

LRB-2022-21**21/02067/FLL - Formation of camping and caravan site, erection of office/café/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works, land 100 metres west of Alex Butter Landscaping Ltd, West Countlich Farm, Kindallachan****INDEX**

- (a) Papers submitted by the Applicant (***Pages 363-382***)
- (b) Decision Notice (***Pages 385-387***)
 - Report of Handling (***Pages 389-404***)
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- (c) Representations (***Pages 413-460***)

LRB-2022-21**21/02067/FLL - Formation of camping and caravan site, erection of office/café/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works, land 100 metres west of Alex Butter Landscaping Ltd, West Countlich Farm, Kindallachan**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Agent (if any)

Name **ALEX BUTTER LANDSCAPING LTD**

Name **JOHN MANNING CHARTERED**
ARCHITECT

Address **WEST COUNTRYCH FARM
KINDALLACHAN
PITLOCHRY**

Address **DIRNANEAN
ENOCH DR
BLAIR GOWRIE**

Postcode **PH9 0NW**

Postcode **PH10 7PD**

Contact Telephone 1 **[REDACTED]**

Contact Telephone 1 **01250 891400**

Contact Telephone 2 **[REDACTED]**

Contact Telephone 2 **0759 300363**

Fax No **[REDACTED]**

Fax No **[REDACTED]**

E-mail* **[REDACTED]**

E-mail* **jm@manningarchitect.co.uk**

Mark this box to confirm all contact should be through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

PERTH & KINROSS

Planning authority's application reference number

21/02067/PL

Site address

**LAND 100 METRES WEST OF ALEX BUTTER LANDSCAPING LTD
WEST COUNTRYCH FARM, KINDALLACHAN PH9 0NW**

Description of proposed development

**FORMATION OF CAMPING AND CARAVAN SITE, ERECTION OF
OFFICE/CAFE/SHOP BUILDING, NC/SHOWER BUILDING AND A PERGOLA
FORMATION OF PLAY AREA AND ASSOCIATED WORKS**

Date of application

17 FEBRUARY 2022

Date of decision (if any)

14 APRIL 2022

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle | <input type="checkbox"/> |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- | | |
|---|-------------------------------------|
| 1. Further written submissions | <input type="checkbox"/> |
| 2. One or more hearing sessions | <input type="checkbox"/> |
| 3. Site inspection | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

see attached 6 pages

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

S40 01 Topographical Survey 1:1000 A1
 02 Layout Plan 1:500 A1
 03 Site Office cafe & Shop 1:100 A2
 04 Toilets & Shower 1:50 A2
 05 Pergola 1:50 A3
 SP01A Site Plan 1:5000 A4
 DS01 Design Statement
 DL3 Photo Presentation

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

16.05.2022

Notice of Review

Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of a play and parking areas and associated works Land 100 Metres West of Alex Butter Landscaping West Countlich Farm Kindallachan

Ref: 21/02067/FLL

Whilst the Report of Handling on this application is critical of the lack of information submitted with the application, we could be equally critical of the lack of engagement with the applicant/agent during the process. We would like to highlight to the Local Review Body that none of the information highlighted as missing was requested at either Validation stage (which it should have been if it were required), or by the Officer determining the application (the agent received no correspondence or communication from the officer) during this process of the application. Had this information been requested, it would have been provided.

We have provided, as part of this appeal, as much information as we are able to in the time available bearing in mind that this is strictly speaking "new" information not in front of the Officer at the time (and therefore has at risk of not being taken in to account), to attempt to satisfy the LRB that these issues are capable of being addressed subject to further information being secured by Condition of planning (which is within the power of the LRB to do) prior to commencement of development and do not need to result in a refusal of consent. Whilst we accept this would result in a number of conditions being imposed which is not ideal, in the circumstance we believe it would be reasonable to do so.

We have set out below our grounds of appeal against the relevant reasons for refusal in the order they appear on the Decision Notice.

The **first reason for refusal** relates to Rural Business and Diversification. This reason contains 2 parts, the first that no detailed information had been submitted to demonstrate that this relates to the expansion of an existing business; the second that no information had been submitted demonstrating that the proposal would improve the quality of new or existing tourism facilities, allow a new market to be exploited or extend the tourism season.

The applicant (as stated on the forms) is Alex Butter Landscaping Ltd (Companies House entry confirms an already diversified business) started in 1971 in Strathtay by Alex Butter senior developing a diversified agricultural enterprise in to a significant local employer in rural Perthshire now employing some 40 people based at West Countlich Farm where they have been a tenant of Athol Estates (on some 40-50acres) since 2000. Some 30% of their staff have 20 years service, and a further 5% in excess of 30 years service, something which can only be sustained through continued diversification of the business.

Alex Butter Ltd carry out a wide range of agricultural, garden, construction (including tourism developments) and landscape projects as contractors and this enterprise represents a further diversification of these activities.

This diversified part of the wider business is going to be run by Alex Butter's daughter Alison who already runs a local business (Sub-rosa Cafe and Deli in Pitlochry). Further information can be provided in the form of a Business Plan if required and secured by Condition, we nevertheless hope this information provides sufficient comfort that this is a diversification of an existing multifaceted rural business on land which they are in control of, the landlord is aware and happy with the proposals which would avoid the need for that.

The rise in popularity of the staycation and the popularity of wild camping, the promotion of the NC500 and other driving routes around Scotland (without sufficient regard being had to the provision of facilities and the resultant negative aspects of this well highlighted in the press) means that much of this traffic is already on the roads, and likely passing the site twice on their trip. Alisons desire here is to not only satisfy that passing demand, but also the demand from local short stay visitors and staycationers arising from the closure of other facilities in the area. This proposal would provide a unique new facility in an attractive, well screened location within reasonable proximity of a settlement and the associated services

and facilities there. Whilst the camping season in Scotland may be more limited, the campervan/caravan season is considerably longer and for some a year round activity, therefore this proposal would meet a new and emerging demand whilst extending the tourist season in this area and diversifying an existing established rural business and employer.

One area the applicant are involved in is the construction of Holiday Parks some on a large scale. From this experience the applicant has a unique insight into the state of this sector of the tourist industry. For example;

- Tummel Valley Holiday Park has discontinued catering for camper vans, caravans and camping. Foscally has discontinued camping (tents) and is full to capacity.
- Inver Mill caters for statics and campers and is full to capacity.
- Milton of Fonab is already fully developed.

Certified Locations under the Caravan and Camping club which cater for up to 5 caravans or camper vans in each site have dwindled, possibly to only ⁴3 sites within a 20 mile radius.

There is a trend particularly among the younger generation for camping in tents (wild/dirty camping). The interest in holidaying in motor homes and caravans continues to grow and the facilities are diminishing.

This proposal would fill help to satisfy the market for holiday caravans, camper vans and camping in tents, singly or groups whilst helping to extend the tourist season in the locality.

The Farm shop and cafe would extend the season already well extended into the shoulder months with events such as the Enchanted Forest to all year round. The farm shop will sell produce from the farm, but also local produce sourced through the existing network of contacts Alison has.

The proposal is for an environmentally conscious tourism development with areas for foraging and a natural play area, but also native species planting, and wildflower meadows. This is very much in the spirit of PKC's Policies on Bio-Diversity and Climate Change.

Alison's idea for Camping at Countlich is create a campsite with a wild camping feel in a managed campsite area. Wildflowers, foraging patches, long grass & a natural play area are all features of this campsite which this proposal will create on an area of poor farmland (Grade 4.2) and former nursery/market garden. This modern family friendly campsite will be created with nature in mind, by using natural repurposed materials and by highlighting the natural beauty of the area by promoting the walks & cycle paths on our doorstep. A concept for which there is demand and little or no facilities to accommodate this; it is a concept embraced by a younger generation and further stimulated by the interest in the natural surrounding and the source and relationship of our food with the environment during the pandemic. This is very much in the spirit of PKC's Policies on Bio-Diversity and Climate Change.

The **second reason for refusal** relates to the Chalet Policy and indicates that no information has been submitted to demonstrate that the proposal meets a specific need by virtue of its quality or location, the preference being to expand existing hotels, guest house or chalet parks, or replace static caravans with permanent structures.

This appears to have happened at a number of sites at the expense of caravans and motor homes (both increasing in popularity) and camping (wild or otherwise) in tents. This approach appears to promote development of significant impact and permanence over low impact and low permanence (as is being promoted here).

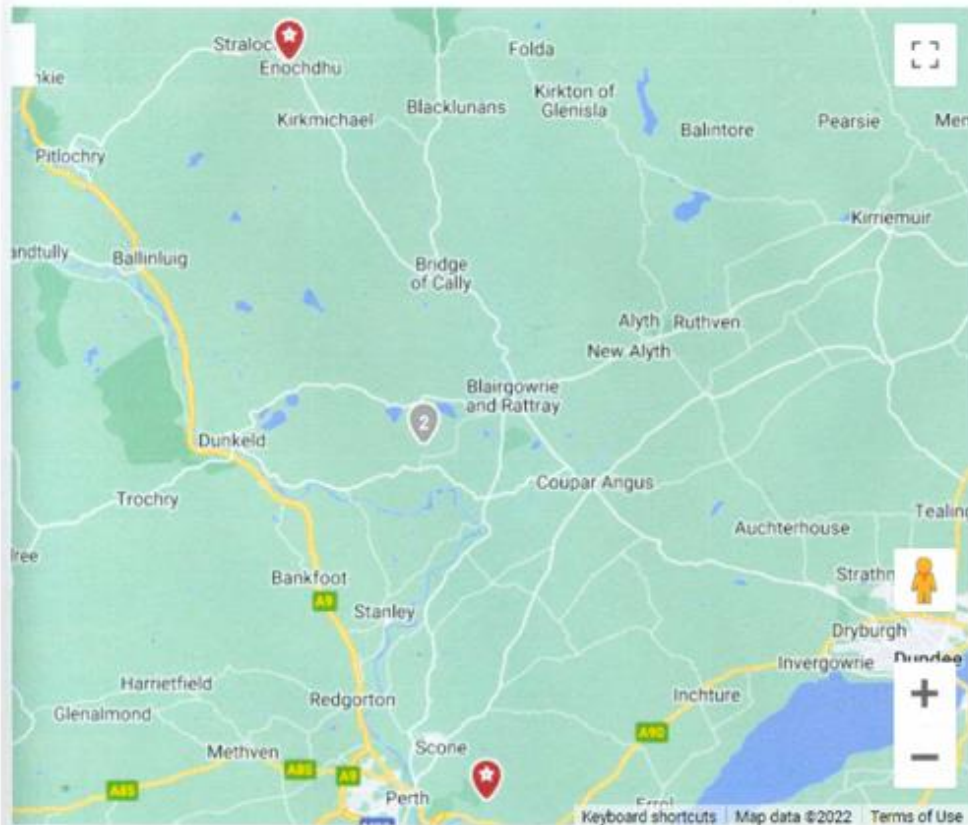
The location of the property adjacent to the A9 tourist route and in the heart of Perthshire, the property is very well placed to accommodate both north and south bound visitors.

The **third reason for refusal** indicates that no tree survey has been submitted. This is only required where there is a potential impact on existing trees.

lays/map-search/

✓ Show Certificated Locations

20 miles of 'kindallachan'



Dirnanean Estate
Enochdhu, Enochdhu

Holmrigg
Wester Essendy

Northlees Farm

Quarryhill
Kinloch

ions Club site Certificated Location



and facilities there. Whilst the camping season in Scotland may be more limited, the campervan/caravan season is considerably longer and for some a year round activity, therefore this proposal would meet a new and emerging demand whilst extending the tourist season in this area and diversifying an existing established rural business and employer.

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The location of the property adjacent to the A9 tourist route and in the heart of Perthshire, the property is very well placed to accommodate both north and south bound visitors.

The **third reason for refusal** indicates that no tree survey has been submitted. This is only required where there is a potential impact on existing trees.

The **sixth reason for refusal** relates to surface water drainage and the absence of an appropriately designed solution for this.

The ground conditions on site are well known to the applicant from their management of the and development of the site over the years. The land is low grade agricultural land (Grade 4.2) with thin topsoil (100mm) on free draining alluvial gravel.

Whilst we accept a fully design solution will be required, this is a low footprint development on a large site, and the applicant is confident that not only can a solution be arrived at to resolve surface water arising from this development, but also to resolve the issues identified on the SEPA Flood Map (see below for info). A condition could be attached to the consent requiring this information to be submitted prior to commencement.



The **seventh reason for refusal** relates to traffic and transport indicating a lack of information on traffic generation and no detail on any linkages to surrounding cycle and path networks has been submitted. Also, no detailed information has been submitted to demonstrate the appropriate upgrade of the junction with the public road to ensure visibility and no information submitted to demonstrate that the existing private access can accommodate the proposal without an upgrade.

Traffic Generation for the proposed use is anticipated to be approximately 10 campervans/caravans per week with approximately 56-70 movements per day associated with the shop. The access to the site has been used by the Landscaping business for the last 22 years and is used regularly by vehicles to the Landscape business including up to 40 tonnes. Any maintenance required is carried out by the Landscape business.

In terms of linkages to surrounding cycle and path network we would highlight the presence of the Councils Core Path network in the locality, in this instance passing the frontage of the site (it is unclear how much clearer that linkage could be made). This is also a Sustrans long distance cycle route. This connects to the path network to Ballinluig and to Dunkeld. Opposite the entrance to the site and the Nursery there is a path which connects through to

The topographic survey and site plans show the existing trees being retained within the proposed development. The Design Statement confirms that the existing trees will be retained. The applicant is an experienced Landscape Gardener so there is no reason to believe this would not be the case.

Therefore, it seems slightly unreasonable in this instance to refuse permission on this basis that a survey was not submitted (which is only required where there is a potential impact) given the above. A condition could simply have been attached to a consent requiring the existing trees as shown on the plans to be retained (and protected as per BS5837 – Trees in Relation to Construction) if there was any doubt.

The site was part of Alex Butter landscaping nursery/market garden operation. The trees on site (except for the mature Birch on the hillside) are remainders left over from the previous nursery/market garden use which ceased due to the ground being too poor quality to grow the nursery stock, and therefore in the absence of an alternative productive use of this area, it seems a logical location to accommodate a low impact/intensity use as proposed.

Additional/new planting is proposed to screen the car park and the septic tank and soakaway. In the camping area there will be fruit trees to provide fruit for the campers as part of the foraging facility. A condition could have been attached requiring the submission of a scheme of landscaping prior to commencement of development.

The **fourth reason for refusal** relates to biodiversity and the lack of an ecological survey. This seems slightly unreasonable given winter surveys are not reliable, and the optimum season just begun. We believe that, in these circumstances, a survey could be secured by condition if necessary.

The site having been nursery ground for the last 22 years is now predominantly grassland and does not provide rich habitat for flora and fauna. The site is enclosed by 1,800 high deer fencing coupled with rabbit fencing to protect the nursery stock from wildlife. Although there may be otters in the Kindallachan burn they cannot gain access through the deer and rabbit fencing and no evidence of otters on the site and there is no reason why they would climb the steep bank onto open grassland with nothing for them to eat.

The old birch trees provide habitat for red squirrels and these would be encouraged for visitors with feeders.

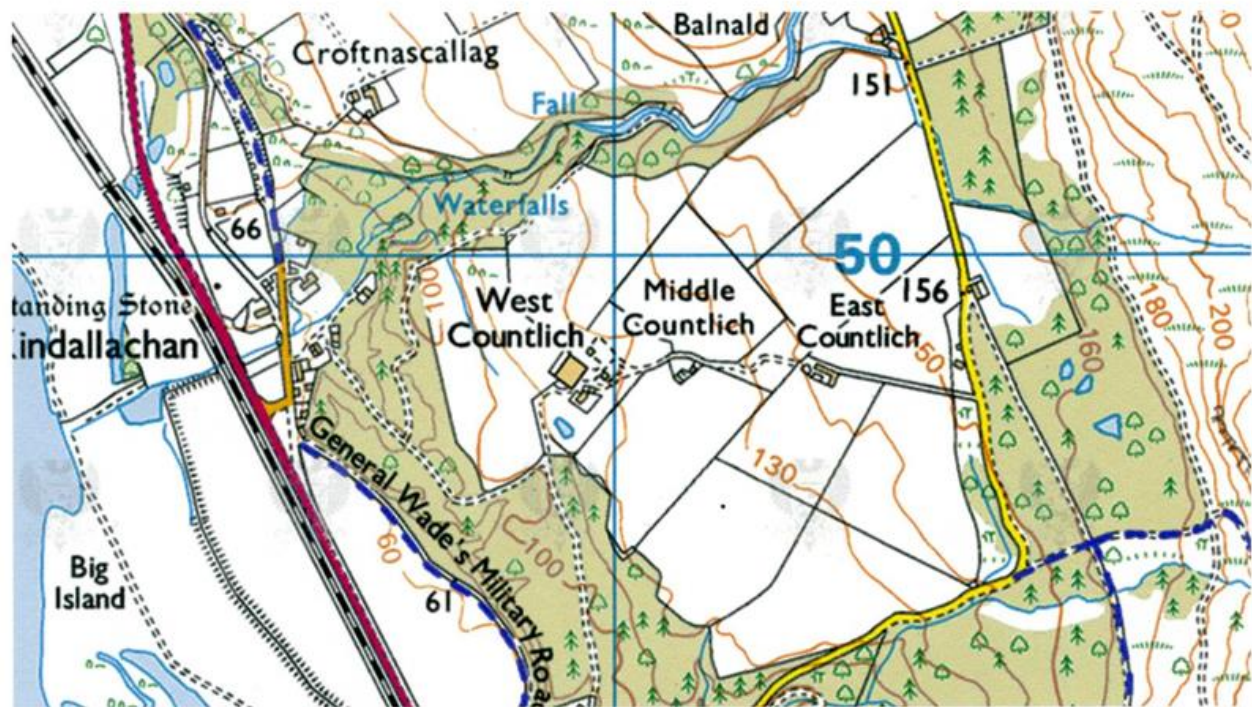
There is an area of scrub, predominantly brambles and thorn, which will be left as a refuge for any small mammals and birds. No hedgehogs have been seen on the site for many years. There are some rabbits and visiting pheasants. Pine Martens have never been seen on the site. There are no buildings on the site and the only large trees are the birch it is not a favourable site for bats. An owl, probably a Tawny, has visited the birch trees but is not resident.

Whilst we are not expecting any impact on existing wildlife, mitigating measures can be provided in the form of squirrel feeders (6No), bird (various; song birds and thrushes) (12No), and bat nesting boxes (2No) and an owl nesting box together with house martin boxes on the buildings and thrush boxes (2 No of each). Also 2 no hedgehog boxes. These can be secured by condition if desired.

The **fifth reason for refusal** relates to flood risk and the absence of a flood risk assessment. The access is located within the functional flood plain.

Whilst we accept that this is the case, and there would appear little that can be done about that, this also applies to the A9 at this location. In respect of this site however, there is an alternative access which could be used in emergency situations to the east via East Countlich leading to the A9 via the Guay junction and therefore there is a flood free egress that can be used in an emergency, and therefore does not need to form a reason for refusal.

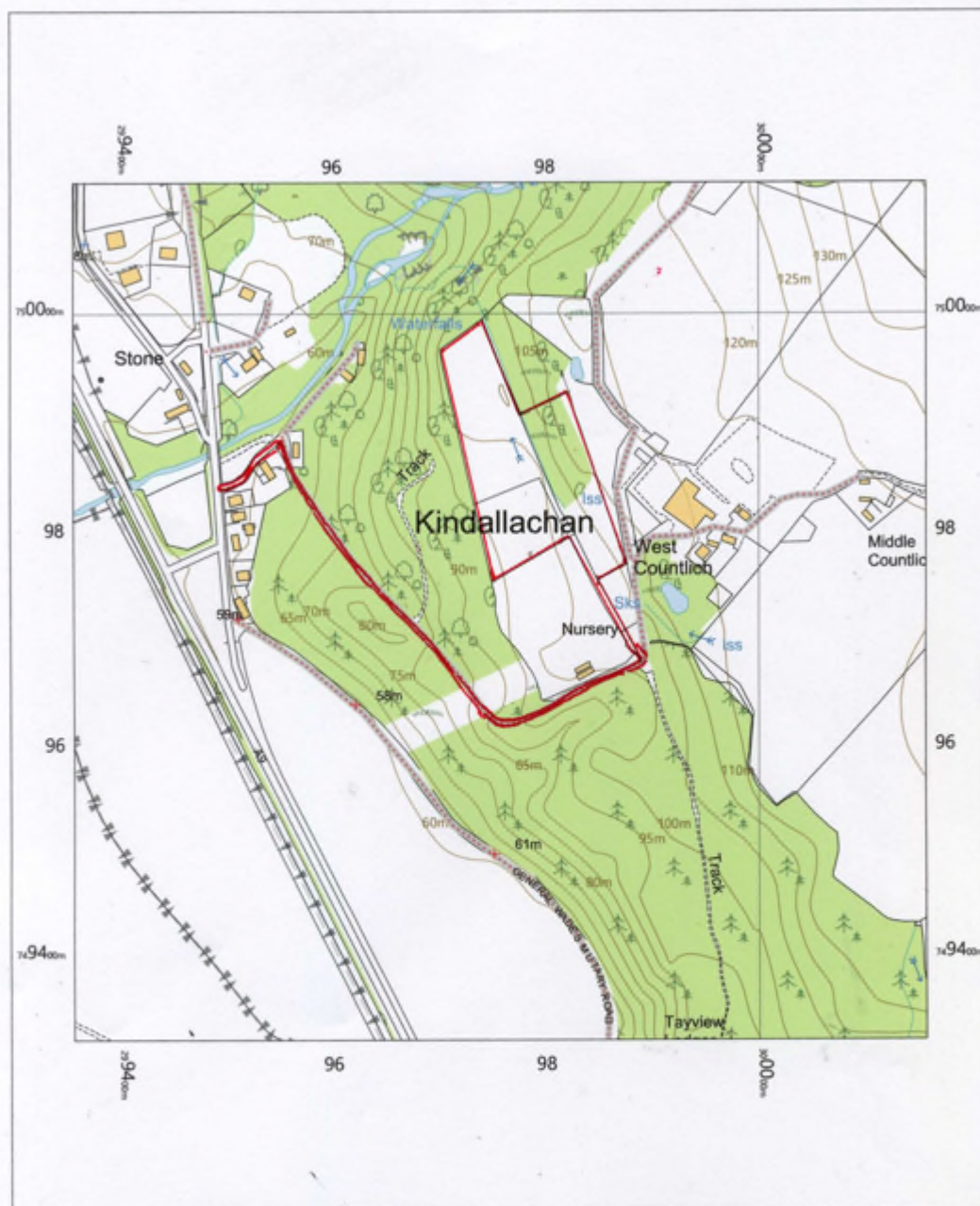
Tulliemet, Loch Ordie and Loch Broom and to Kindrogan Forest where the path connects to and the Cateran Trail all adjacent to the site.



Upgrade of junction to improve visibility – Having reviewed the Transport Officers response, this is easily resolvable, and if required the signage can be moved.

Access can accommodate the proposal without an upgrade – The access is wide enough for 2 vehicles passing and it was highlighted in the Design Statement that there would be an improvement in the access to the same standard as the main drive, which includes passing places. Intervisible passing places can be formed within the applicants control (and whilst a change to the red line may ordinarily be difficult to achieve, it is permissible for alternative access arrangements). Therefore, this could be resolved through the submission of additional detail prior to commencement.

Refuse Vehicles currently use the access, therefore the need to track this to prove this seems unnecessary and unreasonable. As a result refuse collection will be as existing with no change to current arrangements.



**Countlich Camping
West Countlich Farm
Kindallachan Ballinluig
Pitlochry PH9 0NW**

Site Plan

540/SP

OS VectorMap Local - Landplan Style
Friday, October 29, 2021, ID: M4P-00999413
www.nicolsondigital.com

1:5000 scale print at A4, Centre: 299757 E, 749723 N

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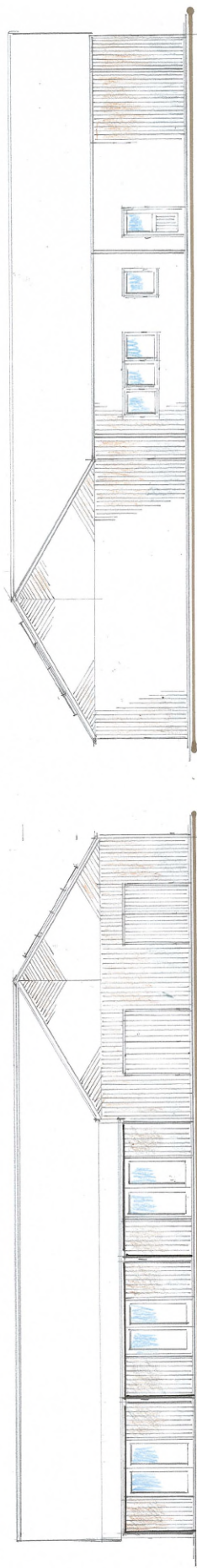


John Manning Chartered Architect
RIAS Accreditation in Sustainable Design
RIAS Accreditation in Conservation Architecture

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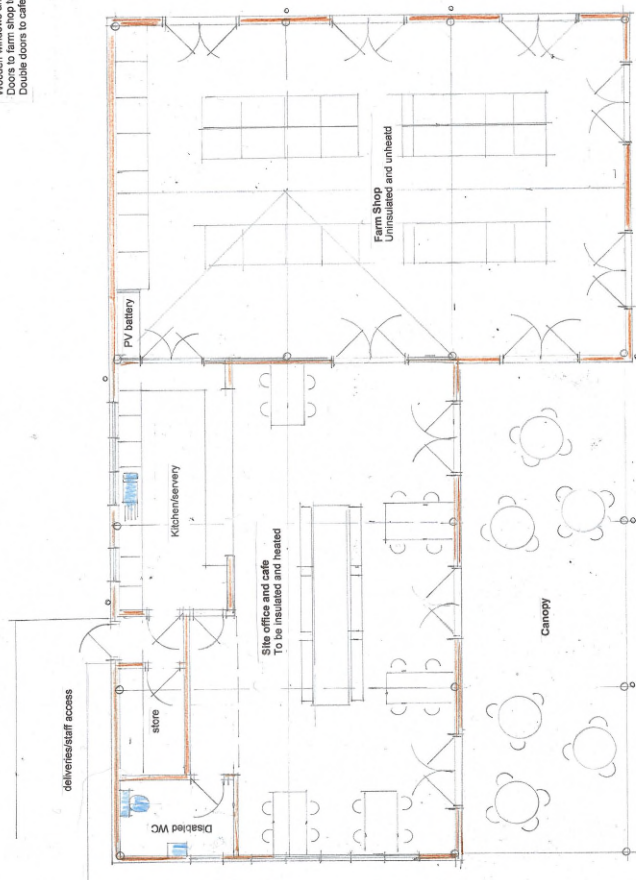
Council Campsite
 Pilschry PH8 NW
 540/02
 Scale 1:500
 Date 27/10/2021
 John Manning, Chartered Architect
 John Manning Architects
 100, The Quadrant, Pilschry PH8 NW
 Tel: +44(0)1509 561100
 E-Mail: j.manning@johnmanning.co.uk
 Revision
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 E-Mail: j.manning@johnmanning.co.uk
 Scale bar
 0 5 10 15 20 25



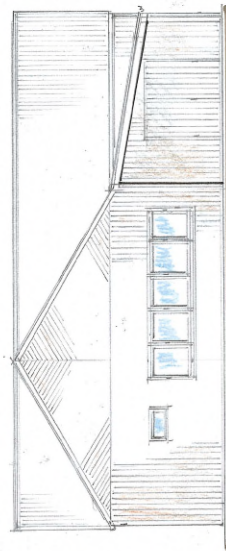
WEST ELEVATION

EAST ELEVATION

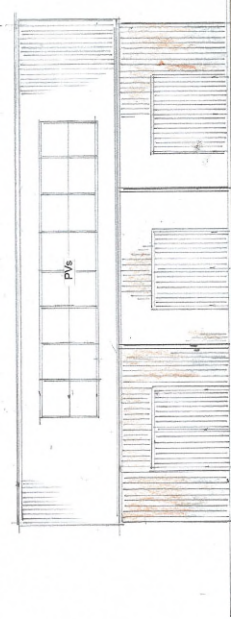
Materials
 Roof: Insulated bar profile sheeting light green
 Insulated of cafe and condensation over farm shop
 Walls: Lindab galvanised rhones and downpipes
 Windows: off saw larch or Douglas fir boarding - board on board
 Doors: to farm shop to be boarded
 Double doors to cafe and farm shop to open inward back fully



PLAN



NORTH ELEVATION



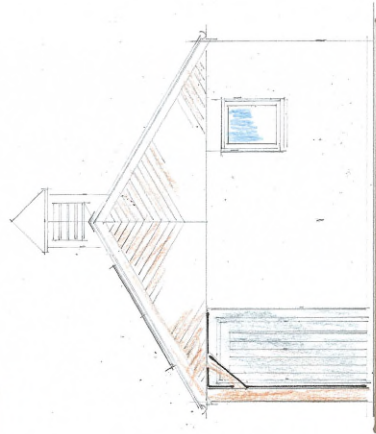
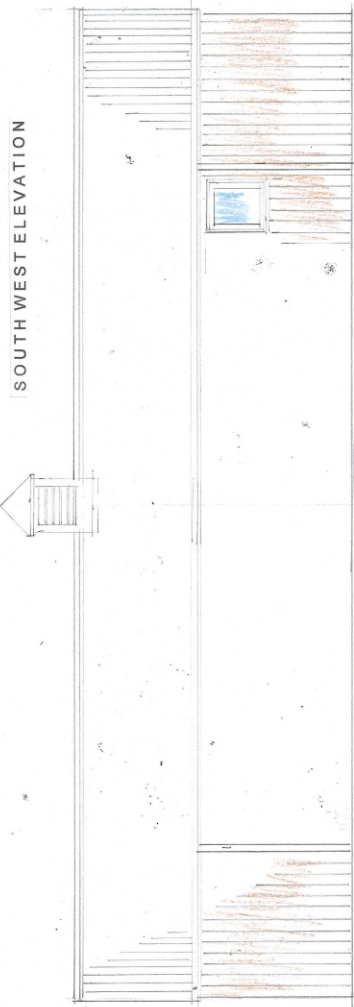
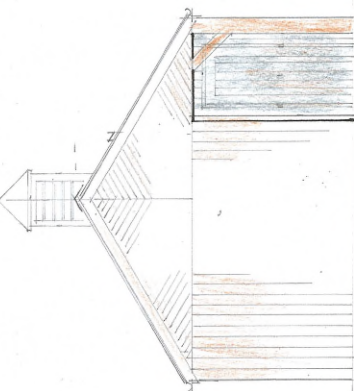
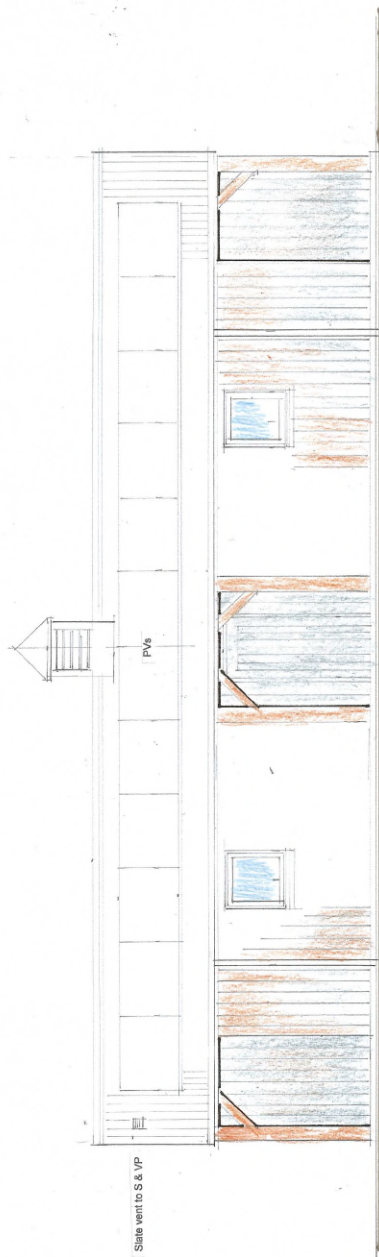
SOUTH ELEVATION

Countlich Camping
 West Countlich Farm
 Kindallachan Ballinlugh
 Piltichry PH9 0NW

Site Office, cafe and Farm Shop
 Plan and Elevations
 540/03

Scale @ 1:100
 Date: 21.10.2021
 Revision
 John Manning - Chartered Architect
 RIAS Accredited in Sustainable Design
 RIAS Accredited in Conservation Architecture
 Dinanear Enochdu Baigowite Penrhine PH10 7PD
 Tel +44(0)1250 881400
 E-Mail info@johnmanningarchitect.co.uk

Scale Bar
 1:100
 0 1 2 3 4 5



NORTH WEST ELEVATION

NORTH EAST ELEVATION

SOUTH EAST ELEVATION

SOUTH WEST ELEVATION

Materials

- Roof: Plastic coated box profile sheeting light green
- Walls: Lincat galvanised iron, and downpipes
- Skirting and intake to MHCU: Solid timber and lead roof
- Walls: Cladding off saw larch or Douglas fir boarding - board on board
- Wooden windows and doors

Countlich Camping
West Countlich Farm
Kindallachan Ballinlurg
Pitlochry PH9 0NW

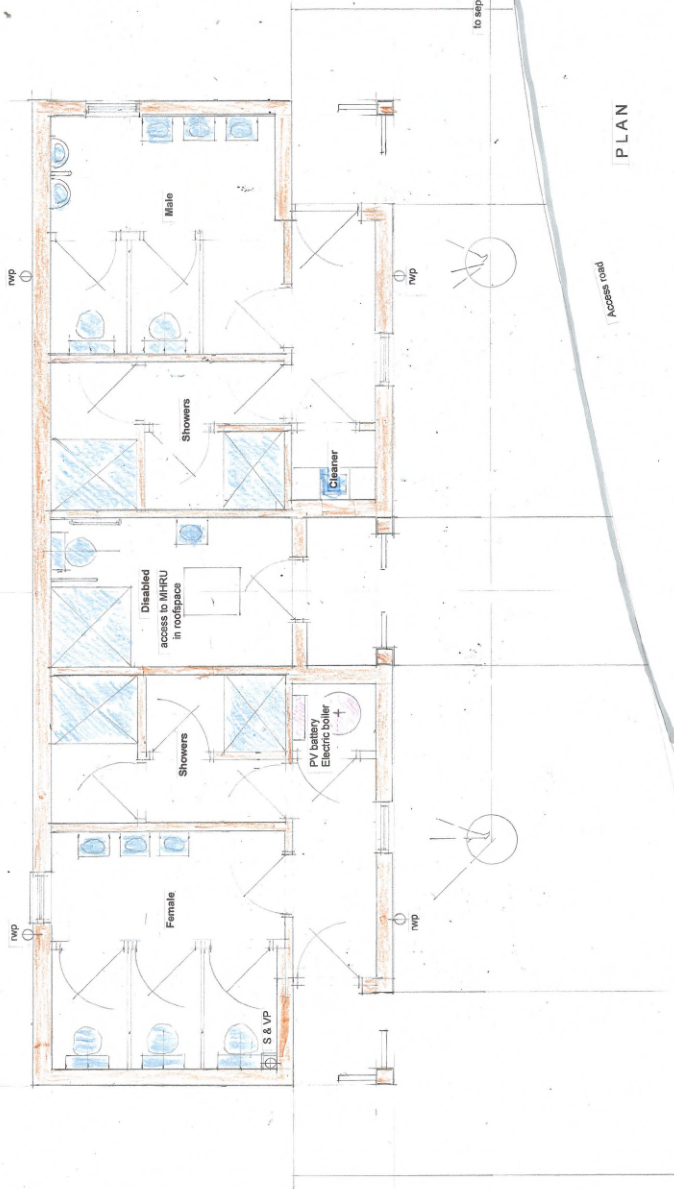
Toilet and Showers
Plan and Elevations
540/04

Scale @ 1:50
Date: 28.10.2021

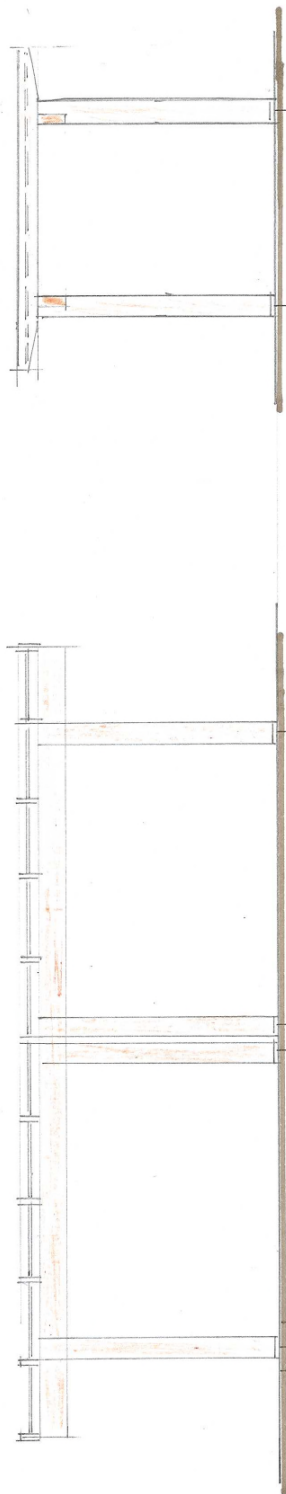
Revision
John Manning, Chartered Architect
RIAS Accreditation in Sustainable Design
RIAS Accreditation in Conservation Architecture

Dimarean Enochthu Blairgowrie Perthshire PH10 7PD
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Scale Bar
1:50



PLAN

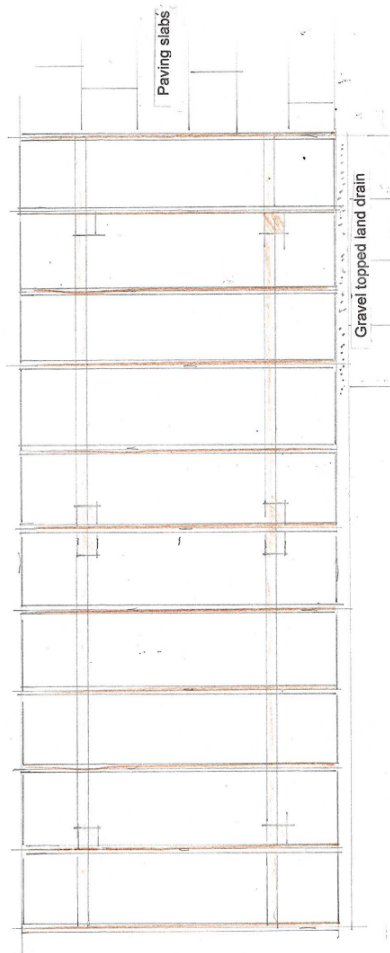


LONG ELEVATION

SIDE ELEVATION

Materials

Roof
Translucent polycarbonate sheet routed into the cross members minimal fall
Frame
Larch or Douglas fir 125 x 125 posts on galvanised steel shoes
with anchors into 450 x 450 x 450 concrete bases
250 x 100 long members
175 x 75 cross members



PLAN

**Countlich Camping
West Countlich Farm
Kindallachan Ballinluig
Pitlochry PH9 0NW**

**Pergola
Plan and Elevations
540/05**

Scale @ 1:50

Date: 01.11.2021

Revision

John Manning Chartered Architect
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LRB-2022-21

21/02067/FLL - Formation of camping and caravan site, erection of office/café/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works, land 100 metres west of Alex Butter Landscaping Ltd, West Countlich Farm, Kindallachan

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 377-382)*



Alex Butter Landscaping Ltd
c/o John Manning Chartered Architect
Dimnanean
1 Enochdhu
Blairgowrie
Perthshire
PH10 7PD

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **1st April 2022**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **21/02067/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 14th February 2022 for Planning Permission for **Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. The proposal is contrary to Policy 8: Rural Business and Diversification of the Perth and Kinross Council Local Development Plan 2 (2019) as no detailed information has been submitted to demonstrate that this proposal relates to the expansion of an existing business and no information has been presented to demonstrate that the proposal would improve the quality of new or existing tourism facilities, allow a new market to be exploited or extends the tourism season.
2. The proposal is contrary to Policy 9C: Chalets, Timeshare and Fractional Ownership of the Perth and Kinross Council Local Development Plan 2 (2019) as the proposal does not involve the expansion of an existing hotel, guest house or chalet park, does not involve the replacement of static caravans with permanent structures and no detailed supporting information has been presented to demonstrate that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

3. The proposal is contrary to Policy 40B: Forestry Woodland and Trees of the Perth and Kinross Council Local Development Plan 2 (2019) which requires tree surveys to be submitted where there is a potential impact on existing trees on site. There are existing trees on site and no information has been submitted to indicate the impact which the proposed development would have on existing trees.
4. The proposal is contrary to Policy 41: Bio Diversity of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that wildlife and wildlife habitats will be protected. There are records of protected species on and within the immediate vicinity of the site and no ecology survey has been submitted to demonstrate any potential impact on protected species and how the impact will be appropriately mitigated.
5. The proposal is contrary to Policy 52: Flooding of the Perth and Kinross Council Local Development Plan 2 (2019) as the access road into the site is located within the functional flood plain and therefore the site may be cut off for vehicular access during a flood event increasing the number of persons at risk from flooding with no safe access and egress, contrary to Scottish Planning Policy and the Council's duty under the Flood Risk Management (Scotland) Act 2009. No information has been presented to demonstrate how safe access and egress to the site would be achieved during a flood event. Furthermore, the site is also considered to be at risk from high and medium probability flood risk and no information has been submitted to demonstrate how site drainage will cater for this run off and manages surface water ponding.
6. The proposal is contrary to Policy 53C: Surface Water Flood Risk of the Perth and Kinross Council Local Development Plan 2 (2019) which requires development to be provided with an appropriately designed surface water drainage system. No information has been submitted to detail how surface water drainage will be catered for in terms of a detailed surface water drainage design and a Drainage Impact Assessment prepared to meet the requirements of the Council's Flood Risk and Flood Risk Assessments Supplementary Guidance 2021.
7. The proposal is contrary to Policy 60B: Traffic and Transport of the Perth and Kinross Council Local Development Plan 2 (2019) which requires all development sites to be easily accessible by all modes of transport. Insufficient information has been submitted to demonstrate the traffic generation associated with the proposed use and no detail on any linkages to surrounding cycle and path networks has been submitted. Furthermore, no detailed information has been submitted to demonstrate the appropriate upgrade of the junction with the public road to ensure appropriate visibility and no information has been submitted to demonstrate that the existing private access is capable of accommodating the proposal without appropriate upgrade.

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 and documents 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

01

02

03

04

05

06

07

08

REPORT OF HANDLING

DELEGATED REPORT

Ref No	21/02067/FLL	
Ward No	P5- Strathtay	
Due Determination Date	13th April 2022	
Draft Report Date	28th March 2022	
Report Issued by	JW	Date 28 March 2022

PROPOSAL: Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works

LOCATION: Land 100 Metres West Of Alex Butter
Landscaping Ltd West Countlich Farm
Kindallachan

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.

SITE VISIT:

In line with established practices, the need to visit the application site has been carefully considered by the case officer. The application site and its context have been viewed by a variety of remote and electronic means, such as aerial imagery and Streetview, in addition to photographs submitted by interested parties.

This information has meant that, in this case, it is possible and appropriate to determine this application without a physical visit as it provides an acceptable basis on which to consider the potential impacts of this proposed development.

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

Full planning permission is sought for the formation of a camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works at West Countlich Farm, Kindallachan. The site is part of a wider farm unit used by a local landscape business and is part of a former market garden and plant nursery. The site is located to the west of the main grouping of farm buildings and is partly contained by woodland. The site is accessed along an existing access track which serves the farm and links the site to Kindallachan to the west and then onto the A9 trunk road.

The application site is surrounded on the north and west sides by mature woodland and to the east the ground rises and is open rough grazing. On the south side the site adjoins the plant nursery which is occupied by glass houses.

The proposal is for a site office and farm shop to be located in the south eastern corner of the site with an adjacent car parking area. To the north of this is a proposed children's play area. The access is proposed to run centrally within the site with is proposed to loop around on itself with a total of

15 camper and touring caravan pitches provided around this area. A small car parking area is proposed to the north of this and beyond this are a total of 10 tent pitches. To the south of the campers and caravan pitch area is a proposed "group camping area".

SITE HISTORY

None

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 2 (2019).

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal 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.”*

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 2: Design Statements

Policy 5: Infrastructure Contributions

Policy 6: Settlement Boundaries

Policy 8: Rural Business and Diversification

Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership

Policy 15: Public Access

Policy 39: Landscape

Policy 40B: Forestry, Woodland and Trees: Trees, Woodland and Development

Policy 41: Biodiversity

Policy 52: New Development and Flooding

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 55: Nuisance from Artificial Light and Light Pollution

Policy 56: Noise Pollution

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

Placemaking Supplementary Guidance 2020

Flood Risk and Flood Risk Assessment Supplementary Guidance 2021

Developer Contributions and Affordable Housing Supplementary Guidance

CONSULTATION RESPONSES

EXTERNAL

Transport Scotland – does not advise against granting of permission but seeks to make applicant aware of future dualling of A9

Dunkeld And Birnam Community Council – concerns expressed regarding road safety, traffic increase and suitability of access.

Perth And Kinross Heritage Trust – no objection

Scottish Water – no objection

INTERNAL

Structures And Flooding – concerns expressed regarding flood risk and surface water flood risk which are not addressed in submission

Transport Planning – concerns expressed regarding traffic generation, upgrade of access and junction arrangements

Environmental Health (Noise Odour) – no objection subject to conditions

Commercial Waste Team – lack of detail regarding waste arrangements

Development Contributions Officer – no contribution required

Biodiversity/Tree Officer – objection due to lack of ecology survey and tree details

REPRESENTATIONS

The following points were raised in the 8 representations received which includes comments from the Dunkeld and Birnam Community Council:

- Road safety
- Impact on residential amenity
- Traffic generation
- Impact on local road network and A9 trunk road
- Noise pollution
- Out of character with area
- Contrary to Development Plan
- Commercial impact on existing businesses
- Access unsuitable
- Provision of similar facilities in area
- Impact on residential amenity
- Inappropriate land use
- Ecological impact
- Visual impact/design

- Impact on trees

The above issues are addressed within the appraisal section of this report.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not Required
Appropriate Assessment	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	None 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 and the adopted LDP2.

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.

Principle

Policy 1 of the Tayplan advocates the developing of land within the principal settlements rather than developing land outside of them. It does however acknowledge the need to sustain rural economies while protecting the countryside where it genuinely contributes to the outcomes of the Plan however suburbanisation of the countryside and unsustainable travel and development patterns should be avoided.

The implementation of this principle has been translated into the LDP2 with Policy 6 - Settlement Boundaries stipulating that for settlements which are defined by a settlement boundary in the Plan, development will not be permitted, except within the defined settlement boundary.

Although the proposal is not located within the settlement boundary and therefore fails to comply with Policy 1 of Tayplan and Policy 6 of the Local Plan there are exceptions that can be made to this presumption against development outwith a settlement boundary through Policy 8: Rural Business Diversification and 9: Caravan Sites, Chalets and Timeshare Developments.

Policy 8 contains a number of criteria which require to be met. The key requirement is that a development outwith a settlement must offer opportunities to diversify an existing business or be related to a site specific resource or opportunity. Policy 9C provides favourable consideration to new chalet and timeshare/ fractional ownership developments where it is clear these cannot be used as permanent residences. Such developments must also: (a) involve the expansion of an existing hotel, guest house, chalet park, caravan park or timeshare or fractional ownership development where the development does not constitute either overdevelopment of the site or its setting; or (b) replace static caravans with more permanent structures; or (c) meet a specific need by virtue of its quality or location in relation to existing tourism facilities. The proposed site does not involve the expansion of an existing site and not does it involve replacement of static caravans with permanent structures. Therefore, the proposal does not meet criteria (a) or (b) of Policy 9C. No supporting information has been submitted with the application to demonstrate whether the proposal would meet a specific need by virtue of its quality or location in relation to existing tourism facilities particularly as there are a number of similar facilities in the local area. The limited Design Statement indicates that the use is a new enterprise with the applicant previously having run Sub Rosa Cafe in Perth and more recently a delicatessen in Pitlochry but contains no other supporting planning information.

Policy 8 is also considered to be of relevance which relates to rural diversification. No information has been presented in the application to demonstrate that this proposal relates to the diversification of an existing business. Policy 8 states that where the proposal involves the expansion of an existing business the policy would require the submission to demonstrate that the proposal will: improve the quality of existing visitor facilities, allow a new market to be explored or extend the tourism season and therefore has similar criteria to policy 9C(c).

Therefore, an application requires to demonstrate, in planning terms, why this specific site has been chosen for the development and identify which specific site resource or opportunity is involved and that the proposal meets a new market or extends the tourism season. The application also requires to be accompanied by a detailed business plan to explain how the diversification project works and what existing development it relates to and to clearly justify the size of the site and the number of caravan/camper and camping pitches which are proposed. The planning submission makes reference to an existing farm and landscape/plant nursery business but provides no detail on the relationship between the proposed use and these existing uses and provides no information on how this proposal would meet the criteria contained within policies 8 and 9.

The Scottish Government and Visit Scotland do seek to ensure investment in tourism uses. Perth and Kinross Council does generally seek to support business and tourism related development but this requires to be located in the correct places and justified in accordance with policy. There are numerous parts of Perth and Kinross which are located close to popular

tourism areas, like this site which is located within Highland Perthshire and it is noted that there has generally been an upsurge in "staycations", however this is not enough to justify tourism based development alone. There are specific criteria contained within policy 8 and 9 which require to be met and demonstrated in supporting information. The current proposal relates to development of an undeveloped greenfield site and if the Council was to support development on this site this could set a dangerous precedent for similar proposals coming forward as a diversification project on undeveloped greenfield sites to the detriment of the character of rural Perth and Kinross unless these are properly justified in accordance with policy. There is insufficient supporting information submitted in order to demonstrate that the proposal meets the criteria contained within policies 8 and 9 of the LDP2. Therefore, based on the lack of information the proposal is contrary to policies 8 and 9 of the LDP2.

Design and Layout

Policies 1A and B relate to placemaking which are relevant here and require new development to respect the character and visual amenity of the area. Furthermore policies 8 and 9 state that the existing landscape should be capable of accommodating the new development. The main permanent built form proposed on the site involves a timber clad farm shop and site office building which is proposed to be 23m x 14m with an L shaped footprint. The building is proposed to be single storey extending to 5.7m in height. Other permanent buildings involve a toilet a shower block which is also timber clad and single storey with a box profiled metal roof. This building is proposed to be 26m x 9.6m in footprint with a ridge height of 7.6m.

The site will generally be wild flower meadow with mown grass paths which would help to limit the extent of visual impact. Clearly the visual impact of the use will change when the site is occupied by campers and caravans.

The site is relatively flat and is well contained by existing woodland on the west and northern sides. The land to the east slopes upwards providing the site with some containments on its eastern side. Therefore, the site itself will be relatively well screened from nearby receptors at Kindallachan. The site will be more visible from West Countlich Farm to the east and other properties located to the east but will not be seen from the public road to the east due to the change in topography. From the east, the site will be seen with a backdrop of woodland which will help to reduce its overall visual impact. There are also some existing buildings to the south of the site from the former nursery use. The site will also be seen in conjunction with the small grouping of farm buildings. Therefore the extent of visual change from the proposed use is not considered to be significant and it is considered that the site and its immediate surroundings are capable of absorbing the landscape and visual impact of the proposal development successfully.

The proposal is therefore considered to accord with the placemaking policies of the LDP2 and the criteria relating to landscape and visual impact contained within policies 8 and 9.

Residential Amenity

Policy 56 of the LDP relates to noise pollution and states that there is a presumption against the siting of development which will generate high levels of noise in the locality of existing noise sensitive land uses.

Planning control has a duty to future occupiers not to create situations of potential conflict between neighbours.

As with all proposals, it is expected and anticipated that existing residential amenity enjoyed by existing dwellinghouses will be protected, as well as the amenity associated with any proposed dwellings. The application site sits relatively remote from nearby residential properties and therefore it is unlikely there will be any substantial impact on neighbouring properties in terms of noise. Environmental Health (EH) have been consulted and offered no objection to the proposal in terms of noise generation but have recommended that a Noise Management Plan be prepared which seeks to demonstrate how noise from the site would be controlled and minimised. A draft of this document is required in order to demonstrate how patrons on site would be controlled to help minimise impact.

Whilst PKC Environmental Health have offered no objection to the application, the impact which noise and light may have on the local area is a material consideration and is referenced within policy 55 and 56 of the LDP2. Placemaking policy 1A is also relevant in this instance. Local residents have identified concerns regarding the disturbance associated with visitors to the site, especially on summer evenings and point out that visitors would come to the site to enjoy themselves and would be entitled to do so. The layout and use as a campsite would suggest that many activities on the site would take place outdoors including relaxing, socialising, eating meals and children's informal play. There may be some background noise levels associated with the existing farming operation and the adjacent A9 which would help to limit the impact of patron noise from the site.

There is no information submitted with the application which demonstrates how operations on site will be appropriately controlled in the interests of residential amenity. Given the likely background noise levels in the area this is not a matter which merits the application being refused on this issue, but should the applicant choose to make a further submission this issue will require to be addressed in full.

Additional to the above, EH have also recommended conditions to ensure appropriate ventilation is provided and to ensure plant noise is minimised. They have also recommended a condition to minimise light pollution.

Without detailed information on traffic generation and noise management it is not possible to assess the extent of impact which development may have on the amenity of residents of Kindallachan.

Traffic and Transport

Policy 60B of the LDP2 and the National Roads Development Guide is relevant. A Transport Statement is required to demonstrate extent of traffic movements for both staff, visitors and servicing to the site and should be based on the TRICS database. This should demonstrate the current baseline situation with traffic counts for all modes of transport to the site, accessibility by all modes of transport including active travel, trip generation for the site, distribution of traffic to the site and a traffic impact assessment on the local roads. The level of traffic generated may have implications on the need for passing places on the access track depending on its width. Clearly the higher the density levels proposed, the more traffic which would be generated and the more likely the site will contribute to unsustainable levels of traffic generation. Without this information it is not possible to make a detailed assessment of the needs and requirements of the private access into the site, the surfacing required and the need for any passing places.

Transport Planning have raised a number of concerns with the submission which require to be addressed. Given the likely traffic generation at the very least one passing place is required nearer the Kindallachan end of the track. More information is required to demonstrate the extent of upgrades proposed to the access, including the provision and existence of passing places.

It is also unclear if car and caravans would be able to enter and exit the site and a swept path is required to show that these vehicles can enter the site.

The existing access connects with the public road network adjacent to the bridge over the Kindallachan Burn. Visibility to the right when exiting is restricted due to the position of the sign advertising Alex Butter Landscaping. This requires to be addressed and detailed information supplied to demonstrate the upgrade of the junction to support the level of traffic associated with the development.

Furthermore, the site is accessed from the A9 trunk road. Transport Scotland have been consulted on the application and have indicated that they do not advise against the granting of permission but have indicated that the applicant should make themselves aware of the proposed alignment and current status of alterations to the access arrangements associated with the A9 dualling between Perth and Inverness. This section is the A9 Tay Crossing to Ballinluig. It is noted that this junction will be a left in, left out junction only and therefore traffic will only be able to enter the site from the A9 when travelling from the north. Therefore, any northbound vehicles would require to turn at the Ballinluig junction and enter the site from the south bound carriageway.

Green travel options should also be incorporated into the proposal with provision for good walking and cycling facilities required and this should be addressed within a Draft Green Travel Plan for the site. A swept path analysis for HGVs, goods/service vehicles and 12m bin lorry movements within the site is also required. The layout should incorporate linkages to the

wider path network including designated core paths located in the vicinity. No supporting information has been submitted with the application to demonstrate the level of traffic generation associated with the use or any linkages to the surrounding path network and no detailed information has been submitted to demonstrate the upgrade of the junction and access track as required by Transport Planning. The proposal is therefore considered to be contrary to Policy 60B of the LDP2.

Sustainability/Travel Patterns

Policy 8 criteria (b) states that a development should not encourage unsustainable travel patterns. Caravan and camping sites are an unsustainable form of development in terms of governmental policy as they are totally reliant on the car and are likely to be required in rural locations that are some distance from other communities and their attendant services. However, to enforce this policy rigidly would deny a use altogether that public policy has endorsed as having a continuing role to play in the development of tourism, and therefore lack of sustainability is not often a determining issue. However, the nearer a site is to a settlement and facilities such as shops, pubs, restaurants and so forth, which would reduce vehicle journeys made by lodge users, the better in terms of overcoming any objections on sustainability grounds. If such facilities are already, or are to be, provided on site, this too may be a positive factor in favour of a scheme. There may even be existing facilities available nearby but this is not clear from the lack of supporting information in the submission. In this instance the site is within relatively close proximity to nearby settlements where there are existing facilities available and these should be referenced in supporting information. The availability of nearby facilities will reduce the need to travel by car to a certain degree and the extent of these facilities and proximity to service provision in nearby settlements should be referenced in the planning submission. The proposal should also seek to highlight what provision there is for links to nearby settlements from the site from established walking and cycle routes. No information has been submitted in this regard and this lack of detail contributes to the proposal being contrary to policy 8 of the LDP2.

Ecology

Policy 41 of the LDP2 states that the Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.

No ecological survey of the proposed development area or assessment of the likely effects from this development on habitats and species was submitted alongside this application. It appears there will be an impact on existing trees and hedges and the access route runs through an area classified on the Ancient Woodland Inventory. There are numerous records of otter in the area.

To progress this application, information about the biodiversity value of the site is required in the form of an Extended Phase 1 Habitat Survey. Once this information is obtained, measures should be identified to avoid and reduce impacts, and to compensate for the loss of resources using the mitigation hierarchy. An impact assessment of this development on trees, woodland and biodiversity is required. The Council's Bio Diversity Officer has objected to the application due to the lack of any assessment of ecological issues. As no bio diversity information has been submitted with the application, the proposal is contrary to Policy 41 of the LDP2.

Trees

Policy 40B relates to trees and states that a tree survey should be prepared when there are existing trees on a site and where the proposed development may impact on existing trees.

The proposal indicates that there are some mature silver birch trees and dwarf cypress at the site, that may be remnants from the nursery, it would be helpful to have further information in this regard, particularly in relation to the silver birch, and their proximity to the climbing net and play area. Tree data / survey details for the established trees have not been submitted.

The application advises that the site will be planted with holly, beech, hornbeam, rowan, birch, gean, whitebeam, and fruit trees. It would be helpful for more information to be provided insofar as the proposed stock size and type. Due to the lack of any detailed information regarding trees to enable assessment, the proposal is contrary to Policy 40B of the LDP2.

Flood Risk

Policy 52 of the LDP2 states that there is a presumption against proposals for built development or land raising on flood plains.

A review of the SEPA flood maps show that the main site and buildings are not at direct fluvial flood risk, however, the access road is within the functional floodplain of the Kindallachan Burn (0.5% annual probability flood event). As this provides the only vehicular route the site would be cut off during flood conditions. There are footpaths to the north and east, which connect to a minor road and then to the A9, however their condition is unclear. Flood risk within the area is complex with both the minor road and the A9 also at risk of flooding from the Tulliemet Burn and the River Tay. Approval of this application may increase the number of people in a flood risk area, with no safe access and egress. This is contrary to SPP but also to the Council's duty under the Flood Risk Management (Scotland) Act 2009, to overall reduce flood risk. The applicant must demonstrate how safe access and egress will be provided.

There is also a small land train marked on OS mapping which appears to be culverted and fed by points to the east but is not included on SEPA flood

mapping. PKC Structures and Flooding have indicated that a 5m buffer must be retained from this channel to allow for maintenance and this should be provided for in any layout.

The SEPA flood maps show a large area of the site at high and medium likelihood of surface water flooding. This appears to be associated with a depression within the site which receives runoff generated to the northeast, and potentially floodwater which spills from the drainage channel. The submission requires to demonstrate that the site drainage accounts for this runoff and appropriately manages surface water ponding. Due to the lack of any information to enable assessment of flood risk, the proposal is contrary to Policy 52 of the LDP2.

Drainage

The submission indicates that waste water will be treated using a soakaway/septic tank which accords with the requirements of Policy 53B of the LDP2. However, no information has been submitted to detail how surface water drainage is catered for. Policy 53C of the LDP2 require all new developments to employ SuDS measures. Further details regarding surface water drainage is required which demonstrates that adequate attenuation and treatment will be included as part of the design. Given the scale of the site, PKC Structures and Flooding have recommended that a Drainage Impact Assessment is prepared, and details of these requirements are outlined in associated Supplementary Guidance (SG). Due to the lack of information on surface water drainage, the proposal is contrary to Policy 53C of the LDP2.

Developer Contributions

There is no requirement for a developer contribution for this application.

Economic Impact

Whilst there may be some economic benefit associated with the introduction of additional tourism facilities, this is not considered to be of a level which would merit approval of the application given the lack of supporting information submitted. As mentioned above a detailed Economic Statement would be required to demonstrate the reasoning behind the proposal and to enable assessment against policies 8 and 9 of the LDP2.

Waste Collection

The Council's waste and recycling planning guidelines offers advice for developers, and includes details of access/egress information for refuse collection vehicles, and the expected provision standards for waste and recycling. The waste team have been consulted on this application and indicated that no information has been submitted in regard to waste collection and this should be designed into the layout of the site.

Commercial Impact on Existing Businesses

The commercial impact of the proposal on an existing business is not a material planning consideration and therefore has no bearing on this application.

VARIATION OF APPLICATION UNDER SECTION 32A

There have been no variations to the application.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

Accordingly the proposal is refused on the grounds identified below.

Reasons for Refusal

The proposal is contrary to Policy 8: Rural Business and Diversification of the Perth and Kinross Council Local Development Plan 2 (2019) as no detailed information has been submitted to demonstrate that this proposal relates to the expansion of an existing business and no information has been presented to demonstrate that the proposal would improve the quality of new or existing tourism facilities, allow a new market to be exploited or extends the tourism season.

The proposal is contrary to Policy 9C: Chalets, Timeshare and Fractional Ownership of the Perth and Kinross Council Local Development Plan 2 (2019) as the proposal does not involve the expansion of an existing hotel, guest house or chalet park, does not involve the replacement of static caravans with permanent structures and no detailed supporting information has been presented to demonstrate that the proposal meets a specific need by virtue of its quality or location in relation to existing tourism facilities.

The proposal is contrary to Policy 40B: Forestry Woodland and Trees of the Perth and Kinross Council Local Development Plan 2 (2019) which requires tree surveys to be submitted where there is a potential impact on existing trees on site. There are existing trees on site and no information has been submitted to indicate the impact which the proposed development would have on existing trees.

The proposal is contrary to Policy 41: Bio Diversity of the Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that wildlife and wildlife habitats will be protected. There are records of protected species on and within the immediate vicinity of the site and no ecology survey has been submitted to demonstrate any potential impact on protected species and how the impact will be appropriately mitigated.

The proposal is contrary to Policy 52: Flooding of the Perth and Kinross Council Local Development Plan 2 (2019) as the access road into the site is located within the functional flood plain and therefore the site may be cut off for vehicular access during a flood event increasing the number of persons at risk from flooding with no safe access and egress, contrary to Scottish Planning Policy and the Council's duty under the Flood Risk Management (Scotland) Act 2009. No information has been presented to demonstrate how safe access and egress to the site would be achieved during a flood event. Furthermore, the site is also considered to be at risk from high and medium probability flood risk and no information has been submitted to demonstrate how site drainage will cater for this run off and manages surface water ponding.

The proposal is contrary to Policy 53C: Surface Water Flood Risk of the Perth and Kinross Council Local Development Plan 2 (2019) which requires development to be provided with an appropriately designed surface water drainage system. No information has been submitted to detail how surface water drainage will be catered for in terms of a detailed surface water drainage design and a Drainage Impact Assessment prepared to meet the requirements of the Council's Flood Risk and Flood Risk Assessments Supplementary Guidance 2021.

The proposal is contrary to Policy 60B: Traffic and Transport of the Perth and Kinross Council Local Development Plan 2 (2019) which requires all development sites to be easily accessible by all modes of transport. Insufficient information has been submitted to demonstrate the traffic generation associated with the proposed use and no detail on any linkages to surrounding cycle and path networks has been submitted. Furthermore, no detailed information has been submitted to demonstrate the appropriate upgrade of the junction with the public road to ensure appropriate visibility and no information has been submitted to demonstrate that the existing private

access is capable of accommodating the proposal without appropriate upgrade.

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

01

02

03

04

05

06

07

08

Agra House
15 King Street
Newport-on-Tay
Fife. DD6 8BN

T 01382 - 541333
F 01382 - 541999
E Land.Survey@btconnect.com
W www.DouglasLandSurveys.co.uk



Date : 1 September 2021

For the attention of : Alex Butter

Alex Butter Landscaping Ltd
West Countlich Farm
Kindallachan
By Ballinluig
PH9 0NW

Project Reference : **TOPOGRAPHICAL SURVEY AT WEST COUNTLICH CAMPSITE, KINDALLACHAN**

Dear Alex,

Thank you for your confirmation to proceed with the topographical survey works for your development site at West Countlich Campsite, Kindallachan and we now have pleasure in enclosing the following survey data :

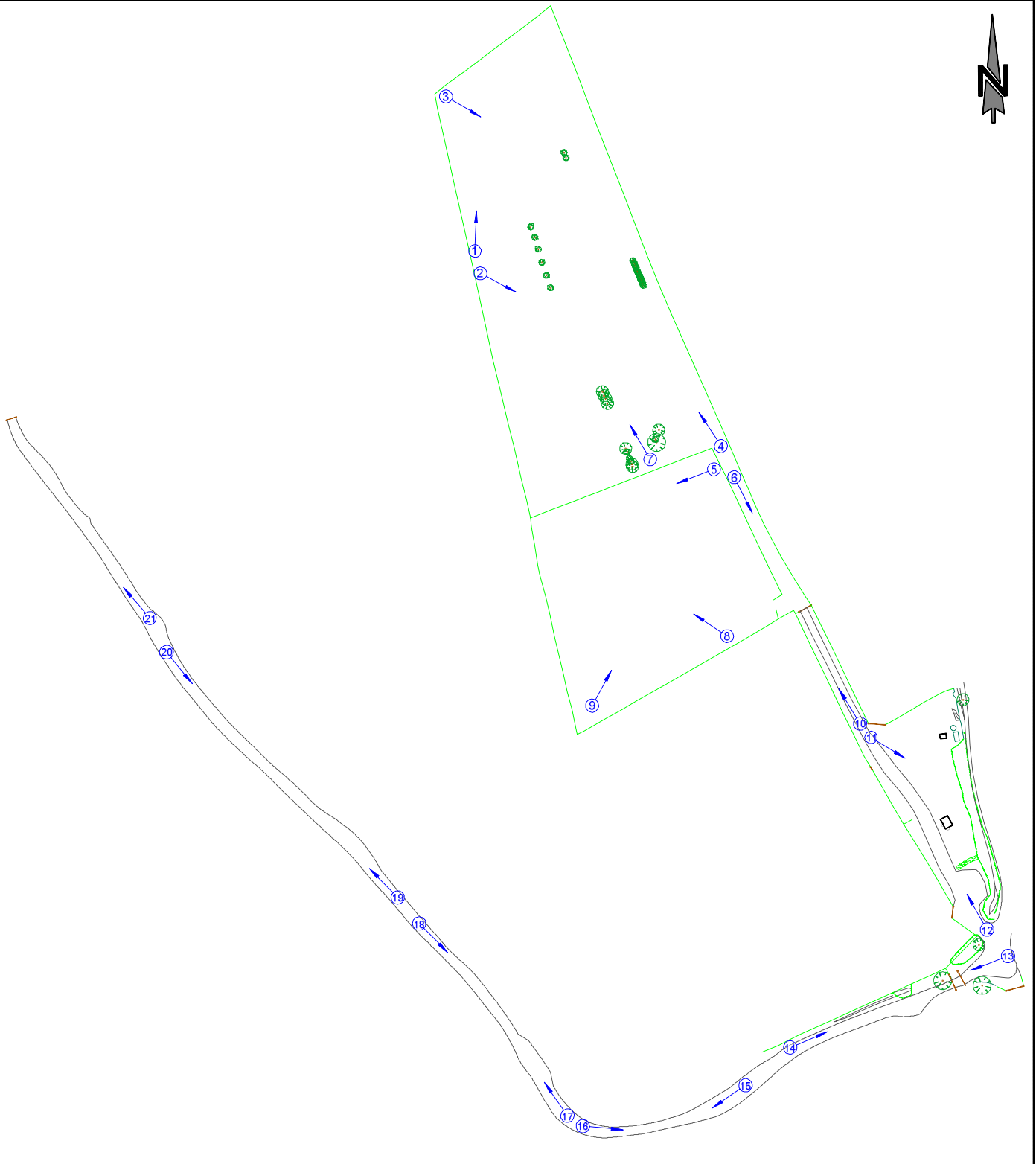
- 1 No. Compressed Zip folder Containing – Survey Drawing No. 39121-01 in 2D & 3D DXF format
- Photo Presentation 39121-01 comprising:- Photo Location Diagram & 21 Site Photos (4 No. Pages)

The photo presentation provides a library record of site conditions at time of survey and will allow you to view the site on computer screen, which may be of some help when preparing your development proposals for the site.

Trust the attached details meet with your full requirements and should you need any further complementary information or assistance relating to any aspect of these survey works, just give me a call.

Yours Faithfully

Steve Dickson (Manager)



DouglasLAND SURVEYS

DouglasLAND SURVEYS Ltd.

□ DOUGLAS LAND SURVEYS

AGRA HOUSE,
15 KING STREET,
NEWPORT-ON-TAY,
FIFE, DD6 8BN,
SCOTLAND
T. (01382) - 541333
F. (01382) - 541999

□ LAND SURVEYS
□ HYDROGRAPHIC SURVEYS
□ PHOTOGRAMMETRIC SURVEYS
□ AS BUILT SURVEYS
□ BOUNDARY RESOLUTION
E. Land.Survey@btconnect.com
W. www.DouglasLandSurveys.co.uk

Douglas Land Surveys Ltd, Registered in Scotland No. 379 369.
Registered Office: Agra House, 15 King Street, Newport-on-Tay, Fife, DD6 8BN.

Subject **Photo Location Diagram for
West Countlich Campsite,
Kindallachan.**

Drawn by
L.Burns

Page
1 of 1

Dwg No
39121/01

Date
01/09/2021



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20



View 21

John Manning Chartered Architect

Dirnanear Enochdhu Blairgowrie Perthshire PH10 7PD
Tel +44(0)1250 881400 **mobile** 07593010963
E-Mail jm@johnmanningarchitect.co.uk

DESIGN STATEMENT

Proposed Campsite

at West Countlich Farm, Kindallachan, Ballinluig, Pitlochry PH9 0NW

The Site

The site is part of the farm which is used by Alex Butter Landscaping Ltd and is part of the Nursery and Market Garden which is now redundant. The site is surrounded on the North and West sides with mature forestry and on the East side the ground rises and is open rough grazing and a few mature birch trees. On the South side it adjoins the current Nursery with glass houses. Apart from the East side the ground is level. There are few trees left from the Nursery which can remain.

The Business

The camping business is a new enterprise by a member of the family. Alison has run Sub Rosa cafe in Perth and more recently together with a Deli in Pitlochry.

The Concept

The concept is to appeal to the traditional caravaners who now more motor homes with a group of pitches. And to appeal to a younger generation of campers in tents interested in foraging and wild food. Each pitch accessed mown and accessed by a mown path; the rest of the area would be meadow with wild flowers and patches of herbs and salads for foraging together with some productive fruit trees.

There would be an area which would be available for groups.

Booking in and payment would be mobile phone app.

The Facilities

The access road would be brought up to the standard of the main drive down to the public road. There would not be a Site Office as such but there would be refreshment facilities with some informal cafe tables under a canopy and provisions in a shop area. There would be a Farm Shop which would cater for others than the campers. There is a parking area for visitors.

There is a toilet and shower building with disabled facilities.

The materials for the buildings would be simple and fit into the landscape; timber cladding with profiled steel roofing. Stained timber windows and doors.

Heating will be electric powered from PVs stored in batteries and any excess electricity fed into the grid.

At the entrance to the camping area which will have its own parking area would be an information board and a barbecue.

For the Caravaners there is a Pergola providing an informal meeting area.

For the group campers there is a barbecue dell situated in a natural depression in the ground.

An informal creative play area on the sunny slope to the East with a path up from the main building.

Landscaping

Here are the existing trees from the Nursery and additional native tree planting in informal groups to provide screening a shade.

Apart from the access drive and areas around the buildings there will be mown paths in meadow grass.

Areas

Site area excluding the access road 2.228 hectares

	M sq
Cafe/shop	121.5
Canopy	61
Farm shop	121.5
Toilets/showers	64

11.11.2021

Ref: 540DS01

LRB-2022-21**21/02067/FLL - Formation of camping and caravan site, erection of office/café/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works, land 100 metres west of Alex Butter Landscaping Ltd, West Countlich Farm, Kindallachan**

REPRESENTATIONS

Wednesday, 23 February 2022



Local Planner
Planning and Development
Perth and Kinross Council
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 Customer,

**Land 100 Metres West Of, Alex Butter Landscaping Ltd West Countlich Farm,
Kindallachan, PH9 0NW
Planning Ref: 21/02067/FLL
Our Ref: DSCAS-0059020-PR7
Proposal: Formation of camping and caravan site, erection of office/cafe/shop
building, WC/shower building and a pergola, formation of play and parking
areas and associated works**

Please quote our reference in all future correspondence

Audit of Proposal

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 Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

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

Waste Water Capacity Assessment

- ▶ 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.

Please Note

- ▶ 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 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 information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) 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 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 the discharge from your premises is likely 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 [here](#).
- ▶ 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

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Pamela Strachan

Development Services Analyst

Tel: 0800 389 0379

planningconsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/02067/FLL	Comments provided by	Robert Amponfi																												
Service/Section	Commercial Waste Team – Waste Services	Contact Details																													
Description of Proposal Address of site Comments on the proposal	Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works																														
	Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan																														
	There’s no provision for waste in this planning application. We would recommend that there is a central storage area for waste collection. I would therefore recommend that the proposed bin store is of sufficient size to accommodate the following:																														
	<ul style="list-style-type: none">• 3 x 1280L containers for general waste• 3 x 1280L containers for Dry mixed recycling																														
	Dimensions are;																														
Recommended planning condition(s)	<table><tr><th colspan="4">Bin Dimensions</th></tr><tr><th>Bin Size</th><th>Width(mm)</th><th>Depth(mm)</th><th>Height(mm)</th></tr><tr><td>140L</td><td>480</td><td>544</td><td>1060</td></tr><tr><td>240L</td><td>600</td><td>880</td><td>1090</td></tr><tr><td>360L</td><td>585</td><td>740</td><td>1070</td></tr><tr><td>1100L</td><td>1250</td><td>980</td><td>1370</td></tr><tr><td>1280</td><td>1260</td><td>985</td><td>1430</td></tr></table>			Bin Dimensions				Bin Size	Width(mm)	Depth(mm)	Height(mm)	140L	480	544	1060	240L	600	880	1090	360L	585	740	1070	1100L	1250	980	1370	1280	1260	985	1430
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	360L	585	740	1070																											
	1100L	1250	980	1370																											
	1280	1260	985	1430																											
	Waste must be contained, and the collection point must be provided.																														
	We would expect that the waste will be collected on site and therefore road specifications need to allow access for RCVs. Specifications are as follows:																														
<ul style="list-style-type: none">• Surfaces: The refuse collection operative must have clear access to the bin storage area and where possible the surfaces must be a paved or hard finished, which must be smooth, where possible, without steps or kerbs with a minimum width of 1.5 metres and clear headroom of 2 metres.																															
<ul style="list-style-type: none">• Working Area Dimensions; Where a refuse vehicle is required to drive onto a site or to work under any structure there should be a minimum height clearance of 4.5 metres, with a minimum working area of 3.5 metres width by 4 metres length where the emptying of the containers will take place.																															
<ul style="list-style-type: none">• The lengths of refuse collection vehicles vary between 10 to 12 metres, with a width of 2.54 metres (width of mirrors extra) the working length should take account of the size of the container, making the length of the vehicle with the container in emptying position one metre longer. A further 3 metres is required for operatives to stand clear of the bin whilst being lifted, therefore a																															

minimum of 16 metres is required.

- The emptying position that the vehicle manoeuvres to and operates from should be relatively level and flat for the entire length of vehicle and container. Any slopes or gradients (other than those necessary for surface water drainage) should be avoided
- Access Roads; Loading: All vehicle access roads that the refuse collection vehicles will be required to use must be constructed to withstand a gross vehicle weight of 32 tonnes and axle loading of 11.5 tonnes. Manhole covers, gratings etc. situated in the road must also be capable of withstanding the loads indicated.
- Look towards a minimum of 4 metres in width and the layout should permit the vehicle to travel in a forward direction. The turning circle for refuse collection vehicles is approximately 24 metres. See FTA diagram
- Refuse collection vehicles should not be expected to reverse over any great distances to or from the collection point. Attention is drawn to the Health and Safety Executive publication Workplace Transport Safety Guidance for Employers. Page 32 - examples of safe working practices – states in paragraph 129:
- Nearly a quarter of all deaths involving vehicles at work occur while vehicles are reversing. Many other reversing accidents do not result in injury but cause costly damage to vehicles, equipment and premises.
- Paragraph 130 continues:
The most effective way of dealing with the risk of reversing accidents is to remove the need for reversing altogether.

Therefore, roads with inadequate width or turning facilities that would be inaccessible to collection vehicles should have designated collection points on or near a nearby public highway.

Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Perth and Kinross Council Pullar House, 35 Kinnoull Street, Perth PH1 5GD	Council Reference:-	21/02067/FLL
	TS TRBO Reference:-	NW/81/2022

Application made by Alex Butter Landscaping Ltd per John Manning Chartered Architect, Dirnanean 1 Enochdhu Blairgowrie Perthshire PH10 7PD and received by Transport Scotland on 25 February 2022 for planning permission for formation of camping and caravan site, erection of office/cafe/shop building, wc/shower building and a pergola, formation of play and parking areas and associated works located at Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm, Kindallachan affecting the A9 Trunk Road.

Director, Roads Advice

1. The Director does not propose to advise against the granting of permission ☒
2. The Director advises that planning permission be refused (see overleaf for reasons). ☐
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons). ☐

To obtain permission to work within the trunk road boundary, contact the Area Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Area Manager (A9)
0141 272 7100
Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Operating Company:-

NORTH WEST

Address:-

Bear House, Inveralmond Road, Inveralmond Industrial Estate, Perth, PH1 3TW

Telephone Number:-

0845 4130200

e-mail address:-

NWplanning@bearsotland.co.uk

ADVISORY NOTES (to be passed to applicant):-

The applicants should make themselves of the proposed alignment and current status of, and associated alterations to access arrangements that would be brought about by, the A9 Dualling Perth to Inverness. The section of interest is the A9 Tay Crossing to Ballinluig.

More information may be found at

<https://www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/a9-tay-crossing-to-ballinluig/>

Transport Scotland Response Date:- 07-Mar-2022

Transport Scotland Contact:- Gerard McPhillips

Transport Scotland Contact Details:-

Roads - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number:

e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Roads Directorate, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.



To:	David Niven, Planning Officer
From:	Sophie Nicol, Historic Environment Manager
Tel:	01738 477027
Email:	Sophie.Nicol@pkht.org.uk
Date:	8th March 2022

21/02067/FLL | Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works | Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan

Thank you for consulting PKHT on the above application.

With respect of archaeology and the planning process, as outlined by Scottish Planning Policy, the proposed development does not raise any significant issues. No archaeological mitigation is required in this instance.

Comments for Planning Application 21/02067/FLL

Application Summary

Application Number: 21/02067/FLL

Address: Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm
Kindallachan

Proposal: Formation of camping and caravan site, erection of office/cafe/shop building,
WC/shower building and a pergola, formation of play and parking areas and associated works
Case Officer: John Williamson

Customer Details

Name: Dr Joanna Nelson

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise Pollution
- Out of Character with the Area
- Road Safety Concerns

Comment: To Whom It May Concern

Re: Planning application ref 21/02067/FLL

I wish to object to the above application for the following reasons:

1. Significant increase in traffic through the village. Kindallachan is a small hamlet in which many elderly residents live. The proposed size of development would dramatically increase through traffic (including many large vehicles) having a detrimental impact on residents' quality of life and local infrastructure.

2. Detrimental impact on existing business. [REDACTED]

[REDACTED] The proposed development access road is less than 2m away from my bedroom window. Paying guests choose to visit my business for the peace and quiet of the local area- this would be ruined by a constant stream of caravans, cars and motorhomes passing in such close proximity.

3. Access arrangements. Caravans and motorhomes travelling from the south would be required to be stationary on the A9 before turning across oncoming traffic to access Kindallachan. This stretch of road has had numerous accidents, including fatalities, in the last few years. It would be dangerous to all motorists and would be better revisited once A9 dualling had been completed.

4. Access road unsuitable. The majority of the proposed access road is a loose shingle track

which is subject to repeated potholing from the existing Alex Butter vehicles. I already have several chips in my cottage windows from loose stones being thrown up. The problem is compounded by disregard for the existing speed limit by all traffic using the track. Dust clouds in summer months from vehicles result in a constant covering of dust over my property and garden- this is not only unpleasant, but unhealthy if trying to sit in the garden.

5. Local children in the village play by the Kindallachan burn. The turning past Oshnie is a single track, largely unsighted, and I have concerns about the ability of large vehicles to avoid a collision.

6. Already an abundance of similar businesses in local area. Provision for caravans and motorhomes already exists in the local area- Inver Mill caravan park in Dunkeld, Faskally and Milton of Fonab touring parks in Pitlochry, Blair Atholl Caravan Park, Tayview lodges for self catering in Guay.

Thank you for considering.

From: Lorna Sutherland [REDACTED]
Sent: 09 March 2022 22:16
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: Planning application reference 21/02067/FLL

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

To Whom It May Concern

Re: Planning application ref 21/02067/FLL

I wish to object to the above application for the following reasons:

1. Significant increase in traffic through the village. Kindallachan is a small hamlet in which many elderly residents and children live . The proposed size of development would dramatically increase through traffic (including many large vehicles) having a detrimental impact on residents' quality of life and local infrastructure.

2. Access arrangements. Caravans and motorhomes travelling from the south would be required to be stationary on the A9 before turning across oncoming traffic to access Kindallachan. This stretch of road has had numerous accidents, including fatalities, in

the last few years. It would be dangerous to all motorists and would be better revisited once A9 dualling had been completed.

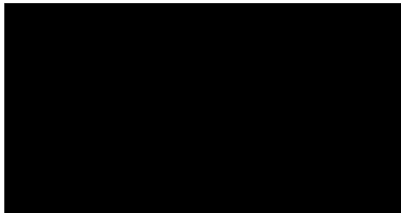
3. Access road unsuitable. The majority of the proposed access road is a loose shingle track which is subject to repeated potholing from the existing Alex Butter vehicles. The problem is compounded by disregard for the existing speed limit by all traffic using the track, especially Alex Butters employees in big trucks.

4. My children play by the Kindallachan burn and use this road to visit neighbours and explore around the village. It is a single track, largely unsighted, and I have concerns about

the ability of large vehicles to avoid a collision. The drivers do not abide by the speed limits set.

5. Already an abundance of similar businesses in the local area. Provision for caravans and motorhomes already exist in the local area- Inver Mill caravan park in Dunkeld, Faskally and Milton of Fonab touring parks in Pitlochry, Blair Atholl Caravan Park, Tayview lodges for self-catering in Guay.

Lorna Sutherland



Comments for Planning Application 21/02067/FLL

Application Summary

Application Number: 21/02067/FLL

Address: Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm
Kindallachan

Proposal: Formation of camping and caravan site, erection of office/cafe/shop building,
WC/shower building and a pergola, formation of play and parking areas and associated works

Case Officer: John Williamson

Customer Details

Name: Mrs Chamaine Blundell

Address:

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise Pollution
- Road Safety Concerns
- Traffic Congestion

Comment: To whom it may concern,

Re: Planning application ref 21/02067/FLL

We wish to voice our objection to the above application for reasons stated below:

1. Particular increase in traffic through the village. Kindallachan is a small village within which reside a number of elderly occupants. The potential size of the development would hugely increase the volume of traffic, in turn creating more noise, having a negative impact on the existing residents quality of life.
2. Access issues. The section of A9 that caravans and motorhomes would use to access Kindallachan already has a history of road traffic accidents, some proving fatal. The addition of these extra vehicles would only increase the risk to other motorists.
3. Safety of local residents, in particular local children. The proposed access road runs along a section of the Kindallachan burn which a number of local children play near. The access road has poor visibility due to it being a single track with a tight bend at the burn, which leads to concerns about large vehicles and the potential for collisions.
4. Access road is unsuitable for high traffic volume. The majority of the proposed access road is a loose shingle track which has been subject to repeatedly being washed out during heavy rainfall and repeated potholing due to the existing Alex Butter vehicles. The problem is intensified by the

complete disregard for the speed limit by all traffic using this access road.

5. Similar businesses in local area. There are already a multitude of options for caravans and motorhomes within the local area- Faskally and Milton of Fonab touring parks in Pitlochry. Blair Atholl caravan park. Inver mill caravan park in Dunkeld. For self catering there is Tayview lodges in Guay. Oshnie cottage in Kindallachan and similar options in Logierait and Tulliemet.

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/02067/FLL	Comments provided by	Lucy Sumner
Service/Section	Strategy & Policy	Contact Details	Development Contributions Officer: Lucy Sumner Email: [REDACTED]
Description of Proposal	Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works		
Address of site	Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan		
Comments on the proposal	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	11 March 2022		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 21/02067/FLL

Our ref DAT

Date 15 March 2022

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

21/02067 RE: Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan for Alex Butter Landscaping Ltd

I refer to your letter dated 23 February 2022 in connection with the above application and have the following comments to make.

Environmental Health

Recommendation

I have no objections to the application but recommend the undernoted conditions and informative be included in any given consent.

Comments

The application is for the formation of a caravan and camping site on former plant nursery land 100m West of West Countlich Farm, Kindallachan.

Noise

The plans submitted show 15 motorhome/caravan pitches and a further 10 tent pitches and includes the erection of a shower/WC block and a further building housing a café/farm shop and office facilities. Given the location and distance to neighbouring residential properties out-with the ownership of the applicant I do not foresee the proposed units having a significant impact on the residential amenity of neighbouring properties, however the applicant should be mindful of noise that may be generated by the users of the site, including traffic as well as any fixed plant/equipment.

Odour

The applicant should be mindful that any proposed extraction system is commensurate with the types of cooking to be undertaken within the café and controlled such that odours do not affect the residential amenity of any neighbouring properties.

Site Licence

Given the types of proposed units, I would remind the applicant that these fall under the definition of caravans and therefore a site licence will be required.

Therefore, whilst I have no objections to the application, I would recommend the following conditions and informative be attached to any given consent.

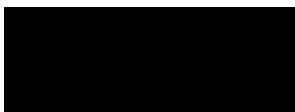
Condition

- EH11** All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 20 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.
- EH20** Prior to the development hereby approved being completed or brought into use, an effective ventilation system commensurate with the nature and scale of process to be undertaken shall be installed and operated such that odours are not exhausted into or escape into any neighbouring buildings. Thereafter the system shall be maintained.
- EH31** All external lighting shall be sufficiently screened and aligned so as to ensure that there is no direct illumination of neighbouring land and that light spillage beyond the boundaries of the site is minimised to a degree that it does not adversely affect the amenity of the neighbouring land.
- Prior to the commencement of the development a Noise Management Plan shall be submitted for the written approval of the planning authority. The plan shall include all sources of noise associated with the premise, including user noise and the measures that will be put in place to minimise and/or control noise. The plan shall be reviewed on a regular basis or, following receipt of a justified complaint or at the request of the planning authority. Once the Noise Management Plan has been approved, it shall be fully implemented for the lifetime of the development.

Informative

CARAV

Part of the approved development includes 'caravans'. The developer is advised that caravans require to be licensed under the terms of Section 1 of the Caravan Sites and Control of Development Act 1960 and therefore a licence application should be made to Environmental Health. Application forms are available at <https://www.pkc.gov.uk/article/15600/Licence-caravan-site>



Development Management

From: Stuart McCulloch [REDACTED]
Sent: 15 March 2022 21:05
To: Development Management
Subject: OBJECTION to Planning Application ref 21/02067/FLL

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To Whom it may concern

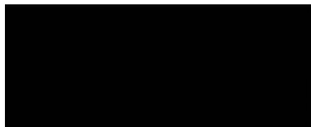
Re: Planning Application ref 21/02067/FLL

I wish to object the above application.

1. There would be an extreme amount of traffic coming through this quiet, idyllic village. We as residents have large vehicles already driving through to Alex Butter and now he would like further traffic with the addition of cars, caravans and motoholmes to gain futher finacial profit for his pocket, with no consideration to the local village where he does not live
2. I have moved into [REDACTED] for a tranquil life away from the hussle of the City of Glasgow and now i am threatened with this being taken away from me where i had spent so much time choosing this tranquil area.
3. There is plenty of caravan parks around and well established within in this area such as Inver Mill, Guay, Blair Athol and so much more.

If this goes ahead then this would leave other individuals to apply for planning of caravan parks, or even lodges. I strongly object to Alex Butter's planning application

Regards
Stuart & Donna McCulloch



Development Management

From: Dawn Sinclair [REDACTED]
Sent: 15 March 2022 14:27
To: Development Management
Subject: Planning application ref 21/02067/FLL

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To Whom It May Concern

Re: Planning application ref 21/02067/FLL

I wish to object to the above application for the following reasons:

1. Significant increase in traffic through the village. Kindallachan is a small hamlet in which many elderly residents and children live . The proposed size of development would dramatically increase through traffic (including many large vehicles) having a detrimental impact on residents' quality of life and local infrastructure.
2. Access arrangements. Caravans and motorhomes travelling from the south would be required to be stationary on the A9 before turning across oncoming traffic to access Kindallachan. This stretch of road has had numerous accidents, including fatalities, in the last few years. It would be dangerous to all motorists and would be better revisited once A9 dualling had been completed.
3. Access road unsuitable. The majority of the proposed access road is a loose shingle track which is subject to repeated potholing from the existing Alex Butter vehicles. The problem is compounded by disregard for the existing speed limit by all traffic using the track, especially Alex Butters employees in big trucks.
4. As a dog owner I use this road regularly to visit neighbours and explore around the village. It is single track, largely unsighted, and I have concerns about the ability of large vehicles to avoid a collision. The drivers do not abide by the speed limits set.
5. Already an abundance of similar businesses in the local area. Provision for caravans and motorhomes already exist in the local area- Inver Mill caravan park in Dunkeld, Faskally and Milton of Fonab touring parks in Pitlochry, Blair Atholl Caravan Park, Tayview lodges for self-catering in Guay.

Mr and Mrs D Sinclair
[REDACTED]

Comments for Planning Application 21/02067/FLL

Application Summary

Application Number: 21/02067/FLL

Address: Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm
Kindallachan

Proposal: Formation of camping and caravan site, erection of office/cafe/shop building,
WC/shower building and a pergola, formation of play and parking areas and associated works
Case Officer: John Williamson

Customer Details

Name: Mr Philip Russell

Address: [REDACTED]

Comment Details

Commenter Type: Comment from Same Household

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Development Plan Policy
- Inappropriate Land Use

Comment: Objection based on the following points.

This development for 25 units combined with the available capacity in Guay Lodges will far out weigh the number of residents in the local area leading to a loss of character and amenity of both the hamlets of Kindallachan and Guay.

The proposed site is adjacent to Kindallachan Falls. Spray from the falls themselves create a very humid environment which is a haven for a vast number off fungi species. It is also possible that this area is of Ancient Semi-natural (ASNW) origin and will need to be looked after carefully.

Furthermore recent surveys carried out at Kindallachan Falls found this area being used by otters. Without a great deal of care and supervision, it leads me to believe that Kindallachan Falls will soon the campsite swimming pools with no otters left anywhere near the site.

The idea that the design of the buildings will be 'keeping it simple' does not fit in with the principle of 'high quality of design to reflect the rural nature of the site'.

The gradient of the access road is steep and is likely to tax any non 4x4 vehicles towing a caravan.

The site appears to be located just metres away from mature woodland (the barbeque dell in less than 5m from the woodland and the campers and caravans will be literally under the canopy of the trees). Apart from the obvious fire risks involved with an unsupervised campsite, I would imagine that given the increasing number of storms and the huge number of trees that have been blown down, that putting camping and caravans anywhere near woodland would be a mistake. This will have clear impacts on the management of the woodland.

With the building of Guay lodges, no requirement for staff to be resident led to an increase in litter,

antisocial behaviour and fires being lit within the wooded area surrounding Guay. Since then, the site has been bought over and the new owners are now resident on the site. Guay Lodges are now well run; very few problems arise that aren't dealt with quickly and the residents are far happier with the set up.

We request that this application be refused due to the absence of live in accommodation for a full-time warden to supervise the behaviour of guests to the site throughout both day and night. If any future application included such accommodation (on site not 'near to' the site) we would have fewer concerns.

Development Management

From: Susan Campbell [REDACTED]
Sent: 18 March 2022 12:28
To: Development Management
Subject: Fwd: 21/02067/FL Planning

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- >
- > Regarding the above planning submission.
- >
- > I am not objecting to the proposed plan however I would like the following to be noted and considered.
- >
- > There will be a substantial increase in volume of traffic through the village of Kindallachan itself.
- > Does planning know if the proposed plan which includes an emptying point for chemical toilets will be advertised as an area to be used for non resident campervans ?if so this means even more traffic.
- >
- > Approximately 26 pitches/stands could mean the equivalent number of extra vehicles, does planning know if there is a maximum size of campervan/touring caravan permitted on the pitches?
- >
- > The junction at Kindallachan will not take extra traffic, both traveling north turning right into the village and turning right to go on to the A9 north, large slower moving vehicles who may not be able to judge the speed of oncoming cars, taking chances on this piece of road will undoubtedly cause accidents, the increase of vehicles will make this a harder to exit junction.
- >
- > Transport Scotland's traffic survey and noise survey done in preparation for the A9 upgrade will now not be accurate as this proposal was not included, therefor this needs to be looked at again and several other properties must now be given the notification of the proposal as their properties will be affected, can this please be looked at and rectified.
- >
- > I would appreciate your attention to these points and issues for more in-depth consideration and discussion.
- >
- > Yours sincerely
- >
- > Susan

[REDACTED]

From: Dunkeld & Birnam CC [REDACTED]
Sent: 18 March 2022 13:08
To: Development Management
Subject: 21/02067/FLL | Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works | Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich...

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Dear Sir/Madam

I am writing on behalf of Dunkeld and Birnam Community Council regarding the above planning application. We have a number of issues which we are of the view should be considered when assessing the proposals and we would like to submit a **comment**.

We are concerned that this stretch of road, which already has a history of traffic accidents, has no central reservation on the existing A9 for North Bound traffic to safely turn into Kindallachan.

The potential increase in traffic through Kindallachan and along the cycle network route will likely have a detrimental effect on both residents and cyclists.

The partially unsurfaced single track access road to the site appears unsuitable for an increase in traffic volume and type.


We trust that these matters will be given due consideration when the determination of this application is made.

Kind regards,

Chris Claydon
Secretary
Dunkeld & Birnam Community Council

[REDACTED]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/02067/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works		
Address of site	Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan		
Comments on the proposal	<p>The applicant wishes to convert land adjacent to a former landscaping business into a camping business for campers/caravans/motorhomes and tents. The site will also host a café and shop and informal office. The plans indicate 15 caravan sites and 10 camping sites, with additional group camping area. The plans indicate 22 parking spaces.</p> <p>The site would be accessed via the existing single-track private vehicle access utilised by the former landscaping business. The existing access connects with the public road network adjacent to the bridge over the Kindallachan Burn. Visibility to the right when exiting is restricted due to the position of the sign advertising Alex Butter Landscaping, as shown in Figure 1.</p>  <p>Figure 1: Visibility to the right when exiting the existing single tracked private vehicle access</p> <p>The surface of the vehicle access into the private vehicle access, has deteriorated and been widened by the vehicles entering and exiting the access, with vehicles passing close to the open ditch that has been fenced, as shown in Figure 2. It is unclear if car and caravans would be able to enter and exit the site due to its close proximity and a swept path is required to show that these</p>		

vehicles can enter the site.



Figure 2: Private vehicle access off of the public road network

Between the public road network and the gate to enter the Alex Butter track to the site, the private vehicle access would benefit from the inclusion of a passing place before the fence around the open ditch, it can be seen that this location is currently being used as shown in Figure 3 and should be formalised. This proposal is likely to attract more visitors to this area of Kindallachan with the proposed camp site and farm shop. The farm shop is likely to attract visitors throughout the day so having somewhere of vehicle to pass will help reduce the impact between the public road network and the gate to enter the Alex Butter track.



Figure 3: Private vehicle access off of the public road network, showing possibly passing place

As seen in Figure 3, the surfacing of the private vehicle access is well formed but does suffer from a number of pot holes along its length.

Once with the gate for Alex Butter track the track starts to rise between the

trees up to the site, as shown in Figure 4.



Figure 4: Alex Butter track looking towards the gate adjacent to Oshine Cottage.

The Alex Butter track has a number of passing places along its route, some are small in size, but others are sizeable, as shown in Figure 5.



Figure 5: Passing place on Alex Butter track

Once up near the site, the road flattens out as shown in Figure 6. Figure 6 shows the existing nursery business on the left of the image.



Figure 6: Alex Butter track next to nursery

The applicant indicates the access into the proposed campsite would be brought up to the same standard as the single-track road, but no alterations to the private vehicle access are mentioned.

The public road network within Kindallachan joins the A9(T), here all traffic leaving Kindallachan must use the A9(T) via a priority junction. The suitability of this junction will be for Transport Scotland to comment on. This junction will be amended as part of the A9(T) upgrade and will be a Left In Left Out junction.

The applicant has not estimated the number of visitors to the farm shop, nor the anticipated trip generation for the campsite site, particularly in peak season.

To support this application the applicant shall provide a plan showing passing places that will allow a car and caravan to pass on both directions on the Alex Butter track and the private vehicle access to reduce eliminate reversing manoeuvres.

The vehicle access onto the public road network shall also be upgraded to support the increased traffic movements going to the development site and surfaced for a minimum of 5 metres back from the public road network. The current advertising sign, as shown in Figure 1, shall be relocated to afford any exiting vehicle visibility to the right.

Additional information is required for Transport Planning to support this application.

Recommended planning condition(s)	
Recommended informative(s) for applicant	
Date comments returned	18 March 2022

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/02067/FLL	Comments provided by	Joanna Dick Tree and Biodiversity Officer
Service/Section	Strategy and Policy	Contact Details	Phone 75377 Email biodiversity@pkc.gov.uk
Description of Proposal	Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works		
Address of site	Land 100 Metres West Of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan		
Comments on the proposal	<p>Policy 41: Biodiversity</p> <p>The Council will seek to protect and enhance all wildlife and habitats, whether formally designated or not, considering natural processes in the area. Planning permission will not be granted for development likely to have an adverse effect on protected species unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated.</p> <p>No ecological survey of the proposed development area or assessment of the likely effects from this development on habitats and species was submitted alongside this application. It appears there will be an impact on existing trees and hedges and the access route runs through an area classified on the Ancient Woodland Inventory. There are numerous records of otter in the area.</p> <p>To progress this application, information about the biodiversity value of the site is required in the form of an Extended Phase 1 Habitat Survey. Once this information is obtained, measures should be identified to avoid and reduce impacts, and to compensate for the loss of resources using the mitigation hierarchy. The impact of this proposed development must be known prior to issuing any planning consent. An impact assessment of this development on trees, woodland and biodiversity is required.</p> <p>Guidance is available in the Planning for Nature Supplementary guidance - Planning Guidance - Planning & Biodiversity - Perth & Kinross Council (pkc.gov.uk)</p> <p>I object due to a lack of information and impact assessment on biodiversity.</p>		
Recommended planning condition(s)	More information is required to progress this application.		
Recommended informative(s) for applicant			
Date comments returned	21 March 2022		

Consultee		Planning App. Ref:	Request Date	Response Date
Paul Kettles, Enforcement Officer (Trees)		21/02067/FLL	16.02.22	21.03.22
Proposed Development		Formation of camping and caravan site, erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works		
Site Address		Land 100 Metres West of Alex Butter Landscaping Ltd West Countlich Farm, Kindallachan.		
Introduction	An application has been submitted for a change of use of a former nursery for a camping and caravan site, and associated buildings.			
Assessment	The proposal indicates that there are some mature silver birch trees and dwarf cypress at the site, that may be remnants from the nursery, it would be helpful to have further information in this regard, particularly in relation to the silver birch, and their proximity to the climbing net and play area. Tree data / survey details for the established trees should be supplied for consideration.			
Conclusion	The application advises that the site will be planted with holly, beech, hornbeam, rowan, birch, gean, whitebeam, and fruit trees. It would be helpful for more information to be provided insofar as the proposed stock size and type.			
	The land adjacent to the site appears to be established woodland which will afford screening to the site, and the site appears to be remote from neighbours.			
	An application has been submitted which lacks information in respect of existing and proposed trees. It may be considered disproportionate to require a full BS5837 tree report for the 2 x silver birch within the site boundary, but the submission of tree data in respect of their size, stature is requested. A landscape specification for the proposed planting would be helpful.			
Recommendations	Request further information for consideration.			
	Paul Kettles Planning Enforcement Officer (Trees) 21 st March 2022.			

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	21/02067/FLL	Comments provided by	G Bissett
Service/Section	Flooding	Contact Details	
Description of Proposal	Camping and caravanning site including erection of office/cafe/shop building, WC/shower building and a pergola, formation of play and parking areas and associated works.		
Address of site	Land 100 metres west of Alex Butter Landscaping Ltd West Countlich Farm Kindallachan		
Comments on the proposal	<p>The application has been reviewed and we raise several concerns.</p> <p><u>Flood Risk</u></p> <p>A review of the SEPA flood maps show that the main site and buildings are not at direct fluvial flood risk, however, the access road is within the functional floodplain of the Kindallachan Burn (0.5% annual probability flood event). As this provides the only vehicular route the site would be cut off during flood conditions. There are footpaths to the north and east, which connect to a minor road and then to the A9, however their condition is unclear. Flood risk within the area is complex with both the minor road and the A9 also at risk of flooding from the Tullimet Burn and the River Tay. Approval of this application may increase the number of people in a flood risk area, with no safe access and egress. This is contrary to SPP but also our duty under the Flood Risk Management (Scotland) Act 2009, to overall reduce flood risk. The applicant must demonstrate how safe access and egress will be provided.</p> <p>A small land-drain is shown on OS mapping to run south-north through the proposed development, although this is not detailed in the application. This appears to be culverted and fed by ponds to the east. As this is not included in the SEPA flood mapping the flood risk from this source is unclear. We note that a 5m buffer must be retained from this channel and provision for maintenance should also be outlined.</p> <p>The SEPA flood maps show a large area of the site at high (10% annual probability flood event) and medium (0.5% annual probability flood event) likelihood of surface water flooding. This appears to be associated with a depression within the site which receives runoff generated to the northeast (0.13km²), and potentially floodwater which spills from the drainage channel. The applicant should demonstrate that the site drainage account for this runoff and appropriately manages surface water ponding.</p> <p><u>Surface water drainage</u></p> <p>The proposed development consists of a camping and caravanning site (2.2 ha) with site facilities including a cafe/site office and farm shop. The site plan also shows car parking areas, play area and access road. Wastewater will be treated using a soakaway/septic tank; however, no details are provided regarding the surface water drainage, treatment and where this will discharge. We note that Policy 53C of the PKC LDP (2019) require all new</p>		

	developments to employ SuDS measures. Further details regarding surface water drainage should be provided which demonstrate that adequate attenuation and treatment will be included as part of the design. We recommend that, given the scale of the site, that a Drainage Impact Assessment is prepared. Further details can be found in the PKC Local Development Plan Supplementary Guidance (Flooding and Flood Risk Assessments, 2021)
Recommended planning condition(s)	n/a
Recommended informative(s) for applicant	The applicant is advised to refer to Perth & Kinross Council's Supplementary guidance on Flood Risk and Flood Risk Assessments 2021 as it contains advice relevant to your development.
Date comments returned	22/03/2022

CDS Planning Local Review Body

From: Susan Campbell [REDACTED]
Sent: 10 June 2022 16:30
To: CDS Planning Local Review Body
Subject: Re: LRB-2022-21
Attachments: Decision Notice.pdf

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Good afternoon Lisa

I reply to your e mail to me on the 30th May.

I wish to inform Planning that my original note of concerns stand.

I am not objecting to the plans but wish for all safety issues on entry and exiting the village of Kindallachan be looked at carefully, the proposed plan would see a significant increase in vehicles of a different shape size and speed capability entering and exiting the village and all safety points must be looked at.

Within reason 7 in the Reasons For Refusal note there are details referring to this.

Yours sincerely

Susan

Sent from my iPhone

