

Perth and Kinross Council
Planning & Development Management Committee – 1 June 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/80)

Formation of holiday accommodation, staff accommodation and facility units,
landscaping and associated works at Ballathie House Hotel

Ref. No: [21/00006/PAN](#)

Ward No: P5 – Strathtay

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development at Ballathie House Hotel, Kinclaven.

The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

- 1 In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 8 April 2021. The purpose of this report is to inform the Planning and Development Management Committee of a forthcoming planning application in respect of a major development for Ballathie House Hotel, Kinclaven. The proposals include the formation of additional holiday accommodation, erection of staff accommodation and facility units, landscaping and associated works. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 This PoAN seeks to formally establish a major development. The plan boundary extends to over several hectares, encompassing the main identifiable parameters of Ballathie House grounds, including the boundary extents with the River Tay. The proposals are identified by the applicant to allow for expansion of the existing tourist facilities, improve the quality of the existing facility and extend the operational season for the Hotel. The exact scale and design of the development will be arrived at during further pre-application discussion and final application submission.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. A screening request for up to 75 holiday accommodation units has previously been submitted (20/01128/SCRN), concluding the proposals were not EIA development. The development layout has however materially changed from that original screening with a new screening request recently submitted and is pending consideration.

PRE-APPLICATION PROCESS

- 4 The PoAN confirmed that a public interactive event will be held on Tuesday 1 June 2021 (14.00-18.00) with background information and updates provided on a dedicated website platform <https://ballathielodges.co.uk/>. The Ward Councillors, Stanley & District Community Council and Stanley Development Trust have all been notified. The Council's response to the PoAN requested that the MSPs and MP were also notified along with seeking clarification on neighbour notification and newspaper advert. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

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

The Scottish Planning Policy 2014 (SPP) (Revised December 2020)

- 7 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
 - Sustainability: paragraphs 24 – 35
 - Placemaking: paragraphs 36 – 57
 - Supporting Business and Employment: paragraphs 92 – 108
 - Valuing the Historic Environment: paragraphs 135 – 151
 - Valuing the Natural Environment: paragraphs 193 – 218
 - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
 - Managing Flood Risk and Drainage: paragraphs 254 – 268
 - Promoting Sustainable Transport and Active Travel: paragraphs 269 – 291
- 8 The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:-
 - PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 40 Development Management
 - PAN 51 Planning, Environmental Protection and Regulation

- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 75 Planning for Transport

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2016-2036

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

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

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

- Policy 1: Locational Priorities
- Policy 2: Shaping better quality places
- Policy 3: A first choice for investment
- Policy 6: Developer Contributions
- Policy 8: Green Networks
- Policy 9: Managing TAYplan’s Assets

Perth and Kinross Local Development Plan 2019

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

Policy 1: Placemaking

Policy 2: Design Statements

Policy 8: Rural Business and Diversification

Policy 9: Caravan Sites, Chalets and Timeshare Developments

Policy 14: Open Space Retention and Provision

Policy 15: Public Access

Policy 26: Scheduled Monuments and Archaeology

Policy 27: Listed Buildings

Policy 29: Gardens and Designated Landscapes

Policy 31: Other Historic Environment Assets

Policy 32: Embedding Low & Zero Carbon Generating Technologies in New Development

Policy 33: Renewable and Low Carbon Energy
Policy 38: Environment and Conservation
Policy 39: Landscape
Policy 40: Forestry, Woodland and Trees
Policy 41: Biodiversity
Policy 42: Green Infrastructure
Policy 47: River Tay Catchment Area
Policy 50: Prime Agricultural Land
Policy 51: Soils
Policy 53: Water Environment and Drainage
Policy 55: Nuisance from Artificial Light and Light Pollution
Policy 56: Noise Pollution
Policy 60: Transport Standards and Accessibility Requirements

OTHER POLICIES

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application:-
- Developer Contributions Supplementary Guidance April 2020
 - Flood Risk and Flood Risk Assessments – Developer Guidance 2020
 - Placemaking Supplementary Guidance 2020

PLANNING SITE HISTORY

- 15 **89/01271/FUL** Alterations and Additions. Approved August 1989.
- 16 **90/01558/FUL** Change of Use from agricultural land to golf course. Approved October 1990.
- 17 **99/01081/FUL** Erection of Hotel lodge house with bedrooms and associated facilities. Approved October 1999.
- 18 **03/00979/FUL** Alterations and refurbishment of Sportsmans Lodge. Approved July 2003.
- 19 **06/01709/FUL** Replacement of existing dwelling. Approved September 2006.
- 20 **07/01158/FUL** Erection of a dwellinghouse in garden grounds. Approved July 2007.
- 21 [07/01809/FUL](#) Erection of a dwellinghouse. Approved September 2007.
- 22 [12/02063/FLL](#) Erection of a dwellinghouse. Approved January 2013.
- 23 [12/02064/FLL](#) Erection of a dwellinghouse. Approved January 2013.
- 24 [14/00251/FLL](#) Modification of planning permission 12/02063/FLL (change of house type). Approved March 2014.

- 25 [15/01961/FLL](#) Renewal of permission 12/02064/FLL (erection of a dwellinghouse). Approved December 2015.
- 26 [18/02229/FLL](#) Renewal of planning permission 15/01961/FLL (erection of a dwellinghouse). Approved February 2019.
- 27 **20/01128/SCRN** EIA Screening for erection of holiday accommodation within hotel grounds. Decision issued November 2020. Not EIA development.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency (SEPA)
- NatureScot
- Scottish Water
- Transport Scotland (TS)
- Historic Environment Scotland (HES)
- Forestry Commission Scotland (FCS)
- Perth and Kinross Heritage Trust (PKHT)
- Stanley and District Community Council

Internal

- Environmental Health
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace (Access)
- Transport Planning
- Structures and Flooding
- Waste Services
- Biodiversity/Tree Officer
- Conservation Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 29 The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Neighbouring Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Transport Implications
 - h. Tourism and Economy

- i. Impact on Agriculture
- j. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

30 Should an EIA Report not be required; the following supporting documents will need to be submitted with any planning application:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation (PAC) Report
- Leisure, Economic and Viability Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Landscape and Visual Impact Assessment
- Tree and Woodland Survey
- Habitat Survey (Phase 1, including protected species)
- Archaeological and Cultural Heritage Impact Assessment (in particular assessing impact and setting on grade B Ballathie House)
- Sustainability Assessment
- Commercial waste management Plan
- Phasing and Delivery Plan's
- Draft Construction and Traffic Management Plan's

CONCLUSION AND RECOMMENDATION

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

Background Papers: None
Contact Officer: Callum Petrie
Date: 19 May 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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