructure. Application withdrawn as the red line site boundaries differed from the agreed PAN reference 21/00016/PAN.

CONSULTATIONS

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

External

- Scottish Water
- Perth and Kinross Heritage Trust
- Coupar Angus Town Team
- Community Councils

Internal

- Environmental Health
- Strategic Planning and Policy
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 27 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Natural Heritage and Ecology
 - d. Landscape and Biodiversity
 - e. Water Resources and Soils
 - f. Transport Implications and Road Safety
 - g. Impacts on Core Paths and tourist routes such as the A822
 - h. Archaeology and Cultural Heritage, including the Coupar Angus Conservation Area

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 28 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
 - Sustainability Assessment
 - Noise and Light Assessment
 - Construction Traffic Management Plan

CONCLUSION AND RECOMMENDATION

- 29 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.

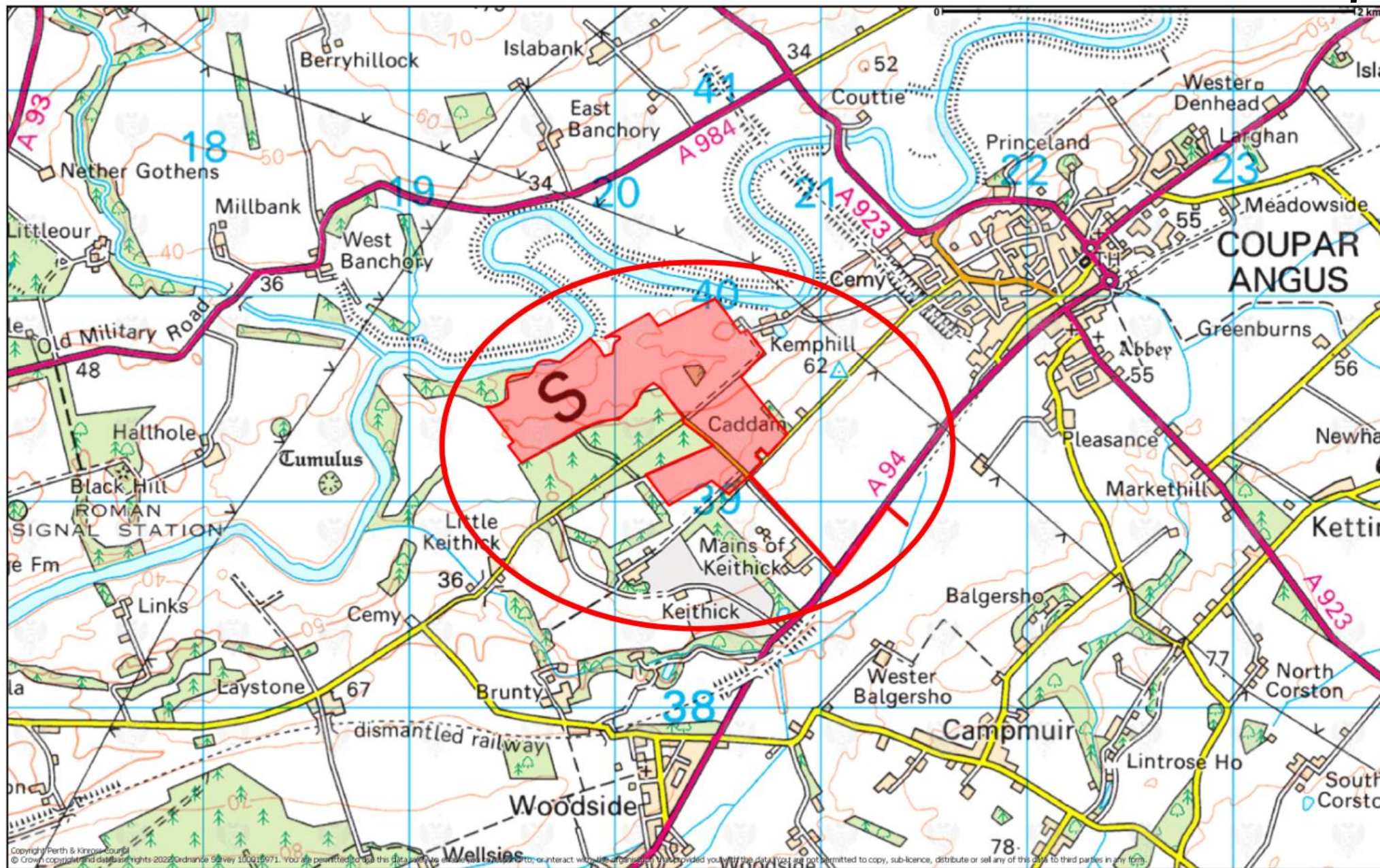
Background Papers: None
Contact Officer: Gillian Peebles
Date: 29 July 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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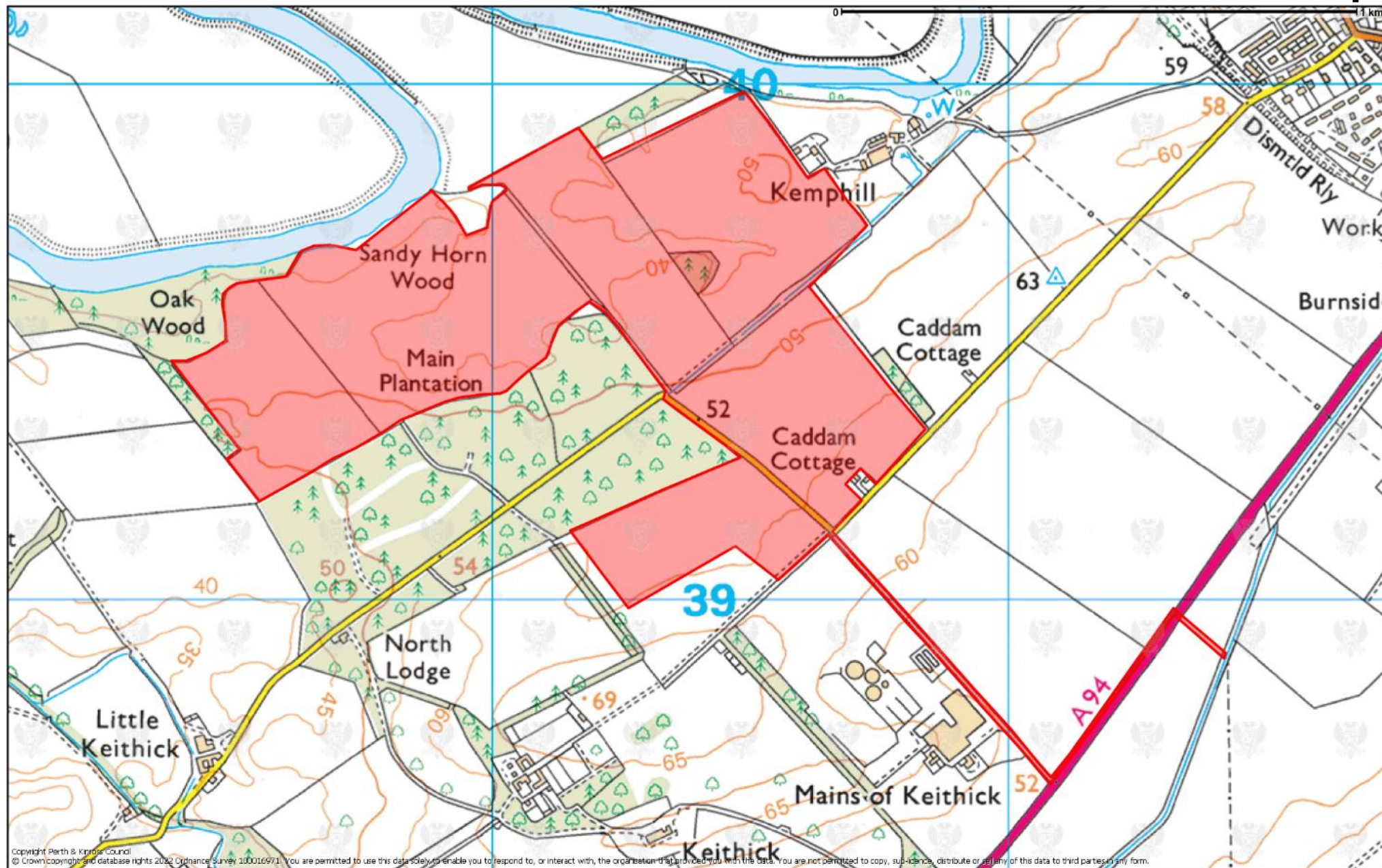
Planning & Placemaking
Committee – 10 August
2022
Scale 1:25000



22/00016/PAN - Formation of a 32MW solar farm, 16MW battery energy storage system and associated works

Keithick Farms Ltd, Keithick, Blairgowrie





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Planning & Placemaking
Committee – 10 August
2022
Scale 1:10000



22/00016/PAN - Formation of a 32MW solar farm, 16MW battery energy storage system and associated works

Keithick Farms Ltd, Keithick, Blairgowrie



Perth and Kinross Council
Planning & Placemaking Committee – 10 August 2021
Pre-Application Report by Head of Planning and Development
 (Report No. 22/184)

Northern lateral extension to quarry with further excavation works, Collace Quarry,
 Collace

Ref. No: [22/00017/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 an extension to existing operations, comprising a northern lateral extension and further excavations at Collace Quarry, Collace. 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 applicant has submitted a Proposal of Application Notice (PoAN) on 22 June 2022. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a major development for Tayside Contracts, comprising a northern lateral extension to the quarry, along with further extraction works on land to the north of the existing quarry at Collace. Continued use of the existing operational processing and stockpile areas is proposed. 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 this major development comprising an extension to the existing excavation area at Collace Quarry to extract mineral on land to the north of the existing operational area, alongside the continued use of existing processing, stockpiling and coated roadstone manufacture. The proposal acknowledges and makes provision for final restoration of the site and cessation of extraction and processing operations. The plan boundary extends the quarry to approximately 14.6 hectares (ha), with the proposed extension seeking to increase the existing 12.4 ha quarry area by an additional 2.2 ha. No changes are proposed to existing annual production volumes. It is proposed that the quarry will continue to operate in a phased manner for an additional 30 years.

- 3 The exact scale and design of the development will be arrived at during ongoing discussions with the applicant.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

- 4 Due to the scale of the development it requires to be screened as to whether the proposal is EIA development under the EIA 2017 Regulations.
- 5 A Screening Opinion was issued by the Council on 28 March 2022 confirming that the development was not EIA development.

PRE-APPLICATION PROCESS

- 6 The PoAN confirmed that three online public events were to be held, namely; Tuesday 28 June between 2:30 and 4:00 pm, Wednesday 29 June between 6:00 and 7:30 pm, and Thursday 18 August 2022 between 2:30pm and 4:00 pm as well as 6:00 pm and 7:30 pm. The Ward Councillors, Local MP, MSP and Inchture Community Council have all been notified. The Burrelton and District Community Council was disbanded in June 2018. It is also confirmed that a dedicated project website has been made available, affording an opportunity to review the proposal details and to allow communication with the agent. 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

- 7 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

- 8 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)

- 9 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
 - Promoting Rural Development: paragraphs 74 – 91
 - Supporting Business and Employment: paragraphs 92 – 108
 - Enabling Delivery of New Homes: paragraphs 109 – 134

- Valuing the Historic Environment: paragraphs 135 – 151
- Valuing the Natural Environment: paragraphs 193 – 218
- Promoting Responsible Extraction of Resources: Paragraphs 234 – 248
- Managing Flood Risk and Drainage: paragraphs 254 – 268

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

- PAN 1/2011 Planning and Noise
- PAN 2/2011 Planning and Archaeology
- PAN 3/2010 Community Engagement
- PAN1/2013 Environmental Impact Assessment
- PAN 40 Development Management
- PAN 50 Controlling the Environmental Effects of Surface Mineral workings
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 64 Reclamation of Surface Mineral Workings
- PAN 75 Planning for Transport
- PAN 79 Water and Drainage
- PAN 81 Community Engagement: Planning with People

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

11 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”

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

- Policy 7 – Energy, Waste and Resources
- Policy 9 – Managing TAYplans Assets

Perth and Kinross Local Development Plan 2019

13 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.

14 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.”

15 Under the LDP2, the following policies are of particular importance in the assessment of this application:

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 8: Rural Business and Diversification
- Policy 15: Public Access
- Policy 26A: Scheduled Monuments and Archaeology: Scheduled Monuments
- Policy 26B: Scheduled Monuments and Archaeology: Archaeology
- Policy 28A: Conservation Areas: New Development
- Policy 38C: Environment and Conservation: Local Designations
- Policy 39: Landscape
- Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
- Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development
- Policy 41: Biodiversity
- Policy 48B: Minerals and Other Extractive Activities – Safeguarding: Advance Extraction
- Policy 49A: Minerals and Other Activities – Supply: Extraction
- Policy 49B: Minerals and Other Activities – Supply: Restoration
- Policy 51: Soils
- Policy 53C: Water Environment and Drainage: Surface Water Drainage
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 60A: Transport Standards and Accessibility Requirements: Existing Infrastructure

OTHER POLICIES

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

- Flood Risk and Flood Risk Assessments – Developer Guidance, June 2014
- Perth and Kinross Community Plan 2013/2023
- Perth and Kinross Local Transport Strategy 2010
- Perth and Kinross Air Quality Supplementary Guidance, January 2020
- Perth and Kinross Planning and Biodiversity Supplementary Guidance, April 2022
- Financial Guarantees for Minerals Development Supplementary Guidance March 2019
- Supplementary Guidance – Landscape, February 2020

PLANNING SITE HISTORY

17 **PK/91/1845/ MW** Full Planning Permission was granted for the extraction of hard rock mineral on 26 May 1992 for a period expiring 31 December 2012. This decision was subsequently varied on 21 August 1992 to extend the period of extraction to 31 December 2032.

- 18 [92/01933/FUL](#) Full Planning Permission was granted on 4 February 1993 to erect a garage laboratory, extend the existing site office and demolish an existing coating plant.
- 19 [05/00239/FUL](#) Full Planning Permission was granted on 8 March 2005 for the demolition of an existing lab facility and erection of a new lab facility.
- 20 [05/02288/FUL](#) Full Planning Permission was granted on 13 December 2005 for the erection of an open sided storage building.
- 21 [09/01239/FLL](#) Full Planning Permission was granted on 9 September 2009 for the installation of a sludge filter press.
- 22 [11/00003/WMP](#) A Waste Management Plan (WMP) as required by the Management of Extractive Waste (Scotland) Regulations 2010 was approved on 10 October 2011 for site management and restoration of Collace Quarry.
- 23 [22/00391/SCRN](#) a Screening Opinion was issued by the Planning Authority on 28 March 2022 pertaining to an extension, and further extraction at Collace Quarry.

CONSULTATIONS

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

External

- Scottish Environment Protection Agency
- Historic Environment Scotland
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Kinross Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace including Access
- Transport Planning
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 25 The key considerations against which the eventual application will be assessed include:
- Visual Impact

- Scale, Design and Layout
- Relationship to Nearby Land Uses
- Natural Heritage and Ecology
- Landscape and site restoration
- Water Resources and Soils
- Air Quality
- Transport Implications
- Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

26 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, including cumulative impacts
- Noise and Vibration Impact Assessment
- Air Quality and Dust Nuisance Assessment
- Impacts on Climate Change and Greenhouse Gasses
- Impacts on Land Capacity and Soils
- Ecological Impact Assessment / Information to inform a Habitat Regulations Appraisal
- Archaeological Assessment

CONCLUSION AND RECOMMENDATION

27 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: Jamie Torrance

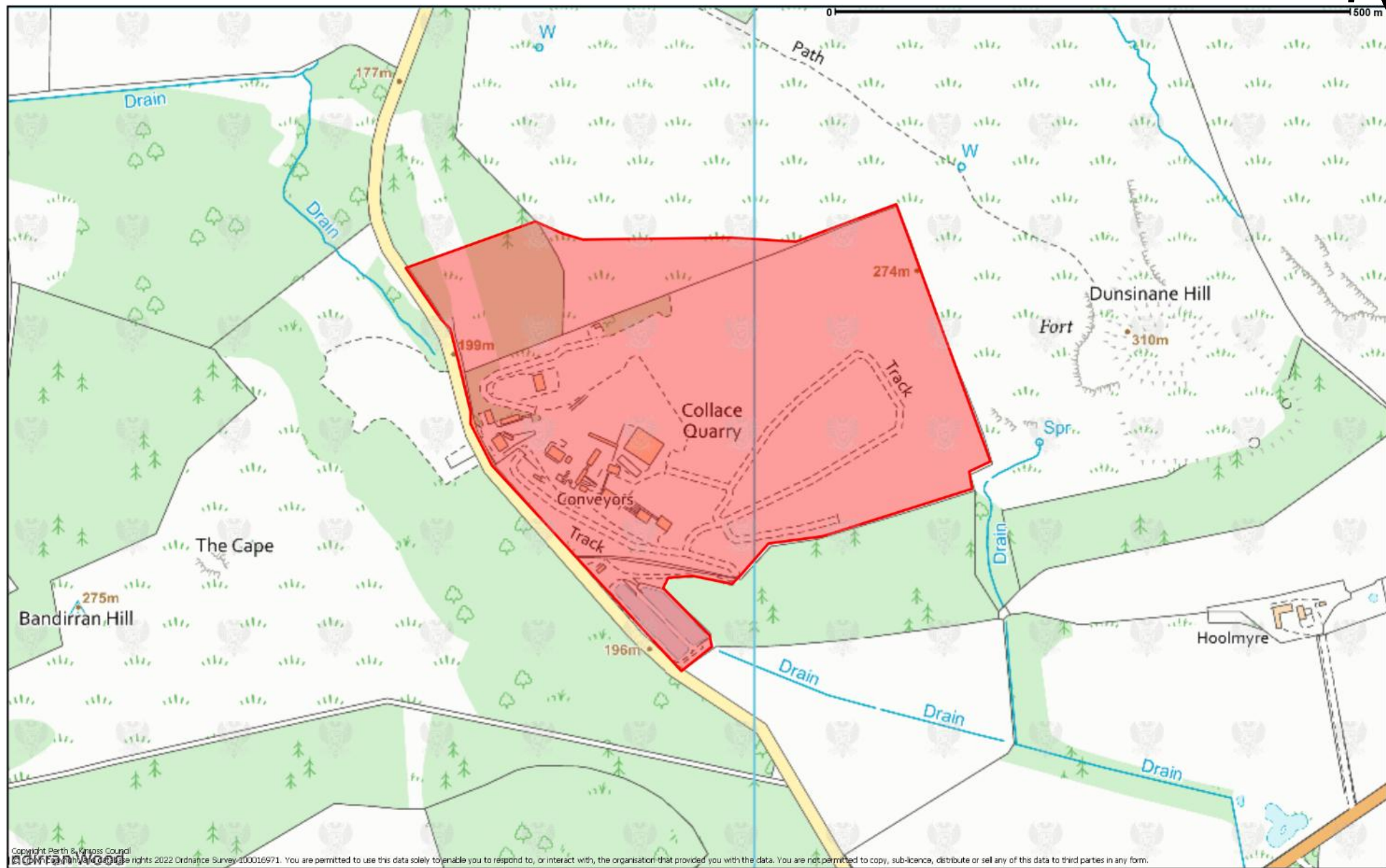
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DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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Planning & Placemaking
Committee – 10 August
2022
Scale 1:5000



**22/00017/PAN - Northern lateral extension to
quarry with further excavation works**
Collace Quarry, Collace, Perth



