

Perth and Kinross Council
Planning & Placemaking Committee – 6 July 2022
Pre-Application Report by Head of Planning and Development
(Report No. 22/169)

Erection of 2 transformers, control building, associated plant and infrastructure, ancillary facilities, laydown areas, construction compound, siting of welfare/site office units, landscaping and associated works Land 170 Metres North West Of Studio Cottage, Tummel Bridge

Ref. No: [22/00011/PAN](#)
Ward No: P4- Highland

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for the erection of 2 transformers, a control building, associated plant and infrastructure, ancillary facilities, laydown areas, construction compound, siting of welfare/site office units, landscaping and associated works on land 170 metres north west of Studio Cottage, Tummel Bridge. 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 4 April 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 the erection of 2 transformers, control building, associated plant and infrastructure, ancillary facilities, laydown areas, construction compound, siting of welfare/site office units, landscaping and associated works. 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. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions and any subsequent planning applications

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

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

PRE-APPLICATION PROCESS

- 4 The PoAN (reference 22/00011/PAN) confirmed that a public exhibition will be held at Kynachan Hall, Tummel Bridge on Wednesday 6 July 2022 in addition to a public consultation event held on Wednesday 20 April 2022 and a virtual public consultation event held on Thursday 21 April 2022. Whilst the first event was held prior to the validation of the PoAN, it is accepted as 2 public events are not required by legislation until 1 October 2022. The Local Authority, however, has the right to set a 'minimum' required standard. As such, PKC has taken the stance that a minimum of 2 public events are required for all PoAN submissions. The Ward Councillors and Killiecrankie and Fincastle Community Council have 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

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

National Planning Framework

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

The Scottish Planning Policy 2014 (SPP)

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - 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
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
- 8 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
- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 58 Environmental Impact Assessment
- PAN 60 Planning for Natural Heritage
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 69 Planning & Building Standards Advice on Flooding
- PAN 79 Water and Drainage

LOCAL POLICY AND GUIDANCE

TAYplan Strategic Development Plan 2016-2036

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

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

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

- Policy 2: Shaping Better Quality Places
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplan’s Assets

Perth and Kinross Local Development Plan 2019

- 11 The Local Development Plan 2 (LDP2) was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
- 12 The LDP2 sets out a vision statement for the area and states that:
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”
- 13 Under the LDP2, the following policies are of particular importance in the assessment of this application:
- 14 The principal policies are:
- Policy 1: Placemaking
 - Policy 2: Design Statements
 - Policy 5: Infrastructure Contributions
 - Policy 6: Settlement Boundaries
 - Policy 8: Rural Business and Diversification

- Policy 15: Public Access
- Policy 26: Schedule Monuments and Archaeology
- Policy 32: Embedding Low and Zero Carbon generating Technologies in New Development
- Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
- Policy 38A: Environment and Conservation: International Nature Conservation
- 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 42: Green Infrastructure
- Policy 47: River Tay Catchment Area
- Policy 51: Soils
- Policy 52: New Development and Flooding
- Policy 53: Water, Environment and Drainage
- Policy 56: Noise Pollution
- Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

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

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted 2020)
- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
- [Supplementary Guidance - Green & Blue Infrastructure](#) (adopted in 2020)
- [Supplementary Guidance - Landscape](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)
- [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)
- [Planning Guidance - Loch Leven SPA, the Dunkeld-Blairgowrie Lochs SAC and the River Tay SAC](#)
- [Planning Guidance - Planning & Biodiversity](#)

PLANNING SITE HISTORY

- 16 The site has no relevant planning application history.

CONSULTATIONS

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

18 External

- Scottish Environmental Protection Agency
- NatureScot

- Scottish Water
- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- Killiecrankie and Fincastle Community Council

19 Internal

- Transport Planning
- Environmental Health
- Development Negotiations Officer
- Structures and Flooding
- Biodiversity
- Planning and Housing Strategy

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

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

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to Nearby Land Uses
- d. Natural Heritage and Ecology
- e. Landscape
- f. Water Resources and Soils
- g. Air Quality
- h. Transport Implications
- i. Tourism and Economy
- j. Impact on Agriculture
- k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

21 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

CONCLUSION AND RECOMMENDATION

- 22 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: 23 June 2022

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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