

Perth and Kinross Council
Planning & Development Management Committee – 26 September 2018
Pre-Application Report by Interim Development Quality Manager (Report No. 18/299)

PROPOSAL:	Minerals extraction and processing activities (in part retrospect), including reinstatement, restoration, landscaping, processing building and ancillary accommodation, access and associated works.
LOCATION:	Land south west of Arns Farm, Auchterarder

Ref. No: 18/00009/PAN
Ward No: P7 - Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for minerals extraction (referred to as Phase 3) and processing activities (in part retrospect), including reinstatement, restoration, landscaping, processing building and ancillary accommodation, access and associated works at land south west of Arns Farm, Auchterarder (locally known as Craigrossie Quarry).

The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (POAN) on 9 August 2018.
- 2 This POAN seeks to further extend, regulate and restore a major development site, often referred to as Craigrossie Quarry, comprising small scale mineral extraction, processing and export across a 29 hectare site. The site lies between Auchterarder and Aberuthven, to the southern boundaries of the A9 dual carriageway. The site is bounded to the north by woodland, south by the main Stirling to Perth railway line, east by existing agriculture and west by the B8062 public road.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the

EIA 2017 regulations. A screening decision (18/01423/SCRN) has been produced, with the view that the proposals are not EIA development.

PRE-APPLICATION PROCESS

- 4 The Proposal of Application Notice (reference [18/00009/PAN](#)) confirmed that a public exhibition was held in Aberuthven village hall on Tuesday 21 August 2018. Auchterarder and District Community Council and local ward Councillors (Strathallan) have been notified by the agent. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

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

The Scottish Planning Policy 2014

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability: paragraphs 24 - 35
 - Placemaking: paragraphs 36 – 57
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 - 151
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Promoting Responsible Extraction of Resources: paragraphs 234 - 248
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
 - PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 40 Development Management

- PAN 50 Controlling the Environmental Effects of Surface Mineral Workings
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 64 Reclamation of Surface Mineral Workings
- PAN 75 Planning for Transport

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

- 9 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs”

- 10 The following section of the TAYplan 2016 will be of particular importance in the assessment of this application;
 - Policy 9 – Managing TAYPlans Assets

Perth and Kinross Local Development Plan 2014

- 11 The Local Development Plan (LDP) was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 12 The LDP sets out a vision statement for the area and states that:

“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

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

- PM1 – Placemaking
- ED3 – Rural Business and Diversification
- TA1 – Transport Standards and Accessibility Requirements
- CF2 – Public Access
- HE1 – Scheduled Monuments and Non-Designated Archaeology
- NE1 – Environment and Conservation Policies
- NE3 – Biodiversity
- ER3 – Minerals and Other Extractive Activities – Safeguarding
- ER4 – Minerals and Other Extractive Activities – Supply
- ER5 – Prime Agricultural Land

- ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Area’s Landscapes
- EP1 – Climate Change, Carbon Reduction and Sustainable Construction
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial Light and Light Pollution
- EP8 – Noise Pollution

OTHER POLICIES

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

- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014

Proposed Perth and Kinross Local Development Plan 2 (LDP2)

- 15 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.
- 16 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.
- 17 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.

PLANNING SITE HISTORY

- 18 The following is of particular importance:

01/01096/MW Farm diversification proposal incorporating mineral extraction and ancillary works. Application approved at Development Management Committee on 10 April 2002.

06/02268/MW Extension of time for 3 years. Extraction of sand and gravel as part of farm diversification project 01/01098/MW Application approved under delegated powers on 31 October 2007.

08/00428/MW Re-alignment of farm access road and second phase of small scale sand and gravel extraction. Application approved under delegated powers on 10 June 2009.

08/00423/FUL Re-alignment of farm access road and second phase of sand and gravel extraction. Application approved under delegated powers on 13 July 2009.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Network Rail
- Historic Environment Scotland
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Auchterarder and District Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Transport Planning
- Structures and Flooding
- Economic Development
- Waste Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 20 The key considerations against which the eventual application will be assessed include:-
- a. Landscape and visual impact
 - b. Scale, design and layout
 - c. Relationship with surrounding land uses
 - d. Natural heritage and ecology
 - e. Cultural heritage including archaeology
 - f. Water resources and soils
 - g. Air quality
 - h. Noise
 - i. Transport implications
 - j. Sustainability
 - k. Mineral extraction

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 21 Should an Environmental Report not be required the following supporting documents will need to be submitted with any planning application:
- Habitat Survey
 - Air Quality Assessment/Management Plan
 - Noise Assessment/Management Plan
 - Ground Conditions Survey
 - Transport Statement and Management Plan
 - Landscape and Visual Impact Assessment
 - Flood Risk and Drainage Assessment including Surface Water Management Plan
 - Cultural Heritage including Archaeology Assessment
 - Restoration Plan
 - Design and Access Statement
 - Pre-Application Consultation Report
 - Sustainability Assessment

CONCLUSION AND RECOMMENDATION

- 22 This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
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Date: 13 September 2018

ANNE CONDLIFFE
INTERIM DEVELOPMENT QUALITY MANAGER

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