

TCP/11/16(560) – 18/00450/FLL – Siting of 4 holiday accommodation units, formation of a vehicular access and associated works, Hillview, Kinnaird, Blairadam, Kelty

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TCP/11/16(560) – 18/00450/FLL – Siting of 4 holiday accommodation units, formation of a vehicular access and associated works, Hillview, Kinnaird, Blairadam, Kelty

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100088041-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Derek"/>	Building Number: <input type="text" value="█"/>
Last Name: *	<input type="text" value="Allan"/>	Address 1 (Street): * <input type="text" value="██████"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="██████"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="█"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="██████"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="██████"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="HILLVIEW"/>
Address 2:	<input type="text" value="KINNAIRD"/>
Address 3:	<input type="text" value="BLAIRADAM"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="KELTY"/>
Post Code:	<input type="text" value="KY4 0JB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="696651"/>	Easting	<input type="text" value="313367"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Statement provided in supporting documents section.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal Report - 4no. Holiday Homes at Kinnaird Economic Impact of the Holiday Park Sector in Scotland - summary ED3 & ED4C
Addressed Flood Officer email Flood Risk Assessment Loc-01 Loc-02 Lodge Rates and Projections PL-01C PL-02(Warwick Exec)
PL-03(Warwick Exec2) PL-04(Arundel) PL-05B PL-06A - Landscaping Scottish & Southern Electricity Networks SK-01 Full Extent
Supporting Information - Visit Scotland Supporting StatementA Variation to Previous Conscent

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/00450/FLL

What date was the application submitted to the planning authority? *

20/03/2018

What date was the decision issued by the planning authority? *

26/09/2018

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Grant Allan

Declaration Date: 10/10/2018

Grant Allan Architecture



Email: ga.architecture@outlook.com
Tel: 07830630600

Appeal Report

Proposed Holiday homes to the land sound of Hillview, Kinnaird KY40JB - 18/00450/FLL

On the 10th April 2018, my client's application for 4no of Holiday homes at Hillview Kinnaird was validated.

On the 26th of September, 5 ½ months later, the application was refused through delegated powers by Persephone Beer with one feeble objection on the application from the Cleish and Blairadam Community Council.

Throughout the 5 ½ months, I tried to laise efficiently with the case officer to reach an amical agreement but unfortunately, even at the early stages of this application, it became apparent that this was not on Ms Beer's agenda.

In the supporting information, you will see an email from Ms Beer to the Flood Risk department asking if the application required a FRA whilst also stating, even at this early stage, that she would refuse it for other reasons. The planning portal showed this email on its records but it was not available to the public. I had to request to see the email three times before it was eventually sent through by Ms Beer.

Upon the discovery of Ms Beer's intentions for the proposal, we contacted Robin Hutton Planning Consultant to advise us on our position.

During this time, I confronted Ms Beer about said email to the flood officer, CC'ing her line manager David Niven and then chief of planning, Nick Brian in the emails who was far more forthcoming with the application and replied straight away. This was on the 8th of June and it was the 26th of June before I received a response in writing from Ms Beer requesting further information as seen below, however, I had discussed on the telephone briefly about these points previously on 21st June. I also requested a meeting in person several times but was refused.

"I have discussed our telephone conversation and various emails with my line manager. We do not consider that a meeting is appropriate however I have set out more information as to what is required so that it can be fully assessed in terms of the Development Plan policies.

In order to satisfy policy ED3 we need information to demonstrate how it will contribute to the local economy. In particular with tourism related development, outwith a settlement boundary, it should be demonstrated that it improves the quality of new or existing visitor facilities, allows a new market to be

exploited or extends the tourism season. ED4C requires proposals to demonstrate how it meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

In particular we require further information as to justification in relation to this site including a business plan specific to the site. Information should include details of how the lodges will be run, a market analysis including market size, spend, trends, forecasts and factors affecting the market. It could also include a SWOT analysis to identify the strengths, weaknesses, opportunities, threats to the business. Financial projections should be included for the next 2 to 3 years.

In addition more detail is required with regard to landscaping and planting. A tree survey of existing trees is required. As discussed there is a requirement for a Flood Risk Assessment.

Please let me know if you would be in a position to submit the additional information or whether you would like the application determined based on the information already submitted.

I would advise that should you wish to submit the additional information the existing application should be withdrawn."

Upon receiving this email, I again consulted with Robin Hutton who took it upon himself to email Ms Beer direct.

Email from Robin Hutton Planning Consultant

Ms Beer,

" I have been asked by Mr Allan, the applicant for 4 holiday chalets at Hillview, Kinnauld, to provide advice on how to progress his application in the light of your comments to date, and to do this it would be helpful to better understand your position with regard to the application proposals and the most relevant policies.

I note from your email of 18th May to the council's flood officer that you are likely to refuse the application for reasons other than potential flooding. Despite this you have asked Mr Allan for a business plan as well as a flood risk assessment. If you have concluded that the application does not comply with policy would it not have been courtesy to advise the applicant of this before asking for further information which will involve considerable cost.

That having been said, I would like to understand why it is considered that the erection of 4 holiday chalets in this location is contrary to policy. I have been involved personally with 2 previous planning applications for chalet accommodation in this general area and fail to understand why the principle is being dismissed in this case. The evidence from my previous cases, and the information provided by Visit Scotland, is that a strong demand exists for this form of self catering accommodation in the Kinross area.

It would appear that policies ED3 and ED4C are those most relevant to this application, and in his application submission the applicant set out how the proposal complies with these. I also see no reference to the requirement for a business plan in either of these policies. So, in order to assist with my advice to the applicant could you please let me have your views on this application with regard to policy compliance.

Thank you, and I look forward to hearing from you in early course.

R Hutton"

Ms Beer insisted the further information requested was necessary to determine the application, despite Mr Hutton explaining if the application were to be refused anyway, to let us know before my client sought the additional information at a considerable expense. This led us to believe that Ms Beer was coming round approving the application, or at least reaching some sort of agreement.

The additional information requested on 26th of June was supplied to Ms Beer on the 27th June with the exception of the Flood Risk assessment as we had to seek an engineer for such information. Ms Beer stopped the clock on the 28th June until she received the FRA. Ms Beer also explained that after discussions with her line manager David Niven on 28th June, they came to the agreement that it would be better if the chalet closest to the road would be moved and more landscape added. This was done which led us to believe we were looking at a positive outcome.

The FRA was sent to Ms Beer on 2nd August and a receipt of acknowledgment was returned on the 6th August.

My client and I were now under the impression all the information required for Ms Beer determine the application with a positive outcome were now in her possession.

Throughout the course of August I sent three additional emails to Ms Beer requested a date for determination but I never received a response about this, only an email requesting further information on the full extent of the site. Again to my client's expense, this was supplied promptly.

Again I asked for a potential determination date but again was met with a response for additional information on the running of the site which was supplied.

After three further emails asking for an update on the application, I received correspondence on the 28th September that a decision had been made to refuse the application, much to my disbelief after going above and beyond to provide the information requested by Ms Beer and after my client had spent thousands of pounds to obtain this.

According the Ms Beer's decision notice, the application was refused on the basis it did not meet Policies ED4C, ED3 and PM1A which is quite remarkable given the detailed supporting information showing the application to meet all 3 of these policies.

I can't help but feel this decision is stifling entrepreneurship, employment opportunities, growth of tourism and the local economy. My client is willing to invest hundreds of thousands of pounds into this proposal and we think the decision is short sighted and the application as a whole was managed very poorly and unprofessionally.

Yours sincerely
Grant Allan

Grant Allan Architecture



Email: ga.architecture@outlook.com
Tel: 07830630600

02 February 2018

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Hillview Kinnaird KY4 0JB – 16/01235/FLL

In regards to the above application, my client Mr Allan will be looking to change the access to the ancillary accommodation by using the access shown in his recent proposal for holiday homes south of Hillview. This will provide more immunity space to Hillview and less traffic and more privacy to neighbouring properties.

Yours Sincerely
Grant Allan

Site Number :

218

RAG :

A

Affected Spans : LV

HV

8

Tree Programme - Landowner Consent Form

Scottish & Southern
Electricity Networks

Feeder Name / Voltage MILNAMORE 006 11KV	Owners Name DEREK ANNAW
Transformer Name GAS BOARD BLAIRADAM	Address [REDACTED]
Grid Ref NT 133 966	Owners Contact Numbers [REDACTED]
NRN 251 006 555	Owners Email Address [REDACTED]
SSE Contact Name DAVID GREER	
SSE Contact Numbers 07810 858 778	
Work to be carried out Txp78 - MAINLINE FELL ALL REGENERATED TREES AND SCRUB UNDER AND TO 6 METRES IEKNER SIDE OF LINE CROWN REDUCE AND SIDE PRUNE WILLOWS AND PRUNE SIDE BRANCHES OF ALL LARGER TREES, MAINLY : ASH, ALDER, CHERRY, BEECH, SYCAMORE ALL TO ACHIEVE A 5 to 6 METRE CLEARANCE FROM CONDUCTORS	
SSSI Protected Species Ecoplugs to be used	TPO Conservation Area Yes / No
Nesting Birds Other	
Owners comments / Requests CUT & STACK ARISINGS ON SITE	
I agree to the work listed above / overleaf being carried out at no cost to myself	
Landowner signature [REDACTED]	Date 19-4-16
Team / Staff on site :	
Restricted Cut - Yes / No	Recut Year
Date Completed	Time Taken

Persephone Beer

From: Leigh Martin
Sent: 21 May 2018 14:54
To: TES Flooding Development Control - Generic Email Account; Persephone Beer
Subject: RE: 18/00450/FLL Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works Hillview

Hi Seph

Yes the site would need a FRA. The watercourse is the Kinnaird Burn and from the OS map and the photos, it looks quite significant at this location.

The photos suggest that the site would probably be OK, but holiday lets are treated as a more sensitive development due to the occupiers not understanding the locality and its risks etc.

Regards

Leigh

From: TES Flooding Development Control - Generic Email Account
Sent: 21 May 2018 14:16
To: Leigh Martin
Subject: FW: 18/00450/FLL Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works Hillview

From: Persephone Beer
Sent: 18 May 2018 16:42
To: TES Flooding Development Control - Generic Email Account
Subject: 18/00450/FLL Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works Hillview

18/00450/FLL Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works Hillview
Kinnaird Blairadam Kelty KY4 0JB

This site has some sort of watercourse running along the side of it. Would any flood risk information be required to develop here. It's likely I will be recommending refusal for other reasons but was just wondering if this might need addressing in future if the area is to be developed.

Thank you for your help.

Seph

Persephone Beer
Planning Officer
Planning and Development
The Environment Service
Perth and Kinross Council
Pullar House
35 Kinnoull Street
PERTH

Grant Allan Architecture



Email: ga.architecture@outlook.com
Tel: 07830630600

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

Proposed Holiday homes to the land sound of Hillview, Kinnaird KY40JB

My client is looking to install 4no mobile holiday homes at the site south and west of Hillview Kinnaird.

This proposal will be Phase 1 as my client eventually looks to install further holiday homes across the burn to the south of the site.

We believe this is the perfect site for holiday homes, being in close proximity M90 which is the gateway to the Highlands and to Edinburgh (the largest tourist destination in Scotland). The park and ride in Kinross is also nearby which can be utilised by potential clients.

The lodges will also be in close proximity to local tourist hot spots such as Loch Leven and Vane Farm and providing a much needed boost to the local economy.

Holiday homes are increasingly in high demand, especially in this location where a number of applications have been lodged and approved in recent years. Perth and Kinross Council have also released a “Rural Property Feasibility Fund” willing to give applicants a grant to cover professional fees in order to develop and bring business to the rural areas of Perth and Kinross.

TAYplan Strategic Development Plan 2012 – 2032

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“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 and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy ED3 - Rural Business and Diversification

Favourable consideration will be given to the expansion of existing businesses and the creation of new business. There is a preference that this will generally be within or adjacent to existing settlements. Outwith settlements, proposals may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that permanent employment is created or additional tourism or recreational facilities are provided or existing buildings are re-used. New and existing tourist related development will generally be supported. All proposals are required to meet all the criteria set out in the policy.

Policy ED4C - Caravan Sites, Chalets and Timeshare Dev

Favourable consideration will be given to new chalet and timeshare / fractional ownership developments where it is clear that these cannot be used as permanent residences and where they satisfy the criteria set out. There shall be no presumption in favour of residential development if any of the above uses ceases.

Yours Sincerely
Grant Allan

Grant Allan Architecture



Email: ga.architecture@outlook.com
Tel: 07830630600

Information provided by Liz Shorthouse of Visit Scotland

Alignment

Our national tourism strategy, [Tourism Scotland 2020](#), is a strategy with an overarching aim to provide 'authentic and high quality' experiences, and we can only do this if we have businesses who can offer this level of quality. Tourism is more than a holiday experience – and initiatives such as this sustains rural communities and provides a shop window for Kinross-shire and indeed Scotland.

Geography

85% of visitors to Perthshire are domestic UK visitors, and coupled with the fact that around 90% of Scotland's population live within a 90 minute drive of the area, means that we have a challenge to encourage day visitors to stay overnight (or for multiple nights), but quality accommodation such as this project will do nothing but help to encourage visitors to spend longer (and consequently spend more) in the area.

It is currently an exciting time for tourism in the local area, with the Loch Leven Heritage Trail enjoying high footfall, and the wider Kinross-shire area has many significant opportunities on the horizon which should bring new visitors to the area, such as the opportunities around film tourism (namely Mary Queen of Scots and Outlander), as well as the increased number of cruise ships anticipated over the next few years porting in Rosyth and Dundee. There is also the Aero Space Kinross project which would be a game changer for the area if plans go ahead.

Investment

Perth city is currently undergoing significant investment including investment in City Hall, the newly opened Perth Theatre, as well as many other enhancements to the city centre. There is also a big focus on making Perth a cultural hub/destination for events and festivals. Improvements to the tourism accommodation

offering of the wider Perthshire region with projects such as this are essential to encourage visitors to stay longer and spend more whilst visiting Perth and Perthshire. The Perth City Plan has identified a lack of quality accommodation to cater for the anticipated increase in visitors over the coming years. Likewise, further along the river in Dundee, this transformational city is currently undergoing major infrastructural developments with the V&A Dundee opening this year, as part of the wider £1 billion waterfront development.

-

Market Research

Last year we released our [Scotland Visitor Survey](#), which aligns very closely with this project. This report contains some key findings which may help show a demand for this particular project. There are 940,000 overnight trips to Perthshire every year, which equates to £196 million in spend. *Types of accommodation stayed in:*

- 31% - *Self Catering*
- 12% - *Caravan & Camping*

Currently, 40% of visitors to Dundee & Angus currently do so to 'visit a particular attraction'. It is projected that the V&A will attract over 350,000 visitors per year and our job is to encourage them to stay longer and spend more. Furthering the region's tourism offering will encourage growth in the visitor economy.

Grant Allan Architecture



Email: ga.architecture@outlook.com
Tel: 07830630600

Proposed Holiday homes to the land sound of Hillview, Kinnaird KY40JB - 18/00450/FLL

“Policy ED3 - Rural Business and Diversification

Favourable consideration will be given to the expansion of existing businesses and the creation of new business. There is a preference that this will generally be within or adjacent to existing settlements. Outwith settlements, proposals may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that permanent employment is created or additional tourism or recreational facilities are provided or existing buildings are re-used. New and existing tourist related development will generally be supported. All proposals are required to meet all the criteria set out in the policy”

As stated in the policy, favourable consideration will get given to the creation of a new business which the proposed application is for.

The site itself lies on the B996 road where access to the M90 motorway is 1mile away. The M90 motorway is the gateway to the north and south of Scotland where potential clients can utilise this location to visit various tourist destinations locally and nationally. Edinburgh is also a 30 minute drive away. The location is ideal for clients to easily reach as many tourist attractions as possible.

The location of the site is in a short driving distance of many of Scotland’s top tourist attractions such as Loch Leven and Vane Farm (which is currently getting an upgrade and undergoing considerable investment).

Quote from Visit Scotland: “It is currently an exciting time for tourism in the local area, with the Loch Leven Heritage Trail enjoying high footfall, and the wider Kinross-shire area has many significant opportunities on the horizon which should bring new visitors to the area, such as the opportunities around film tourism (namely Mary Queen of Scots and Outlander)”

There is an ever growing demand for self-catering holiday chalets in this area which will boost the local economy and add growth to the local tourist industry. Examples of which can be found below:

Bird Watching – RSBP Loch Leven

Fishing – Loch Leven

Gliding – Portmoak, Scottish Gliding Centre

Golfing – Kinross Golf Club as well St Andrews the home of Golf a being a 50min drive away

Motor Sports – Knockhill

Shooting – Cluny Clays

Recreational – Lochore Meadows which is now a 4 star tourist attraction. Canoeing, kayaking, fishing, golf.

Walking and Hill Walking – Lomond Hills

Cycling – There has been considerable investment into Loch Leven’s Cycle path as well as 300+ miles of Fife cycle paths.

History – Loch Leven for Mary Queen of Scots and Dunfermline the Ancient Capital of Scotland.

As stated in the policy “New and existing tourist related development will generally be supported.”

“Policy ED4C - Caravan Sites, Chalets and Timeshare Dev

Favourable consideration will be given to new chalet and timeshare / fractional ownership developments where it is clear that these cannot be used as permanent residences and where they satisfy the criteria set out. There shall be no presumption in favour of residential development if any of the above uses ceases.”

Quote from Visit Scotland: “85% of visitors to Perthshire are domestic UK visitors, and coupled with the fact that around 90% of Scotland’s population live within a 90 minute drive of the area, means that we have a challenge to encourage day visitors to stay overnight (or for multiple nights), but quality accommodation such as this project will do nothing but help to encourage visitors to spend longer (and consequently spend more) in the area.

Last year we released our [Scotland Visitor Survey](#), which aligns very closely with this project. This report contains some key findings which may help show a demand for this particular project. There are 940,000 overnight trips to Perthshire every year, which equates to £196 million in spend. *Types of accommodation stayed in:*

- 31% - Self Catering
- 12% - Caravan & Camping

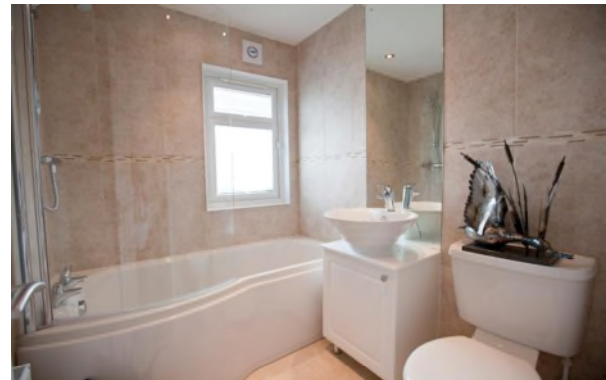
Currently, 40% of visitors to Dundee & Angus currently do so to ‘visit a particular attraction’. It is projected that the V&A will attract over 350,000 visitors per year and our job is to encourage them to stay longer and spend more. Furthering the region’s tourism offering will encourage growth in the visitor economy.”

As you can see from the facts provided by Visit Scotland, there is a huge demand for Self-Catering accommodation in this area.

ED4C also requires proposals to demonstrate how it meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

As stated above with the list of tourist attractions within a short driving distance, the location of the site is a massive bonus to this application. The location is ideal for tourist wanting to explore the local tourist attractions or visit the wider attractions such as Edinburgh. There is also a Park and Ride in Kinross which clients could also utilise.

The chalets themselves will be modern luxury self-catering accommodation which will make them more desirable than the tired chalets of the surrounding area. Below are some interior shots of the proposed lodges;



In conclusion, the proposed application for 4 luxury holiday chalets more than demonstrates that it meets policies ED3 and ED4C as set out by Perth and Kinross Council.

Yours sincerely
Grant Allan

Scottish Caravan & Camping Forum



Economic Impact of the Holiday Park Sector in Scotland

Executive Summary

Tourism is one of Scotland's key industries; it is worth more than £3.2bn in Gross Value Added (GVA) terms and supports 211,200 jobs¹. The strategic ambition for the industry (as set by the Scottish Tourism Alliance in their *National Tourism Strategy*) is to increase tourism overnight expenditure by £1bn from £5.5bn to £6.5bn over the period 2015 to 2020.

In specific reference to the holiday park sector, VisitScotland's *Tourism Development Framework for Scotland* (2013) states: "Holiday parks are important largely for the domestic tourism market in terms of the volume of rural tourism bed spaces they provide and the economic benefits that flow from this level of tourism activity."

The Scottish Caravan and Camping Forum (SCCF)² appointed Frontline Consultants to undertake an economic impact assessment of the Holiday Park Sector in Scotland. The primary aims of the study were to: "Provide an independent, evidence based understanding of the direct and indirect economic impact and contribution of the holiday park sector in Scotland and identify the number of full time equivalent (FTE) jobs supported both directly and indirectly by the sector."

The study drew evidence from a survey of 89 holiday parks and a survey of 7,034 recent visitors to holiday parks in Scotland. The research found that, in the twelve months to October 2014, Scotland's holiday park sector generated an estimated:

- **Gross direct visitor expenditure impact of £491.1m:** this figure is higher than the £396m figure recorded for the self-catering (rented) accommodation sector in 2013³, and significantly higher than the £86m figure for the guest house and B&B sector in *The GB Tourist - Statistics 2013* (p73)
- **Gross direct, indirect and induced visitor expenditure impact of £700.8m**
- **Net visitor expenditure impact of £307.1m**, which equates to a GVA impact of £156.1m, and to 5,688 supported FTE jobs in the Scottish economy.

In terms of overall gross impacts - **£700.8m visitor expenditure supports 12,977 FTE jobs and contributes £356.3m of Gross Value Added to Scotland's economy.**

Forty-five of the Holiday Parks surveyed provided information on their capital expenditure, operating expenditure, wages and salaries and **spent a combined £25.4m on these areas.**

The sector's GVA contribution equates to approximately 7.8% of total Scottish tourism GVA.

¹ Gross value added (GVA) is a measure in economics of the aggregate value of all goods and services produced in an area, industry or sector of an economy. Latest GVA figure relates to 2012, employment figure relates to 2013.

² SCCF consists of the British Holiday & Home Parks Association (BH&HPA), The Caravan Club, The Camping & Caravanning Club, the National Caravan Council Ltd (NCC), Thistle Holiday Parks and VisitScotland.

³ It should be noted that these figures were based on different sampling methodologies, and that the figure for the self-catering sector excludes non-GB visitors.

Conclusions

This research provides evidence to demonstrate that Scotland's holiday park sector makes a substantial contribution to Scotland's economy.

It found that there are 318 SCCF member holiday parks in Scotland, with more than 34,000 pitches between them. These accounted for 5.6 million bed-nights over the course of the past year. These parks offer a flexible choice of accommodation and wide-ranging facilities, and regularly undertake activities which support local communities and help to protect the local environment.

The sector brings in a large number of non-Scottish tourists to Scotland, with 57% of all visitors to Scottish holiday parks resident out-with Scotland. In a peak season weekend, this equates to 16,573 visitor groups¹.

Visitors tend to take a holiday or short break on a holiday park on several occasions over the course of a year, with renters and tourers taking, on average, 4.1 holidays per year, and owner-occupiers taking, on average, 9.1 trips per year. They also tend to take lengthy stays, with renters and tourers spending, on average, 6.5 days on a holiday park on each holiday, and owners staying 7.2 days. **During each of these stays**, visitors spend a significant amount of money per day in the local economy, including £38.10 on-site and £48.53 off-site by renters/tourers, and £44.70 on-site (including pitch fees) and £44.98 off-site by owners.

	Visitor expenditure (£m)	Employment (FTE jobs)	Gross Value Added (£m)
Gross Direct Impacts	491.1	9,094	249.6
Gross Indirect and Induced Impacts	209.7	3,884	106.6
Total Gross Impact	700.8	12,977	356.3
Net Impacts	307.1	5,688	156.1

The geographic areas which recorded the highest net visitor impacts were Dumfries and Galloway, the Highlands, and Ayrshire and Arran; while the accommodation types which recorded the highest net visitor impacts were owner-occupied caravan holiday homes and touring pitches.

In addition to the figures above, money spent annually on maintenance by non-Scottish caravan holiday home owners adds a further £3.6 million of net expenditure to the Scottish economy.

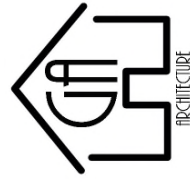
Forty-five of the Holiday Parks surveyed provided information on their capital expenditure, operating expenditure, wages and salaries-and spent a combined £25.4m on these areas.

GLOSSARY OF TERMS USED:

- **Total jobs:** the total number of people working in a sector, counting each person as 1 job regardless of whether they are employed on a part-time, full time or seasonal basis
- **Full Time Equivalent (FTE) jobs:** the total number of people working in a sector, adjusted for the amount of time they spend working in the sector, based on a five-day working week. For example, somebody who works 2.5 days a week, or full time for 6 months of the year would be classed as 0.5 FTE jobs
- **Gross Value Added (GVA):** the total amount of money that the holiday park sector adds to Scotland's economy. The is roughly equivalent to the total value of all sales made minus the costs associated with making these sales
- **Gross Visitor Expenditure:** the total amount of money spent by all visitors to Scottish parks, on/off site
- **Indirect Visitor Expenditure:** the additional, knock-on impacts that also come about elsewhere in the supply chain, as a result of businesses re-investing the money that they receive from holiday park visitors
- **Induced Visitor Expenditure:** the additional, knock-on impacts that also come about elsewhere in the supply chain, as a result of employees who serve holiday park visitors spending their earnings in the local economy
- **Net Visitor Expenditure:** the total amount of new visitor expenditure entering the Scottish economy as a result of visits made to holiday parks in Scotland by people who do not normally live in Scotland. This can be calculated as equal to Gross Visitor Expenditure, minus expenditure by Scottish residents, plus Indirect and Induced Visitor Expenditure attributable to non-local visitors.

Scottish Caravan and Camping Forum - November 2014

¹ A visitor group is an collection of visitors (e.g. a family or group of friends), who stay together on the same pitch

Location Plan
NTS

Derek Allan

LOCATION
Hillview
Kinnaird
KY4 0JB

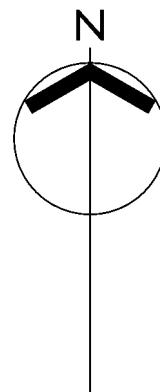
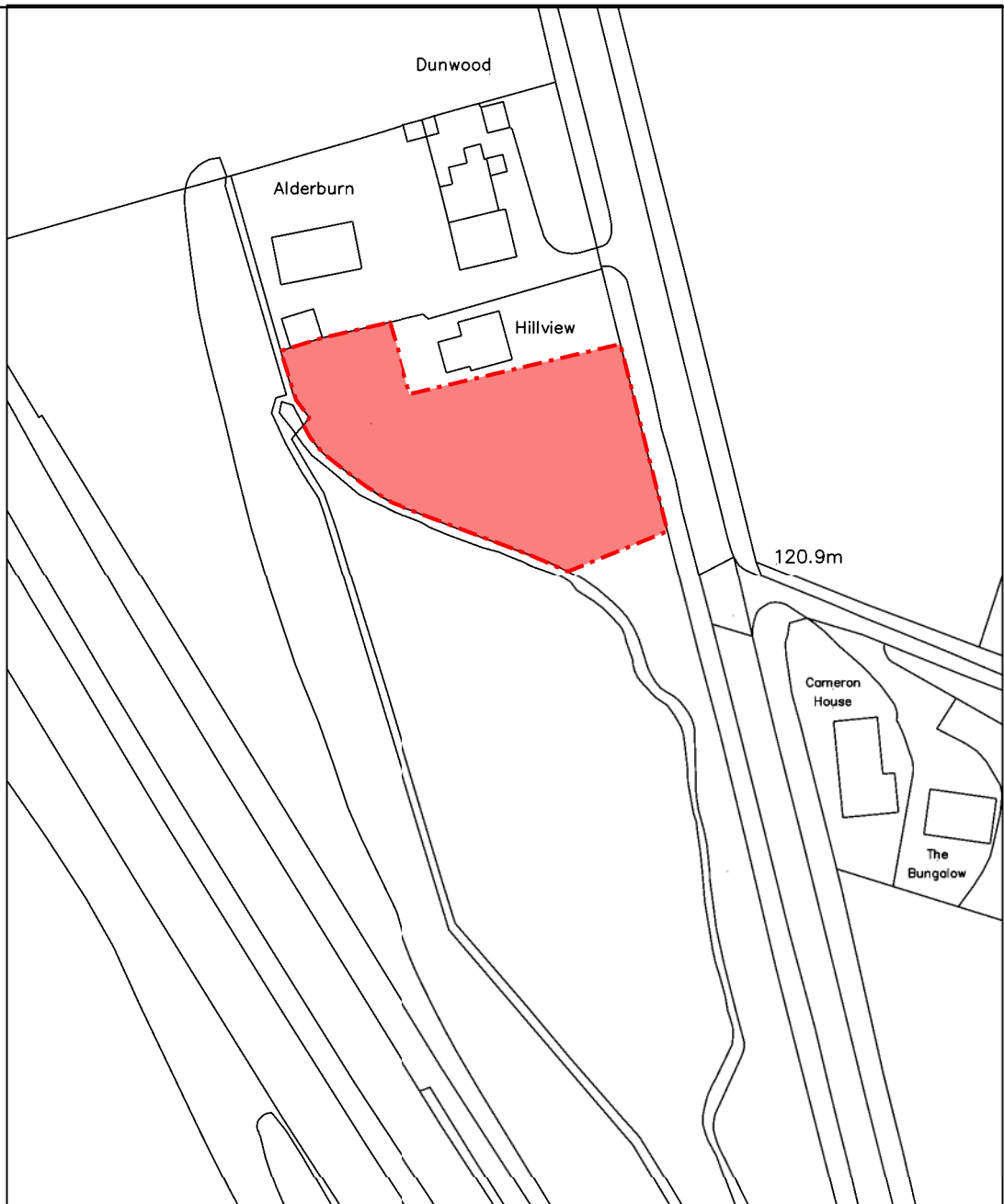
CONTACT

Proposed Holiday Homes

Date Drawn: Feb'18
ISSUE AMENDMENT

Scale - 1:50 @ A3
Drawn By: Grant Allan

Drawing No. 02



?Crown Copyright and database rights 2016 OS 100019980

Proposed Location Plan

Scale - 1:1250

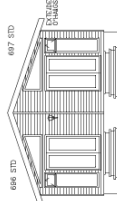


CLIENT	Derek Allan		
	Hillview Kinnauld KY4 0JB		
LOCATION			
CONTRACT			
Project Title	Proposed Mobile Holiday Homes		
Date Drawn:	Feb'17		
ISSUE	AMENDMENT	DATE	
RevA			
Scale - 1:1250 @ A4			
Drawn by: Grant Allan			
		Drawing No. LOC	

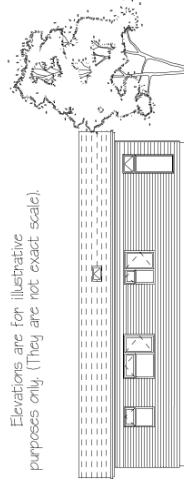
1m
Scale bar
(1:100)



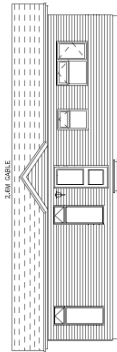
Elevations are for illustrative purposes only. (They are not exact scale).



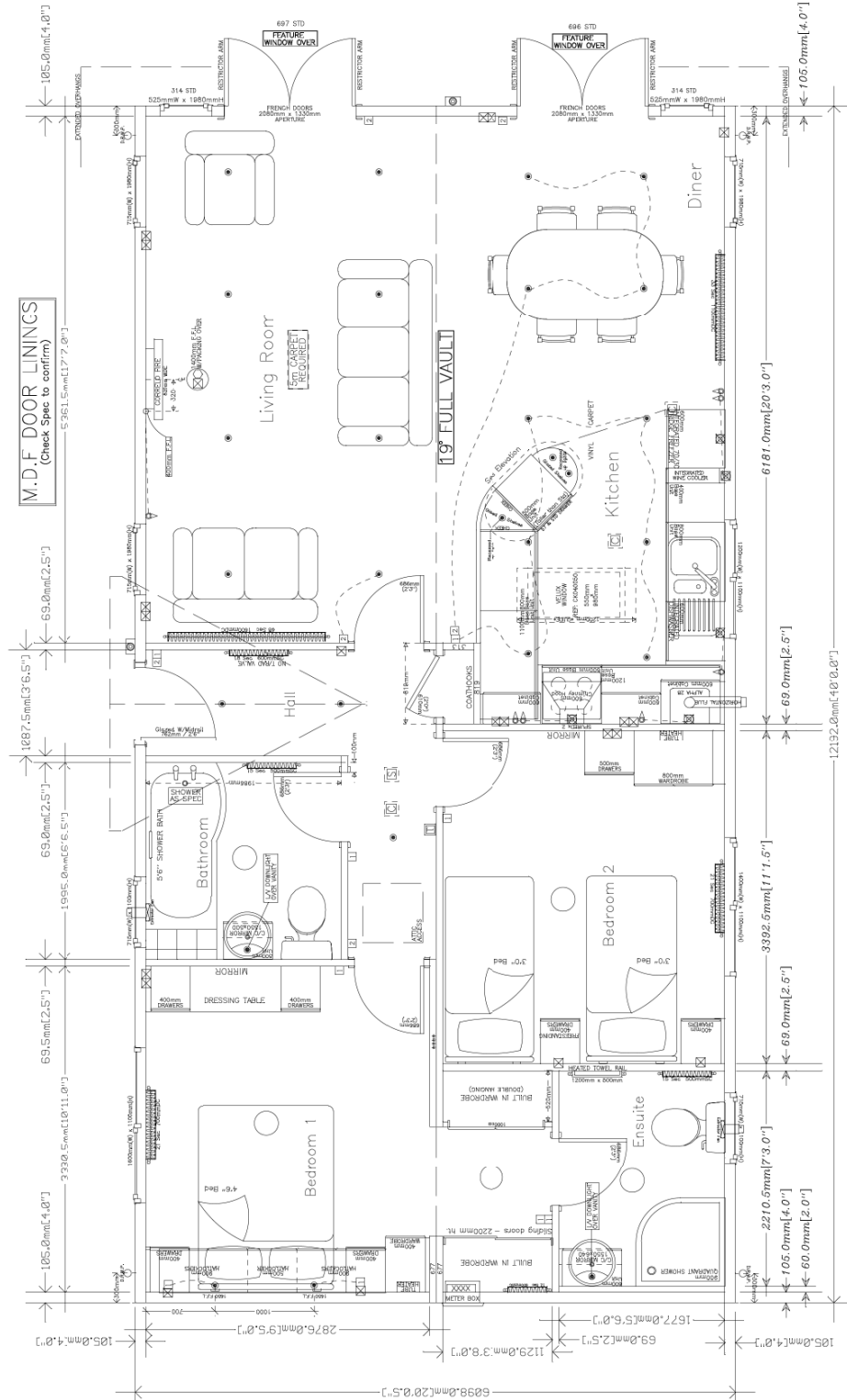
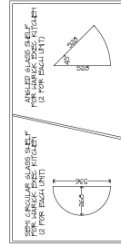
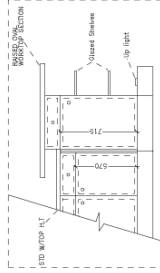
Front Elevation



Side Elevation



Side Elevation



M.D.F. DOOR LININGS
(Check Spec to confirm)

Proposed Floor Plan (Warwick Executive)
Scale: 1:50

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Single power point		Light switch		Reinforced door plate
	Double power point		Three-way light switch		Extractor fan
	TV Point		Thermostat		Soil and vent pipe
	Day Light		Electric meter box		Smoke Detector
	Spur operable to a switch (above switch)		Consumer unit		Carbon Monoxide Detector

PLEASE NOTE
FOR CONSTRUCTION PURPOSES
ALL DIMENSIONS IN
MILLIMETRES (DIMENSIONS IN
BRACKETS ARE APPROXIMATIONS).



Derek Allan
OWNER

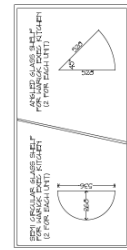
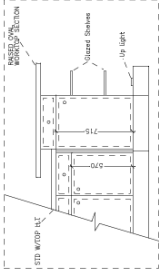
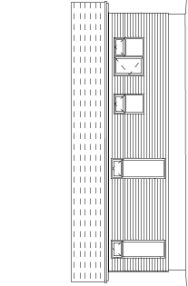
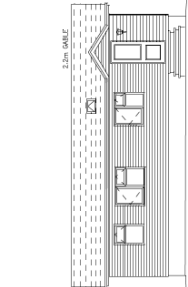
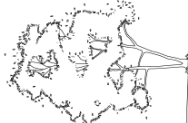
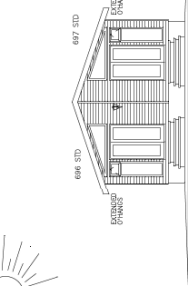
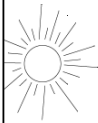
Hillview
Kynard
KY4 0JB
LOCATION

Proposed Mobile Holiday Homes

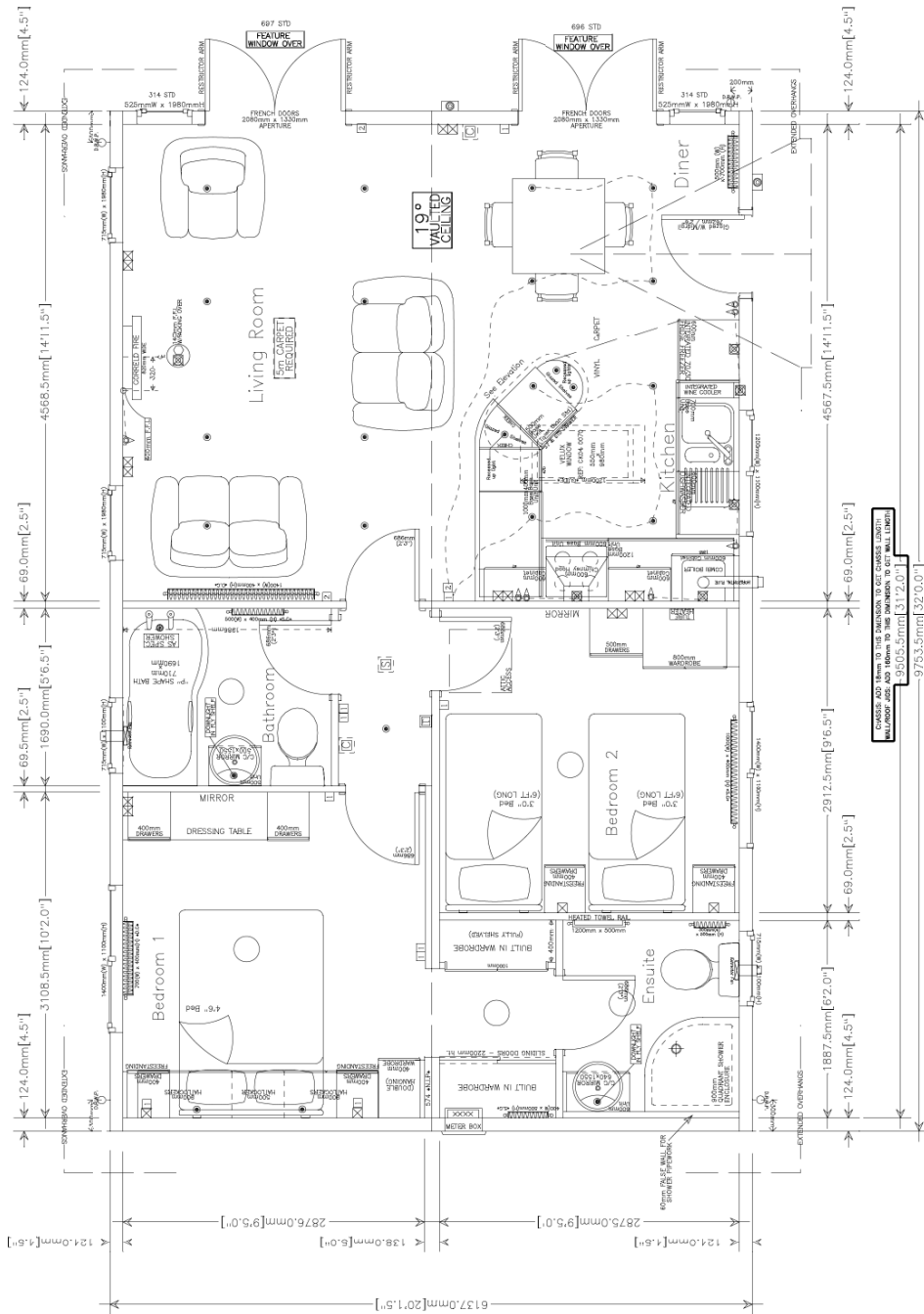
Date: 2024-01-17
Project: Hillview
Client: Hillview

Scale: 1:50 @ A3
Drawing No. 02

1m
Scale bar
(1:100)



M.D.F. DOOR LININGS
(Check Spec to confirm)



Proposed Floor Plan (Warwick Executive2)
Scale - 1:50

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Radiator		Light switch		Refractor down pipe
	Single power point		Two-way light switch		Extractor fan
	Double power point		Three-way light switch		Soil and vent pipe
	TV Point		Thermostat		Smoke Detector
	Sky Point		Electric meter box		Carbon Monoxide Detector
	Phone point base box		Consumer unit		
	Spare cable to a separate switch				

MEASUREMENTS NOTE
FOR CONSTRUCTION PURPOSES
REFER TO THE DIMENSIONS IN
MILLIMETRES. THE IMPERIAL
DIMENSIONS ARE APPROXIMATIONS.

Client: Derek Allan

Location: Hillview
Kingsford
KY4 0JB

Project: Proposed Mobile Holiday Homes

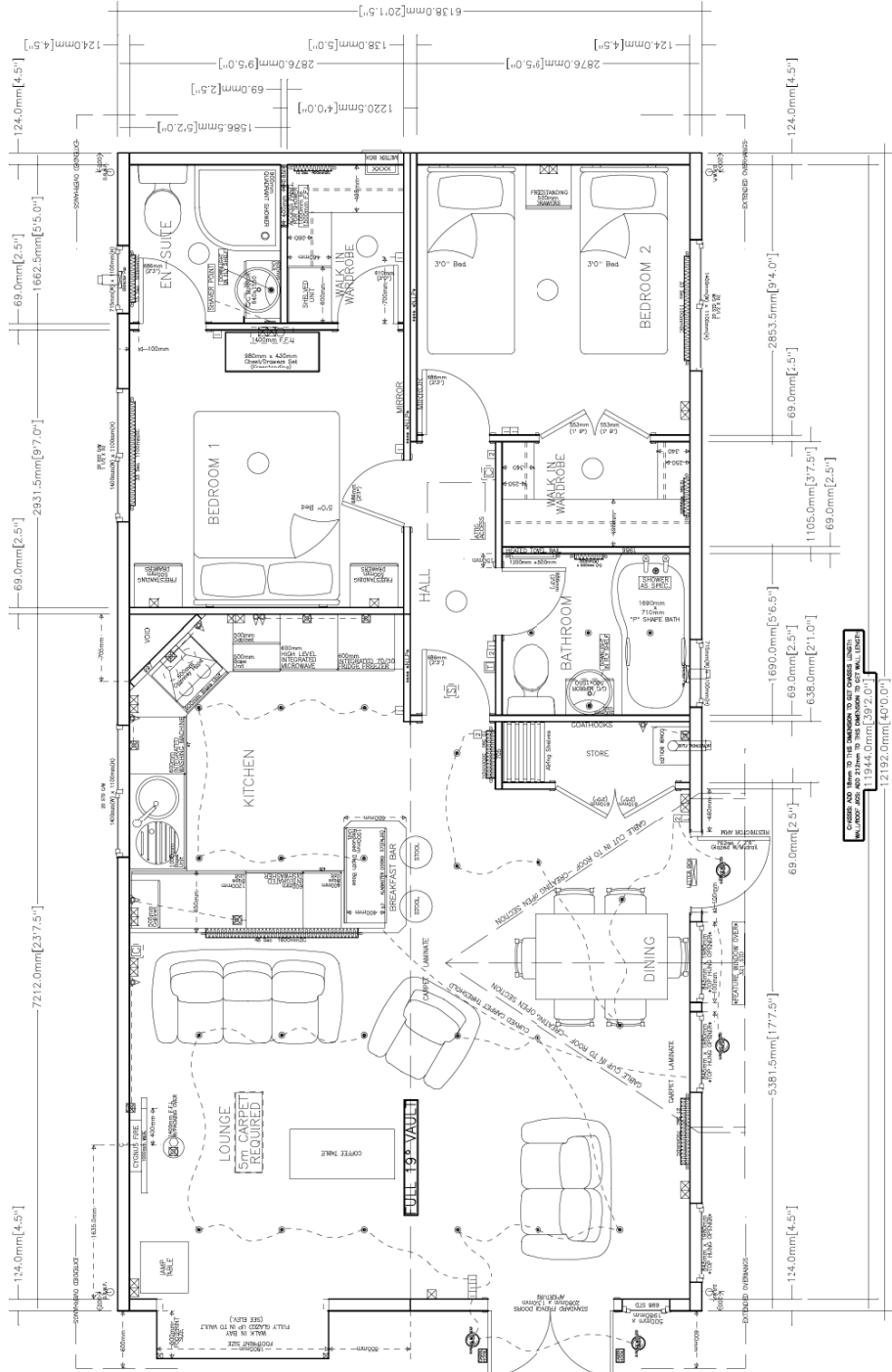
Date: Drawn: April 17
Sheet: 1 of 1

Scale: 1:50 @ A3
Drawn By: G. Allan

Drawing No.: 03



M.D.F. DOOR LININGS
(Check Spec to confirm)



Proposed Floor Plan (Arundel)

LEGEND	
SYMBOL	DESCRIPTION
	External light
	Ceiling rose (light)
	Double power point
	TV Point
	Phone point
	Smoke point to a separate switch
	Light switch
	Two-way light switch
	Thermostat
	Door's water box
	Gas meter unit
	Rainwater down pipe
	Extractor fan
	Soil and vent pipe
	Smoke Detector
	Carbon Monoxide Detector

MEASUREMENTS NOTE
FOR CONSTRUCTION PURPOSES
REFER TO THE DIMENSIONS IN
MILLIMETERS. THESE
DIMENSIONS ARE APPROXIMATIONS

Client Derek Allan

Location Hillview
Kingsford
KY4 0JB

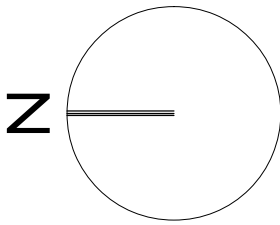
Project Proposed Mobile Holiday Homes

Date Drawn: April 17
Drawn By: G. Allan

Scale: 1:50 @ A3
Drawn By: G. Allan

CONTRACT NO. - 18.07

Drawing No. 04



Denotes Edge
Scale Bar
(1:100)



Derek Allan Hillview Kilmadock KY4 0JB	
Proposed Holiday Homes	
Drawn: Derek Allan	DATE:
Drawn: Derek Allan	
Scale: 1:50 @ A3	
Drawing No. 05	

Hillview

Datum Point
From Existing Road

10.0 +

Existing opening

9.94 +

9.8 +

9.87 +

9.8 +

8.6 +

8.3 +

7.65 +

7.8 +

6.54 +

6.57 +

7.25 +

8.58 +

8.62 +

8.99 +

8.58 +

8.67 +

7.92 +

6.59 +

6.63 +

Existing Site Plan
1:250
Site Area - 1961 sqm

10.5 +

9.82 +

9.84 +

8.03 +

7.6 +

6.57 +

8.86 +

9.18 +

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8.86 +

9.18 +

8.54 +

8.67 +

7.92 +

6.59 +

6.63 +

8.86 +

9.18 +

334

100mm
ameter
pe

Site is clear of vegetation
Soft Standing

9.65 +

9.55 +

9.9 +

9.35 +

9.2 +

9.55 +

1200mm Existing boundary fence

1200mm Existing boundary fence

Denotes Edge of embankment
Constant drop to Burn level

9.14 +

8.96 +

6.6 +

8.51 +

6.74 +

7.6 +

9.3 +

9.46 +

7.6 +

6.57 +

8.43 +

8.03 +

9.84 +

10.3 +

Existing Site Plan

1:250

Site Area - 1961 sqm

9.82 +

9.84 +

8.03 +

7.6 +

6.57 +

8.43 +

8.96 +

9.14 +

9.3 +

9.46 +

7.6 +

6.57 +

8.43 +

N

0 1 2 3 4 5
Scale bar
(1:250)



Derek Allan

Hillview
Kilmord
KY4 0JB

Proposed Holiday Homes

Date: 20/07/18
Drawn By: Derek Allan
Checked By: [Signature]
Project: Hillview Holiday Homes
Scale: 1:250 (Site Plan)
Scale: 1:100 (Floor Plans)
Scale: 1:500 (Site Plan)
Scale: 1:100 (Floor Plans)
Scale: 1:500 (Site Plan)
Scale: 1:100 (Floor Plans)

Drawing No.
01

Scale bar
(1:100)

Hillview

Access

Existing access
to site

Bin Storage/
Recycling Point

Existing boundary wall
to remain unaffected

Sidewalk

Septic Tank

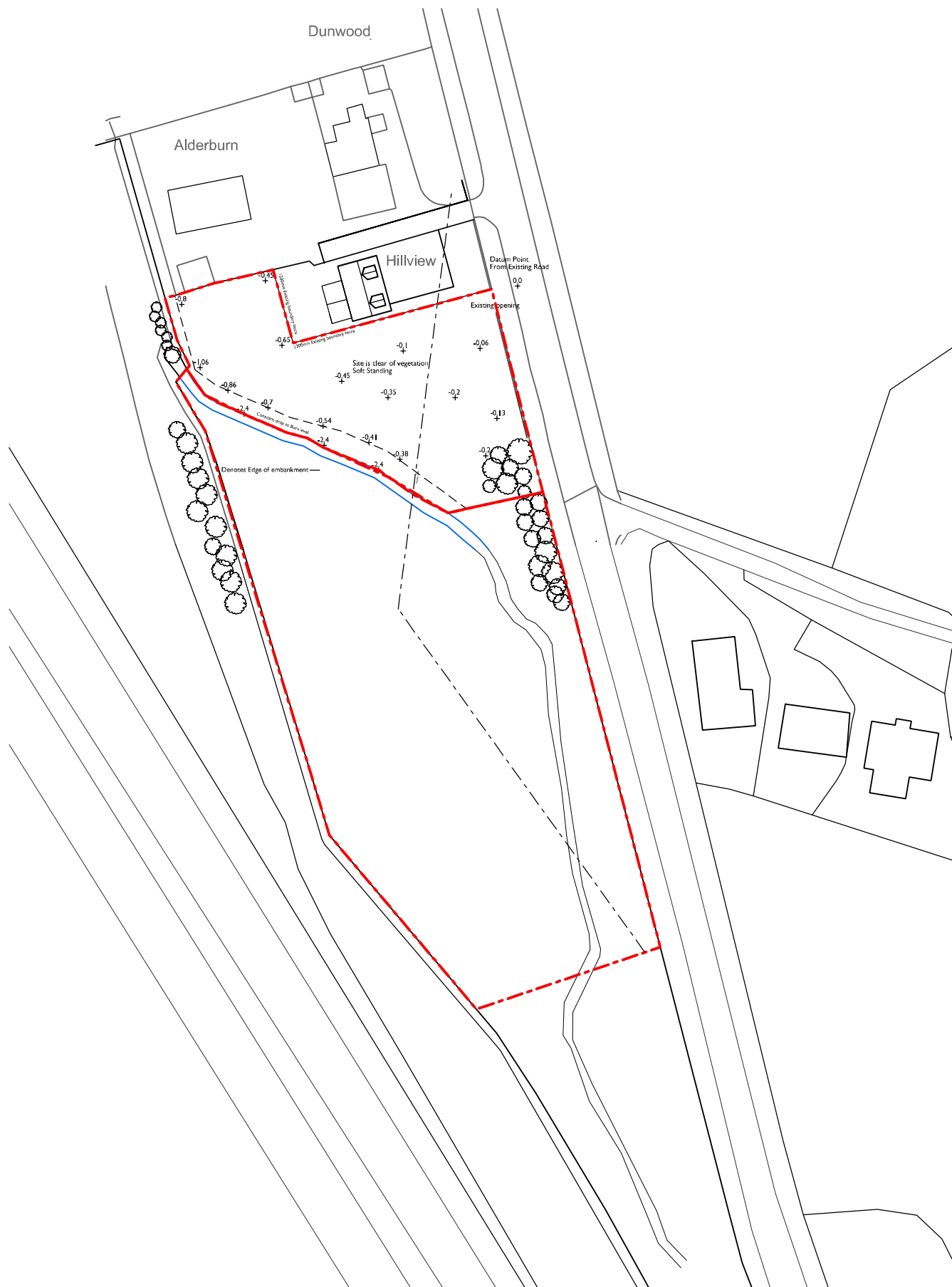
Power Line

1.8m Boundary fence
to the north of the site

1.8m Boundary fence

Proposed Site Plan

1:250
Site Area - 1961 sqm



Grant Allan Architecture

Proposed Chalet Price List for Kinnaird - 18/00450/FLL

<u>Months:</u>	<u>Week</u>	<u>Mon-Fri</u>	<u>Fri-Mon</u>
January	£650	£400	£350
February	£650	£400	£350
March	£650	£400	£350
April	£700	£450	£400
May	£700	£450	£400
June	£900	£750	£600
July	£900	£750	£600
August	£900	£750	£600
September	£700	£450	£400
October	£700	£450	£400
November	£650	£400	£350
December	£650	£400	£350

Projected occupancy rates based on information from Loch Leven Lodges 2012 (5 Chalets).

January - 76%
 February - 73%
 March - 68%
 April - 85%
 May - 93%
 June - 90%
 July - 94%
 August - 95%
 Sept - 81%
 October - 88%
 Nov - 84%
 Dec - 75%
Average - 83%

As these figures are from the 2012, based on information and statistics from Visit Scotland these percentages have potential to grow with a rise in tourism and staycations.

My client has had talks with Hoseasons with regards to them taking over the booking of the park and using their national advertising and marketing to reach a wider audience, thus providing a potential higher than average occupancy rate for this specific site.

TCP/11/16(560) – 18/00450/FLL – Siting of 4 holiday accommodation units, formation of a vehicular access and associated works, Hillview, Kinnaird, Blairadam, Kelty

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, see pages 323-335 and 339-340)*

PERTH AND KINROSS COUNCIL

Mr Derek Allan
c/o Grant Allan Architecture
Grant Allan
9A Mossgreen
Crossgates
KY4 8BU

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 26th September 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00450/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 10th April 2018 for permission for **Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works Hillview Kinnaird Blairadam Kelty KY4 0JB** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to policy ED4C a), b) and c), Caravan sites, Chalets and Timeshare development, of the Local Development Plan 2014. The proposal a) does not involve the expansion of an existing chalet park or b) is not the expansion of an existing facility nor is it replacing static caravans with more permanent structures or c) it does not meet a specific need by virtue of its quality or location.
2. The proposal is contrary to policy ED3, Rural Business and Diversification, of the Local Development Plan 2014. It is not within or adjacent to a settlement boundary and it has not been demonstrated that the development would improve the quality of new or existing visitor facilities, allow a new market to be exploited or extend the tourism season.

3. The proposal is contrary to policy PM1A, Placemaking, of the Perth and Kinross Local Development Plan 2014. The development would not contribute positively to the quality of the built and natural environment. The design and siting of the development does not respect the character and amenity of the place and does not create and improve links within and beyond the site.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

18/00450/1

18/00450/2

18/00450/4

18/00450/5

18/00450/6

18/00450/7

18/00450/8

18/00450/9

18/00450/10

18/00450/11

18/00450/12

18/00450/13

18/00450/14

18/00450/15

18/00450/16

REPORT OF HANDLING

DELEGATED REPORT

Ref No	18/00450/FLL	
Ward No	P8- Kinross-shire	
Due Determination Date	09.06.2018	
Case Officer	Persephone Beer	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works

LOCATION: Hillview Kinnaird Blairadam Kelty KY4 0JB

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 11 May 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Planning permission is sought for the siting of 4 holiday accommodation units, formation of a vehicular access and associated works on land at Hillview, Blairadam.

The site is located between the B996 public road and M90 motorway. The site and adjacent land was previously wooded but has recently been cleared of vegetation. This is the subject of a separate investigation by the Forestry Commission.

The northern section of the site is to the rear of the house Hillview. Planning permission exists on this part of the site for ancillary accommodation for Hillview in the form of a timber one bedroomed chalet (16/01235/FLL) that would be accessed from Hillview. The proposed holiday chalet development would mean that the earlier consent would not be implemented as the holiday chalet would be positioned in a similar location to the proposed ancillary accommodation but it would be accessed through the proposed holiday park.

SITE HISTORY

06/00113/FUL Erection of a dwellinghouse 7 April 2006 Application Refused

06/01874/FUL Erection of a detached dwellinghouse (Re-submission 06/00113/FUL) 6 August 2007 Application Refused

11/01874/FLL Removal of condition 3(ii) of planning consent 06/01874/FUL to remove bus boarders pick up/drop off point 22 December 2011 Application Permitted

16/00416/FLL Erection of a garage with ancillary accommodation 20 April 2016 Application Refused

16/01235/FLL Erection of ancillary accommodation 29 August 2016 Application Permitted

PRE-APPLICATION CONSULTATION

Pre application Reference: None.

NATIONAL POLICY AND GUIDANCE

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

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

The overall vision of the TAYplan should be noted. The vision states *“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.”*

Of particular relevance to this application is Policy 1: Locational Priorities. This seeks to focus the majority of development in the region's principal settlements. Outwith principal settlements development may be supported where it contributes to the outcomes of the Plan however suburbanisation of the countryside and unsustainable travel and development patterns should be avoided.

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

Policy PM3 - Infrastructure Contributions

Where new developments (either alone or cumulatively) exacerbate a current or generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured.

Policy ED4C - Caravan Sites, Chalets and Timeshare Development

Favourable consideration will be given to new chalet and timeshare / fractional ownership developments where it is clear that these cannot be used as permanent residences and where they satisfy the criteria set out. There shall be no presumption in favour of residential development if any of the above uses ceases.

Policy ED3 - Rural Business and Diversification

Favourable consideration will be given to the expansion of existing businesses and the creation of new business. There is a preference that this will generally be within or adjacent to existing settlements. Outwith settlements, proposals may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that permanent employment is created or additional tourism or recreational facilities are provided or existing buildings are re-used. New and existing tourist related development will

generally be supported. All proposals are required to meet all the criteria set out in the policy.

Policy EP8 - Noise Pollution

There is a presumption against the siting of proposals which will generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

Policy NE2B - Forestry, Woodland and Trees

Where there are existing trees on a development site, any application should be accompanied by a tree survey. There is a presumption in favour of protecting woodland resources. In exceptional circumstances where the loss of individual trees or woodland cover is unavoidable, mitigation measures will be required.

Policy NE3 - Biodiversity

All wildlife and wildlife habitats, whether formally designated or not should be protected and enhanced in accordance with the criteria set out. Planning permission will not be granted for development likely to have an adverse effect on protected species.

Policy EP2 - New Development and Flooding

There is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Built development should avoid areas at significant risk from landslip, coastal erosion and storm surges. Development should comply with the criteria set out in the policy.

Policy EP8 - Noise Pollution

There is a presumption against the siting of proposals which will generate high levels of noise in the locality of noise sensitive uses, and the location of noise sensitive uses near to sources of noise generation.

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

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

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

The Proposed LDP2 represents Perth & Kinross Council's settled view in relation to land use planning and as such it is a material consideration in the determination of planning applications. It sets out a clear, long-term vision and planning policies for Perth & Kinross to meet the development needs of the area up to 2028 and beyond. The Proposed LDP2 is considered consistent with the Strategic Development Plan (TAYplan) and Scottish Planning Policy (SPP) 2014. However, the outcome of the Examination could potentially result in modifications to the Plan. As such, currently limited weight can be given to its content where subject of a representation, and the policies and proposals of the plan are only referred to where they would materially alter the recommendation or decision.

OTHER POLICIES

PKC Flood and Flood Risk Guidance Document
PKC Developer contributions supplementary guidance

CONSULTATION RESPONSES

External

Cleish And Blairadam Community Council
Object to the proposal.

Scottish Water
No objection.
Private waste water system would be required.

The Coal Authority
Coal Authority Standing Advice required as an informative note on any planning permission.

Forestry Commission Scotland
No comments within timescale.

Internal

Transport Planning
No objection subject to conditions.

Contributions Officer
The proposal is for holiday accommodation which is exempt from contributing towards primary education. No contribution will be required.

Environmental Health
Condition requiring noise management plan and informative note with regard requirements for a caravan site licence.

Structures and Flooding
Site would not flood as long as the site levels remain the same.

Details of surface water drainage layout and a SuDs strategy for the development are required.

REPRESENTATIONS

The following points were raised in the 1 representation received from the Community Council:

- Impact on amenity of Hillview.
- Site should be considered as one as the applicant suggests this is phase 1 of a larger site
- Site is constrained by the M90 embankment and the B996.
- Location is not of high quality and unsuitable as a location for holiday accommodation.
- Contradictions between approval for annex (16/01235/FLL) and chalet use – would support implementation of the annex consent.

The above matters are considered in the appraisal section of the report below.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Supporting information submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Flood Risk Assessment submitted

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

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 policy.

Policy Appraisal

Policy ED4C (Caravan Sites, Chalets and Timeshare Development) of the Local Development Plan is of particular relevance to this proposal. This policy sets out the

circumstances under which proposals for new chalets, timeshare and fractional ownership developments will be considered. Criteria a) requires proposals to form part of the expansion of an existing facility and b) supports the replacement of existing static caravans with more permanent structures. In this case the proposal is not the expansion of an existing facility nor is it replacing static caravans with more permanent structures. The only criterion, against which it could be assessed therefore, is (c), that the proposal will meet a need by virtue of its quality or location in relation to existing tourism facilities. Some information has been submitted to support the location in relation to tourism facilities in the area, stating that the site is well located in relation to these and that the chalets will be high quality luxury style chalets. Further information was requested with regard to providing a business plan for the development but this request was dismissed by the agent as being unreasonable. Some occupancy predictions have been submitted based on 2015 figures from Loch Leven Lodges at Findatie which on its own is not sufficient information to demonstrate that there is demand for the chalets in this location. Insufficient justification has been submitted to demonstrate that the proposal meets a need by virtue of its quality or location in relation to existing tourism facilities. More specific information relating to the benefits of this particular site and the demand for holiday accommodation in this area is required.

Policy ED3 (Rural Business and Diversification) of the Local Development Plan is also of relevance. This policy supports diversification of existing businesses and the creation of new ones in rural areas provided that it will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involves the re-use of existing buildings. The policy generally requires proposals to be within or adjacent to an existing settlement boundary. In relation to new and existing tourism-related development these will be supported where it can be demonstrated that it improves the quality of new or existing visitor facilities, allows a new market to be exploited or extends the tourism season. In this case it has not been demonstrated that the quality of visitor facilities will be enhanced by this development sufficient to justify development outwith a defined settlement boundary.

Other relevant policies include EP2 (New Development and Flooding), EP8 (Noise Pollution), PM1A and PM1B (Placemaking), NE2B (Forestry, Woodland and Trees) and TA1B (Transport Standards and Accessibility Requirements). These will be discussed in the appraisal section of the report.

Design and Layout

The proposal is for four timber holiday chalets located on a site around 0.7 km to the north of Maryburgh and 0.5 km to the south of the settlement of Greenacres. The site is to the west of the B996 and east of the M90 motorway. Three of the chalets measure around 12 m x 6 m and are sited to the south of a proposed internal access road. The proposals show a 1.8 metre fence to divide the chalet park off from the house Hillview. Hillview is one of three properties to the north of the site. One of the chalets is to be sited to the west of Hillview. This chalet is slightly smaller and measures around 9 m x 6 m. All proposed chalets are two bedroomed and single storey.

The site to the west of Hillview has planning permission for the erection of ancillary accommodation (16/01235/FLL). The Community Council notes that this permission should be implemented and object to the proposal for a holiday chalet in this position as part of this application. With regard to this I would comment that should the chalet development go ahead the ancillary accommodation proposal would not and that part of the garden ground at Hillview would become part of the chalet park.

The proposal is for four timber chalets linked by an access road. The layout of the site is dominated by the access road which is located adjacent to the 1.8metre timber fence that will divide the property off from the house, Hillview. A 1.8 metre timber boundary fence is also proposed to the north of the site adjacent to the house known as Alderburn. The site has been cleared of vegetation, removing any previous landscape setting for the site and the adjacent housing group. The site layout has been designed to maximise the number of chalets on the site giving a cramped, over developed appearance dominated by access roads and fencing. The unit to the rear of Hillview is squeezed in to what was previously the rear garden of Hillview. The chalet to the south east of this chalet is also perilously close to the bank that slopes down to the burn and uncomfortably close to the neighbouring chalet to the east. The holiday chalet development is adjacent to existing residential development. There is no existing landscape framework to separate the two uses and little proposed landscaping. This could lead to issues of compatibility between the two uses.

The plans were revised slightly with the chalet closest to the road being moved further from the eastern boundary and some additional trees indicated. However these revisions have not fundamentally altered the layout of the site. Policy PM1A and PM1B require proposals to contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. Various placemaking criteria should be met. In this case the proposal does not respect the wider landscape character of the area. The boundary treatment, lack of landscape setting, the extensive access road, parking areas and timber chalets would detract from the visual amenity of the area. This proposal would not contribute positively to the quality of the environment and does not meet placemaking criteria.

Landscape

The site has largely been cleared of vegetation with a remaining clump of trees retained in the south east corner of the site. There has also been some tree felling and clearance to the south of the burn which is outwith this site but in the applicant's ownership. It is noted that further trees are to be felled along the line of the SSE power line that crosses the site.

The agent has stated that there have been discussions with the Forestry Commission and some trees are to be re-planted.

Policy NE2B (Forestry, Woodland and Trees) requires a tree survey to be submitted where there are existing trees on a development site. There were previously trees on the site and no tree survey has been submitted in relation to the remaining trees to detail any proposed tree works. Further details of landscaping proposed was

submitted however this is still of a limited nature that is insufficient to integrate the chalet park successfully into its setting and does not mitigate for the extent of vegetation clearance that has taken place on the site.

Residential Amenity

Criterion a) of policy ED3 requires new business development to be compatible with the surrounding land uses and not detrimentally impact on the amenity of residential properties within or adjacent to the site.

There are existing residential properties adjacent to the site. Environmental Health notes that there is the potential for the existing properties to be disturbed by noise from patrons using the holiday lets, but the applicant should be able to control the noise through good management. However the agent has stated that there will be no warden on the site, at least initially. It is the intention to provide an on site warden should a phase 2 development to the south of the burn be undertaken. The Community Council suggest that both phases should be applied for at the same time although this cannot be insisted upon by the Planning Authority. Environmental Health has requested that the applicant submits a noise management plan, to ensure residential amenity of the existing properties are not adversely affected by noise from the holiday site. This could be requested by condition.

It is further noted that patrons using the site will be aware of road traffic noise due to the close proximity of the M90. This is considered to be less of an issue than if the units were to be permanent residential dwelling houses. However I do consider that the proximity of the motorway could affect the amenity of users of the holiday park and detract from the attractiveness of the site to potential holiday makers.

The existing property Hillview has planning permission for a residential annex to the rear. This has a condition that it shall be used solely in conjunction with the main dwellinghouse and shall not be let, sold or occupied separately from the main dwellinghouse. This annex has not been built and the area of ground has been removed from Hillview's garden ground. The Community Council has commented that they wish to see the current annex consent retained but in this case the applicant has chosen not to implement the consent for this.

The site is close to the M90 motorway. Policy EP8 states that there is a presumption against the siting of noise sensitive uses near to sources of noise generation. The presence of road traffic noise is evident from the site and would be likely to detract from the enjoyment of the site for any occupiers of the holiday chalets.

Visual Amenity

Criterion b) of policy ED3 requires the development to be satisfactorily accommodated within the landscape capacity and d) states that any new building or extensions proposed should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings. In this case the buildings are standard holiday chalets and whilst in keeping with the scale of existing buildings are not of a high quality design that reflects the rural nature of the site. In addition the proposed landscaping proposals do not provide a sufficient

setting for the chalet park. The number of units proposed produces a cramped, unattractive layout that is not well integrated into its setting. The landscape setting has been removed by the vegetation clearance. The proposed development would have a further detrimental impact on the visual amenity of the area.

Roads and Access

Policy TA1B sets out that the aim for all development is to reduce travel demand by car, and ensure that a realistic choice of access and travel modes are available. Criteria b) requires proposals to include appropriate mitigation which might include improvements and enhancements to the walking/cycling network. In this case there is a core path to the south of the site that would provide a useful link to the site although this is not referred to in any of the submitted plans. The main access to the site is proposed directly onto the B996. This is a busy road with no provision for pedestrians or cyclists. No consideration has been given to enable access to the site by any transport modes other than by private cars. The supporting statement compares this site with the Loch Leven Lodges at Findatie. This is a very different situation where the site is long established, in an attractive location, with direct links to the Loch Leven Heritage Trail.

Should permission be given Transport Planning has requested a condition with regard to the standard of the access to the site.

Drainage and Flooding

The Kinnaird Burn runs along the southern boundary of the site. Policy EP2 (New development and flooding) states that there is a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a significant probability of flooding from any source. A Flood Risk Assessment was submitted that shows that if the Kinnaird Burn bursts its banks for any reason, the water would flow across the southern bank and not the northern bank, and would, therefore, not flood the development site as long as the site levels remain the same.

However the development will significantly increase the amount of impermeable surface on the site, increasing the amount of surface water runoff. A surface water drainage layout plan and a SuDs strategy for the development would be required to support the proposal. Ideally this would be submitted and agreed prior to any application being approved. I have not requested this from the agent as the application is to be refused for other reasons.

Developer Contributions

The Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.

This proposal is within the catchment of Cleish Primary School.

The proposal is for holiday accommodation which is exempt from contributing towards primary education. No contribution will be required.

Economic Impact

It is expected that there would be some positive economic benefit from the proposal. However the information submitted is not sufficiently detailed to be able to quantify this.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has not been made within the statutory determination period. Additional information was requested and the clock was stopped on the application between 28 June and 28 July 2018.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposal is contrary to policy ED4C a), b) and c), Caravan sites, Chalets and Timeshare development, of the Local Development Plan 2014. The proposal a) does not involve the expansion of an existing chalet park or b) is not the expansion of an existing facility nor is it replacing static caravans with more permanent structures or c) it does not meet a specific need by virtue of its quality or location.
- 2 The proposal is contrary to policy ED3, Rural Business and Diversification, of the Local Development Plan 2014. It is not within or adjacent to a settlement boundary and it has not been demonstrated that the development would

improve the quality of new or existing visitor facilities, allow a new market to be exploited or extend the tourism season.

- 3 The proposal is contrary to policy PM1A, Placemaking, of the Perth and Kinross Local Development Plan 2014. The development would not contribute positively to the quality of the built and natural environment. The design and siting of the development does not respect the character and amenity of the place and does not create and improve links within and beyond the site.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

None.

Procedural Notes

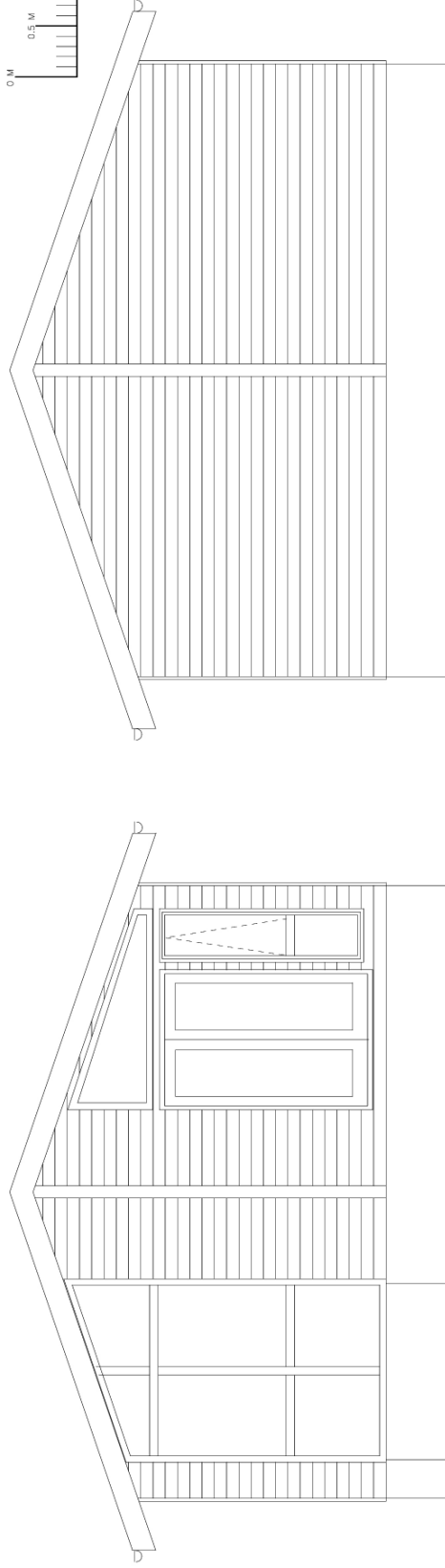
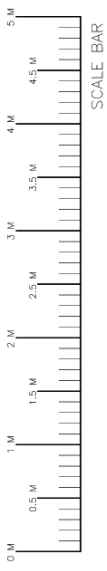
Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/00450/1	18/00450/11
18/00450/2	18/00450/12
18/00450/4	18/00450/13
18/00450/5	18/00450/14
18/00450/6	18/00450/15
18/00450/7	18/00450/16
18/00450/8	
18/00450/9	
18/00450/10	

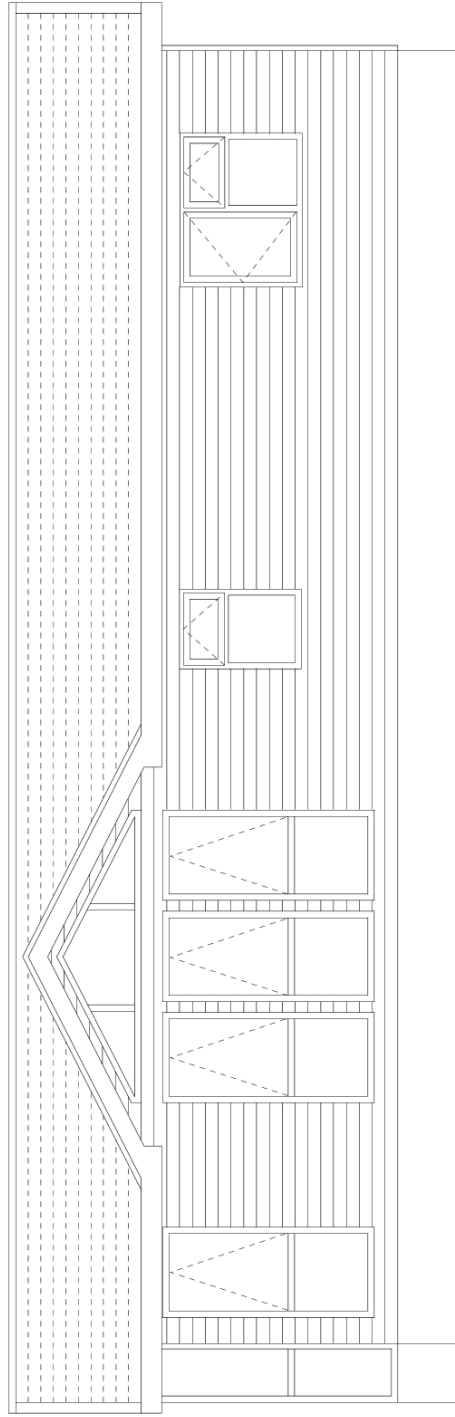
Date of Report

25 September 2018.

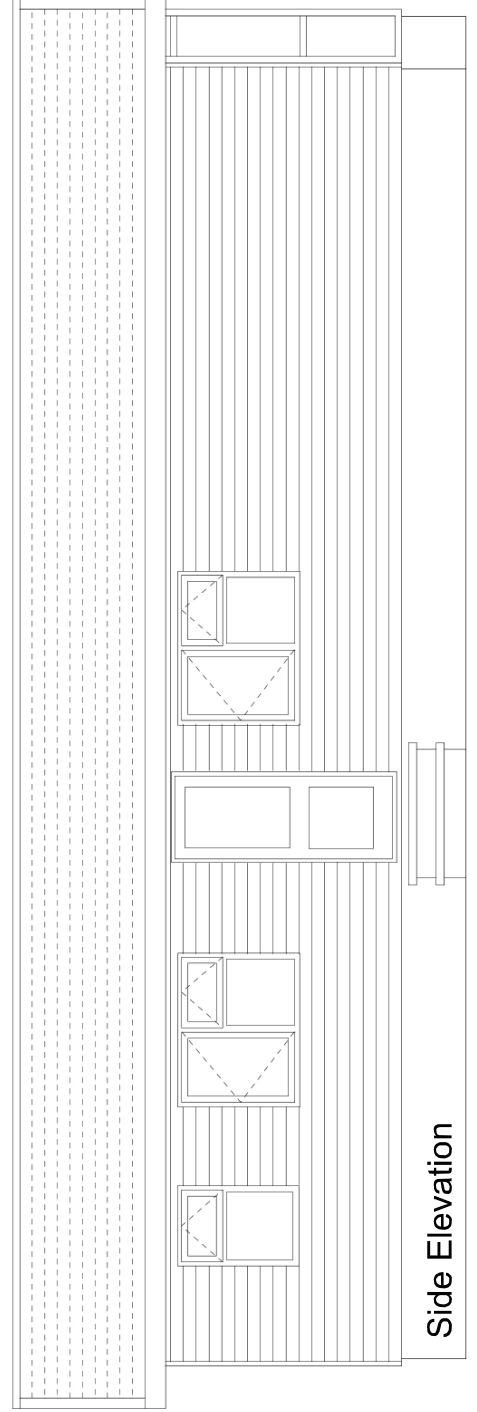


Front Elevation

Rear Elevation




Side Elevation



Side Elevation

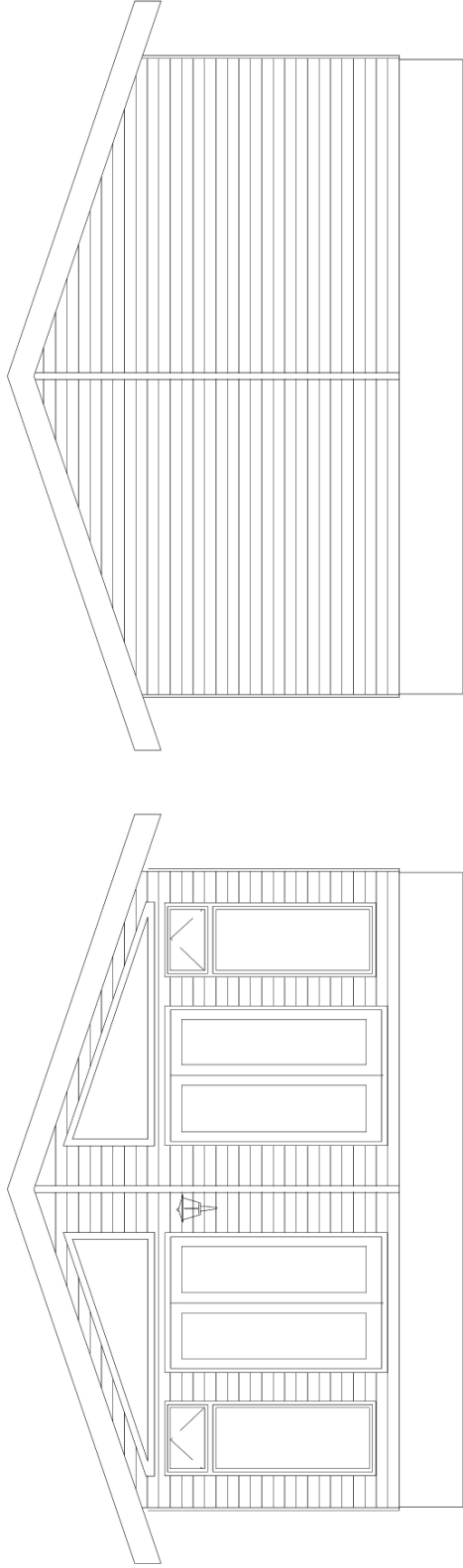
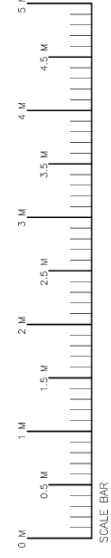
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DATE: **/**/**	ESTIMATE NUMBER: *****
CUSTOMER NAME: *****	



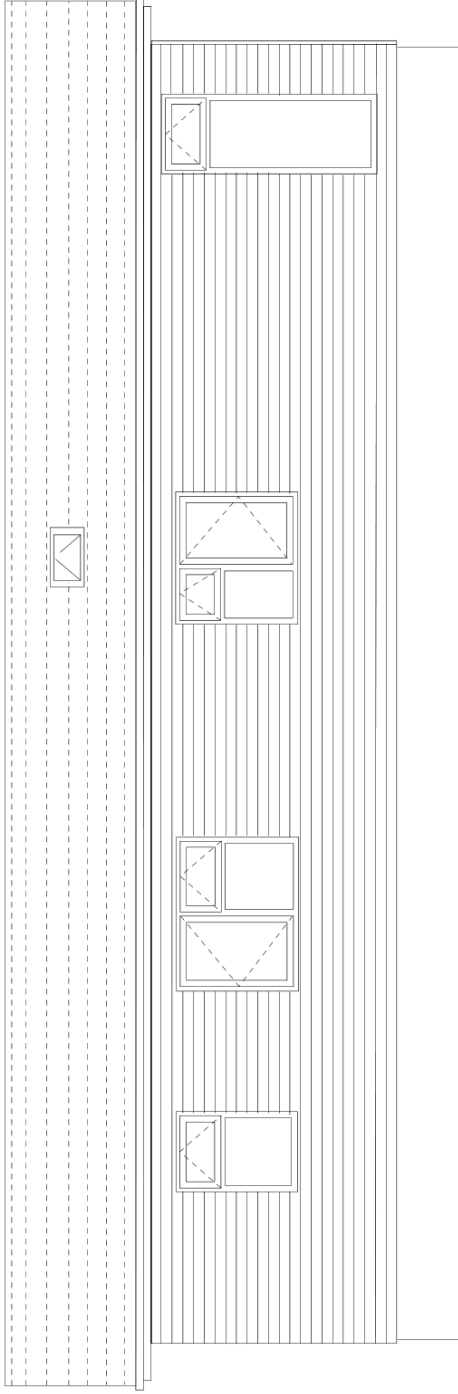
STATELY
ALBION

TEL: 01495 344372
FAX: 01495 344373
WEB: www.stately-albion.co.uk

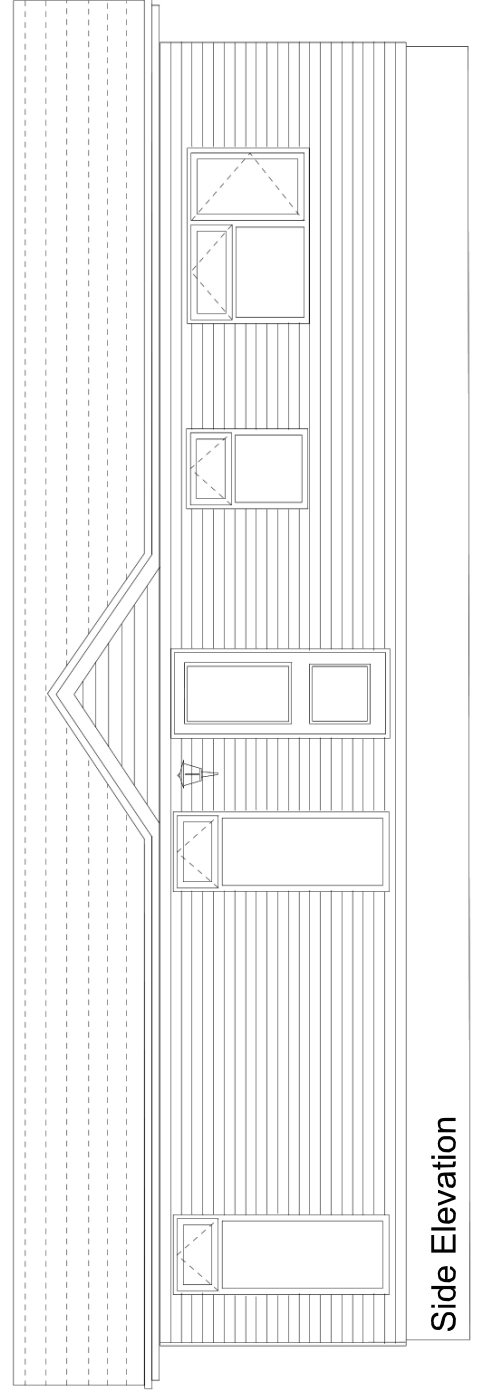


Front Elevation

Rear Elevation



Side Elevation



Side Elevation

WARWICK EXECUTIVE

STATELY
ALBION

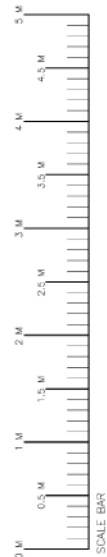
TEL: 01455 344732

FAX: 01455 344733

EMAIL: sales@stately-albion.co.uk

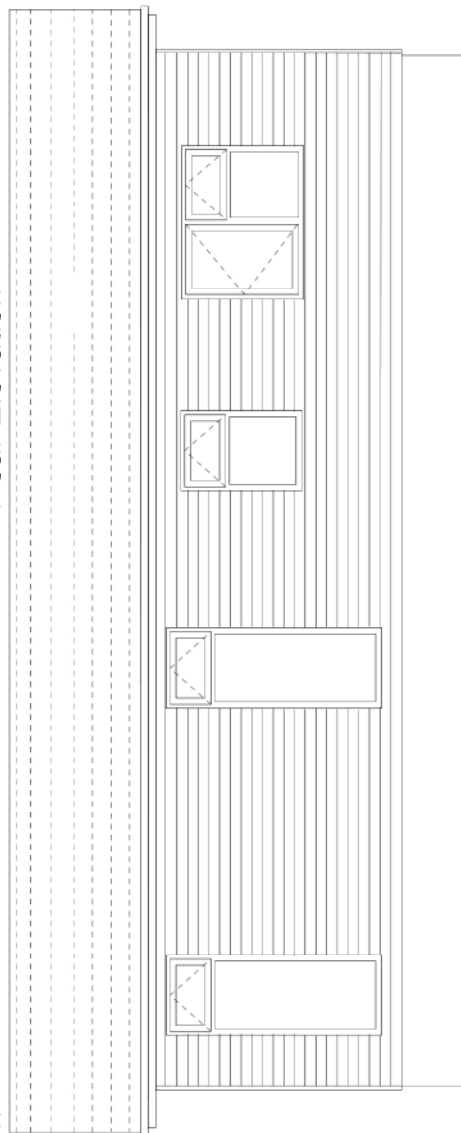
WEB: www.stately-albion.co.uk

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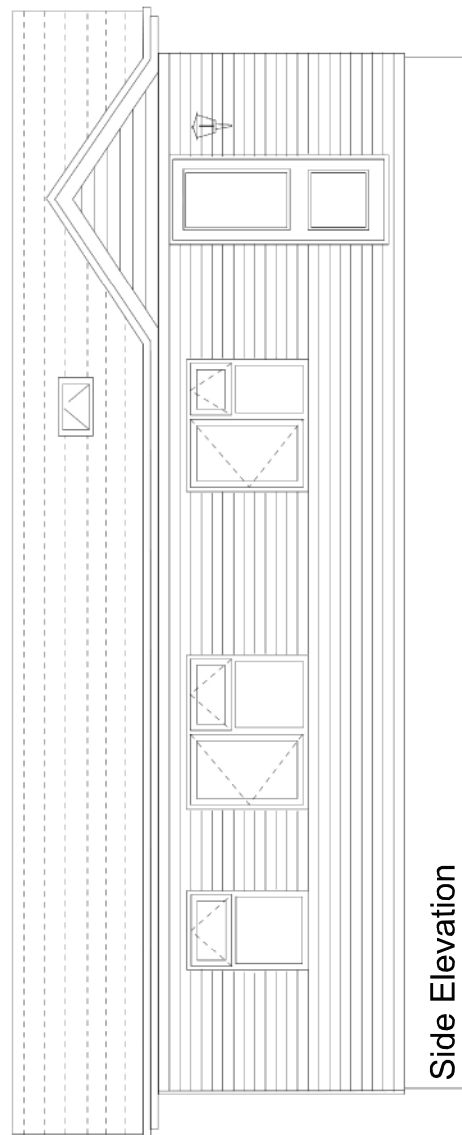


Front Elevation

Rear Elevation



Side Elevation



Side Elevation

WARWICK
TWIN

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CUSTOMER NAME:	WAR EXEC 32x20 2B

Flood Risk Statement
Proposed Timber Lodges
East Kinnard
By Kelty

1.0 Introduction

It is proposed to erect four timber frame lodges on a site accessed from the B996 Kinross Kelty road. The Kinnard burn runs from the West towards the site, going under the M90 motorway before exiting the culvert at the North of the site and running South East across the site.

A series of levels based on local datum of 10m (on the B996) was used to determine the relative road, burn and site levels. A series of photographs showing the relative levels are attached in Appendix C.

2.0 Survey

A topographical survey is enclosed in Appendix B which shows the level of the road as 10.00m.

The Kinnard burn runs diagonally behind the site from North to South East. The ground level at the proposed entrance is 10m and falls to 9.2m at the rear of the site. The general bank site level on the lodge side of the burn is generally around 9.5m but falls to a lowest level of 9m at the West boundary and below 8m at the woodland at the South East of the site. The opposite bank site level is generally 8.5m or below and falls to 7.25m at the South East corner.

The average ground level within the development site is generally 9.5m.

The proposed lodges for the site are elevated above the original ground level and so the plan in Appendix A shows the proposed road level, which is generally at original ground level and the proposed finished floor levels which vary from 10.45m at the roadside to 10.1m at the rear of the site. On this basis the lowest floor level is 10.45m. The lodges are elevated by 600m above the local ground level.

3.0 Assessment and Conclusion

The bankside level across from the development site is generally 1m lower than the development site bankside. On this basis the preferred flow path is to the adjoining land and away from the site leading South. The finished floor levels of the lodges are also set a further 600mm above the original ground level.

The burn bed is generally flat adjacent to the site at 6.6m. On this basis it is 3m below the bankside level of the development. A check of the downstream conditions of the site are that there are no significant constrictions to flow with the channel until 450m downstream of the site where the burn is culverted below the B996 road. In flood conditions the water level in the burn would rise to 8.5m where the preferred flow path would be to the South and then the East, downstream of the site. (See Appendix D)

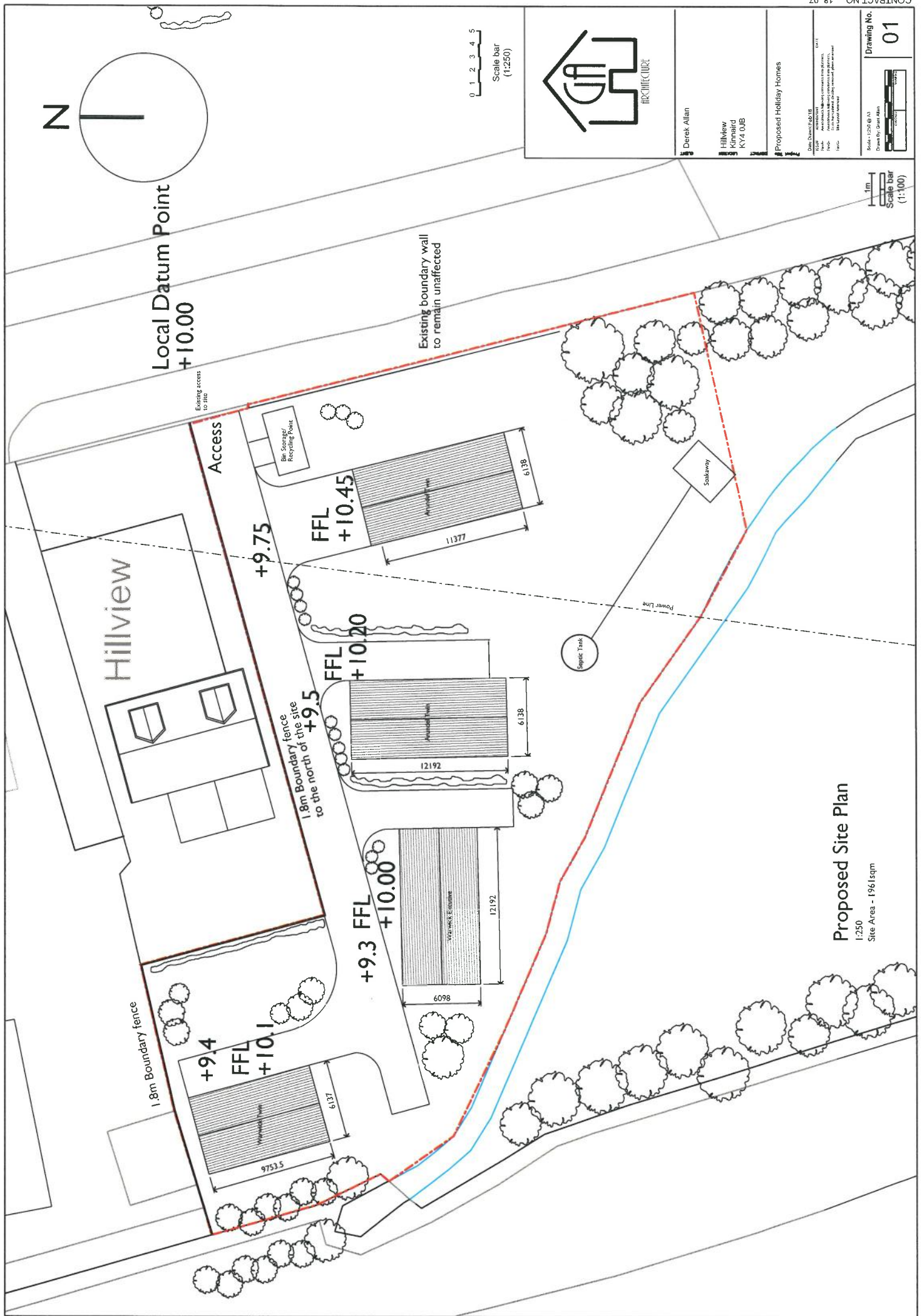
At the upstream end of the site the culvert under the M90 motorway is an 1100mm culvert so that inflow to this section of the burn is severely constricted.

On the basis of our assessment the risk of flooding to the proposed lodge development is low.

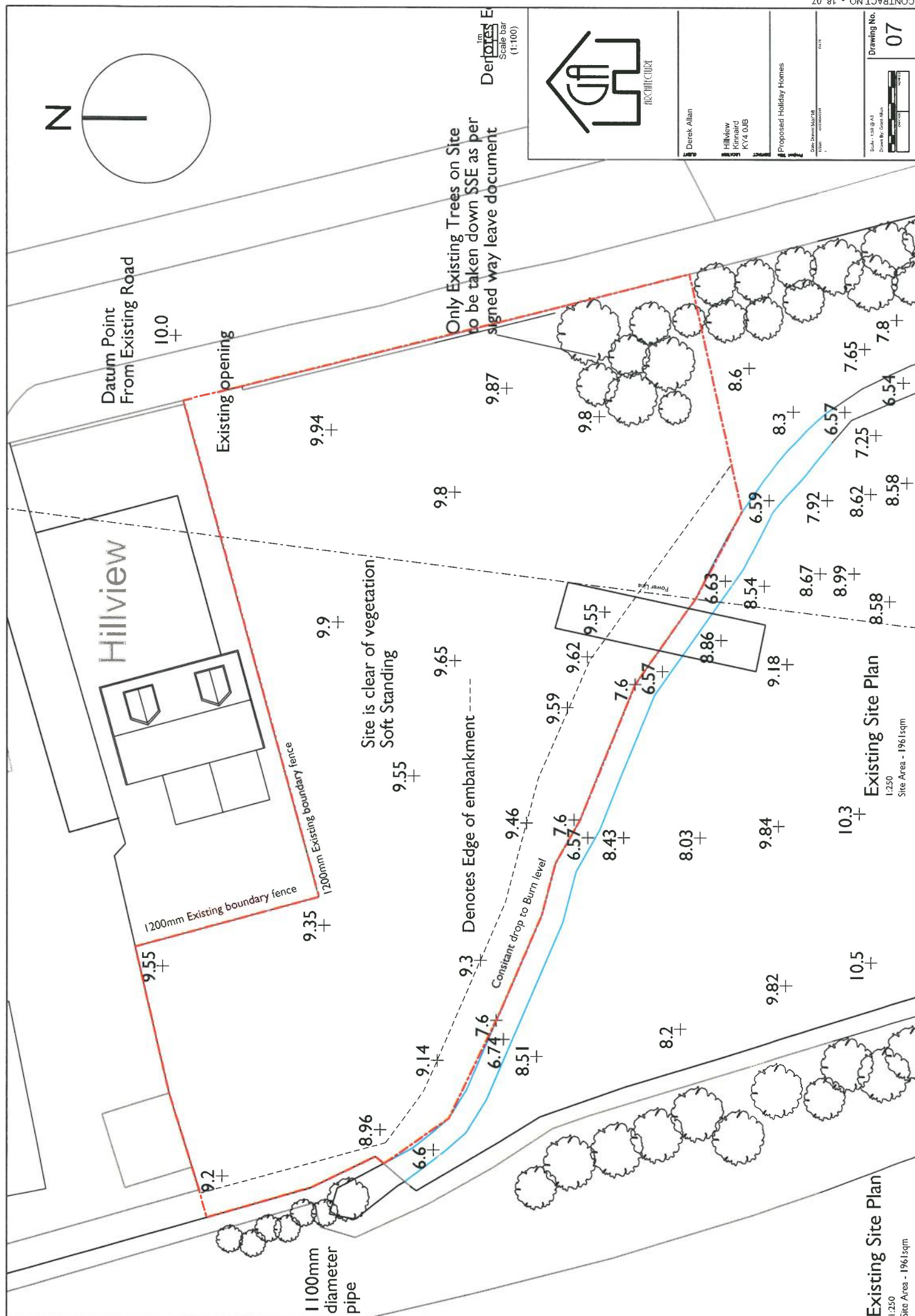
K D Simpson

BSc CEng MICE

Appendix A
Proposed Development Site
Showing Finished Floor and Road Levels



Appendix B
Topographical Survey



Appendix C
Photographs



P1 – View of Burn from South Looking Upstream



P2 – Burn and Access Track over Burn



P3 – View of Site for Lodges from South Side of Burn

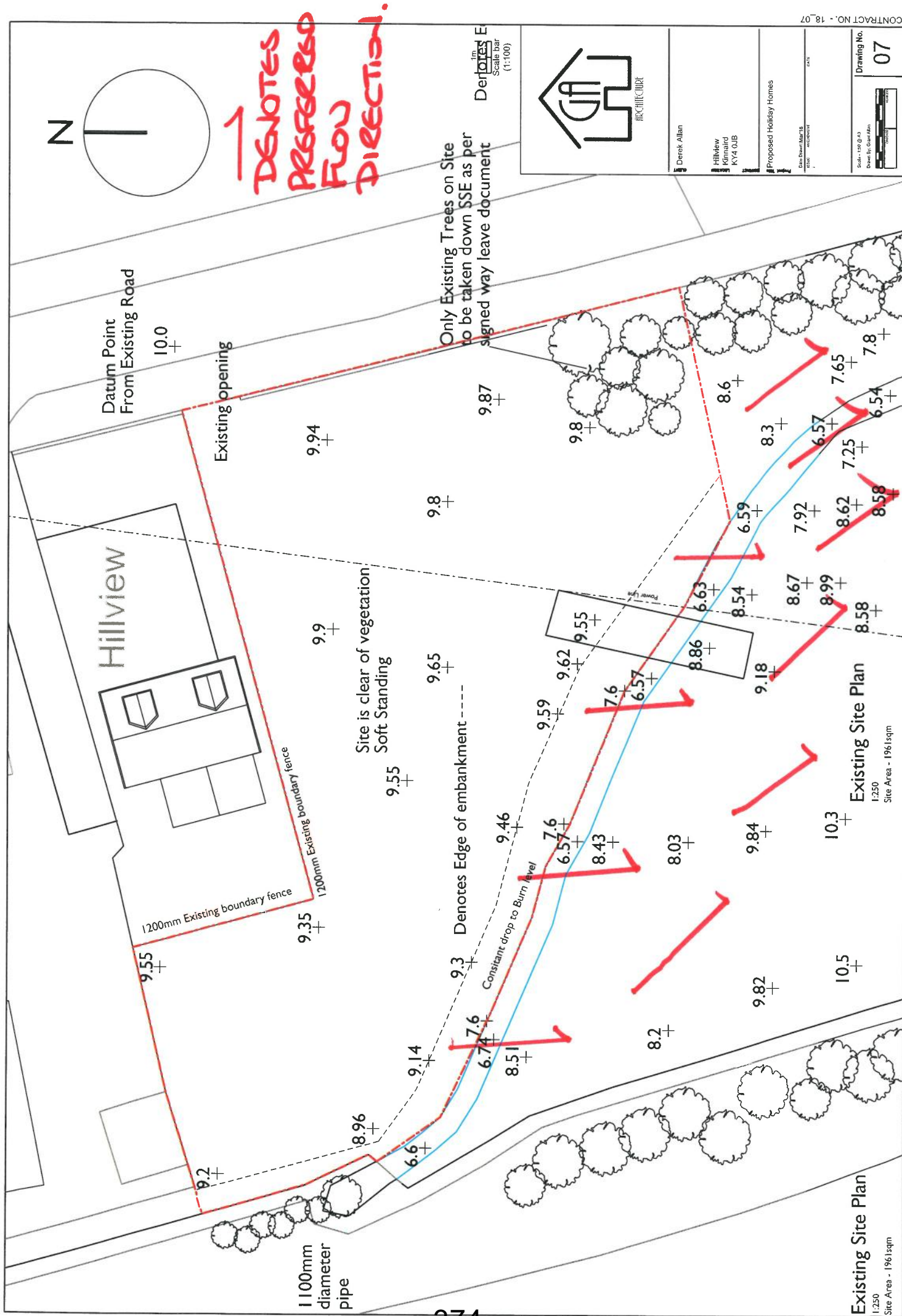


P4 – View of Culvert of Burn Crossing



P5 – Burn looking Downstream from Access Track

Appendix D
Topographical Survey
Overmarked with Preferred Flow Direction



N

Local Datum Point
+10.00

Existing access
to site

Access

+9.75

FFL
+10.45

FFL
+10.20

1.8m Boundary fence
to the north of the site

+9.5

FFL
+10.00

+9.3

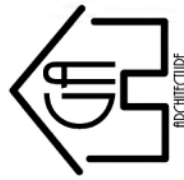
FFL
+10.1

+9.4

1.8m Boundary fence

Existing boundary wall
to remain unaffected

Scale bar
(1:250)



Derek Allan

Hillview
Kinnaird
KY4 0JB

Proposed Holiday Homes

Drawn By: Derek Allan
Checked By: Derek Allan
Scale: 1:250 @ A3
Drawing No. 01

Scale bar
(1:100)

Proposed Site Plan

1:250
Site Area - 1961sqm

TCP/11/16(560) – 18/00450/FLL – Siting of 4 holiday accommodation units, formation of a vehicular access and associated works, Hillview, Kinnaird, Blairadam, Kelty

REPRESENTATIONS

11/04/2018



Perth & Kinross Council
Pullar House 35 Kinnoull Street
Perth
PH1 5GD

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

KY4 Kelty Blairadam Hillview
PLANNING APPLICATION NUMBER: 18/00450/FLL
OUR REFERENCE: 759604
PROPOSAL: Siting of 4no. holiday accommodation units, formation of vehicular access and associated works

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the Glendevon Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission

has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link**
<https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**
Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk
- **Trade Effluent Discharge from Non Dom Property:**
 Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Angela Allison

Angela.Allison@scottishwater.co.uk

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 18/00450/FLL

Our ref LRE

Date 19 April 2018

Tel No 01738 476462

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

PK18/00450/FLL RE: Siting of 4 no. Holiday accommodation units, formation of vehicular access and associated works Hillview Kinnaird Blairadam Kelty KY4 0JB for Mr Derek Alan

I refer to your letter dated 11 April 2018 in connection with the above application and have the following comments to make.

Environmental Health (assessment date – 19/04/18)

Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

The applicant proposes to site 4 holiday units on scrubland to the rear of the existing property Hillview.

There are another two existing properties within close proximity to the holiday lets Dunwood and Alderburn.

There are no letters of representation at the time of writing this memorandum.

Noise

It is my contention that patrons using the site will be aware of road traffic noise due to the close proximity of the M90; however these units are to be used as holiday home and not permanent residential dwelling houses. Please note that this Service has no statutory powers to deal with road traffic noise.

Operational

There is the potential for the existing properties to be disturbed by noise from patrons using the holiday lets, but the applicant should be able to control noise through good management.

The applicant has submitted a supporting statement with this application and states that this proposal is to be phase one as the applicant proposes in the future to expand the holiday park to the south of this proposed site.

Therefore I recommend that the applicant submits a noise management plan, to ensure residential amenity of the existing properties are not adversely affected by noise from the holiday site.

Condition

- Prior to the development hereby approved, a noise management plan shall be submitted for the further agreement of the Council as Planning Authority. The plan as agreed shall be implemented.

Informative

The applicant should be advised that a caravan site licence will be required in terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore an application should be made to the Environmental Health if planning consent is approved.

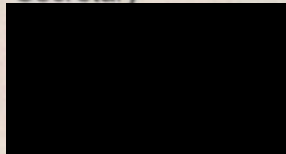
A handwritten signature in black ink, appearing to be 'LRF'.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00450/FLL	Comments provided by	Euan McLaughlin
Service/Section	Strategy & Policy	Contact Details	Development Negotiations Officer: Euan McLaughlin
Description of Proposal	Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works		
Address of site	Hillview, Kinnaird, Blairadam		
Comments on the proposal	<p>NB: Should the planning application be successful and such permission not be implemented within the time scale allowed and the applicant subsequently requests to renew the original permission a reassessment may be carried out in relation to the Council's policies and mitigation rates pertaining at the time.</p> <p>THE FOLLOWING REPORT, SHOULD THE APPLICATION BE SUCCESSFUL IN GAINING PLANNING APPROVAL, <u>MAY</u> FORM THE BASIS OF A SECTION 75 PLANNING AGREEMENT WHICH MUST BE AGREED AND SIGNED PRIOR TO THE COUNCIL ISSUING A PLANNING CONSENT NOTICE.</p> <p>Primary Education</p> <p>With reference to the above planning application the Council Developer Contributions Supplementary Guidance requires a financial contribution towards increased primary school capacity in areas where a primary school capacity constraint has been identified. A capacity constraint is defined as where a primary school is operating, or likely to be operating following completion of the proposed development and extant planning permissions, at or above 80% of total capacity.</p> <p>This proposal is within the catchment of Cleish Primary School.</p> <p>The proposal is for holiday accommodation which is exempt from contributing towards primary education. No contribution will be required.</p>		
Recommended planning condition(s)	<p>Summary of Requirements</p> <p>Education: £0</p> <p><u>Total:</u> £0</p>		
Recommended informative(s) for applicant			
Date comments returned	24 April 2018		

Cleish and Blairadam Community Council

Secretary



Development Management
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

03 May 2018

Dear Sirs,
Planning Application 18/00450/FLL, 4no. holiday units, vehicular access and other works at Hillview, Kinnaird, Blairadam

The Community Council has concerns about this application and wishes to object.

The proposal will detract from and detrimentally impact upon the amenity of the immediately adjoining residential property at Hillview.

This application is for the first phase of a larger development and proposals for the entire site on both sides of the Kinnaird Burn should be considered as a whole.

The site is constrained between the M90 high embankment and the B996. The proposal is therefore contrary to the aspirations of high environmental quality of development envisaged by the Local Development Plan and Tay Plan.

There appear to be contradictions between the conditions attached to approval 16/01235/FLL in terms of occupancy, and the holiday chalet use. We would wish to see the current annex consent at the rear of Hillview maintained, in the interest of its residential amenity.

We would be obliged if you will take these points into consideration.

Yours faithfully

Secretary,
Cleish & Blairadam Community Council

c/c Councillors Mike Barnacle, Calum Purves, Willie Robertson

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00450/FLL	Comments provided by	Mike Lee Transport Planning Officer
Service/Section	Transport Planning	Contact Details	
Description of Proposal	Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works		
Address of site	Hillview Kinnaird Blairadam Kelty KY4 0JB		
Comments on the proposal	Insofar as the Roads matters are concerned I have no objections to this proposal.		
Recommended planning condition(s)	<p>AR01 Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B Figure 5.6 access detail, of Type B Road construction detail.</p> <p>Reason - In the interests of road safety; to ensure an acceptable standard of construction within the public road boundary.</p>		
Recommended informative(s) for applicant	<p>The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he 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 Environmental Protection Agency.</p> <p>Lighting cable beneath access to be lowered and twin-wall ducted. Contact Perth & Kinross Council Street Lighting department for further details.</p> <p>Road drainage may be in the vicinity of the new access and require remedial works. Contact Perth & Kinross Council Road Maintenance Department for further details.</p>		
Date comments returned	15/05/18		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00450/FLL	Comments provided by	Leigh Martin
Service/Section	HE/Flooding	Contact Details	FloodingDevelopmentControl@pkc.gov.uk
Description of Proposal	Siting of 4no. holiday accommodation units, formation of a vehicular access and associated works		
Address of site	Hillview Kinnaird Blairadam Kelty KY4 0JB		
Comments on the proposal	<p>The flood risk assessment shows that if the Kinnaird Burn bursts its banks for any reason, then the water would flow across the southern bank and not the northern bank, and would, therefore, not flood the development site as long as the site levels remain the same.</p> <p>The development will significantly increase the amount of impermeable surface on the site, increasing the amount of surface water runoff. We, therefore, require a surface water drainage layout plan and a SuDs strategy for the development.</p>		
Recommended planning condition(s)	N/A		
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	14/08/18		

