

Perth and Kinross Council
Planning & Development Management Committee – 13 January 2021
Pre-Application Report by Head of Planning and Development (Report No. 21/2)

Masterplan comprising residential development, extension to hotel, erection of hotel accommodation units, staff accommodation units, spa facility, golf training and indoor sports buildings, formation of camping grounds, outdoor sports grounds, photovoltaic sites, access roads, SUDS ponds, landscaping and associated works, Murrayshall House Hotel, Murrayshall, Perth, PH2 7PH

Ref. No: [20/00010/PAN](#)
Ward No: P2 - Strathmore

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development for a masterplan development comprising residential, extension to hotel, erection of hotel accommodation units, staff accommodation units, spa facility, golf training and indoor sports buildings, formation of camping grounds, outdoor sports grounds, photovoltaic sites, access roads, SUDs, landscaping and associated works at Murrayshall House Hotel, Murrayshall, Perth.

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 on 20 November 2020. The purpose of this report is to inform the Planning and Development Management Committee of a potential forthcoming planning application in respect of a major development involving a masterplan development comprising residential development, extension to hotel, erection of hotel accommodation units, staff accommodation units, spa facility, golf training and indoor sports buildings, formation of camping grounds, outdoor sports grounds, photovoltaic sites, access roads, SUDS ponds, 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 proposal of application notice (PoAN) seeks to formally establish a major development. The exact scale and design of the development will be arrived at during ongoing pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT

- 3 Due to the scale of the proposal it will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2017 Regulations. A screening request (20/01688/SCRN) has recently been submitted and is currently being assessed.

PRE-APPLICATION PROCESS

- 4 The Proposal of Application Notice confirmed that an online public exhibition will be held on 18 December 2020 with a live question and answer session. In addition, a [website](#) for the proposed development has been live since 10 December 2020. The Ward MP, MSP, Councillors and Scone and District Community Council have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

NATIONAL POLICY AND GUIDANCE

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

National Planning Framework

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

The Scottish Planning Policy 2014

- 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: 24 – 35
 - Placemaking: 36 – 57
 - Promoting Rural Development: 74 – 91
 - Supporting Business and Employment: 92 – 108
 - Enabling Delivery of New Homes: 109 – 134
 - Valuing the Historic Environment: 135 – 151
 - Valuing the Natural Environment: 193 – 218
 - Maximising the Benefits of Green Infrastructure: 219 – 233
 - Managing Flood Risk and Drainage: 254 – 268
 - Promoting Sustainable Transport and Active Travel: 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 73 Rural Diversification
- 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: First Choice for Investment
- Policy 4: Homes
- Policy 6: Developer Contributions
- Policy 7: Energy, Waste and Resources
- Policy 8: Green Networks
- Policy 9: Managing TAYplan’s Assets
- Policy 10: Connecting People, Places and Markets.

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

- Policy 1: Placemaking
- Policy 2: Design Statements
- Policy 5: Infrastructure Contributions
- Policy 6: Settlement Boundaries
- 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 16: Social, Cultural and Communities Facilities
- Policy 19: Housing in the Countryside
- Policy 20: Affordable Housing
- Policy 23: Delivery of Development Sites
- Policy 25: Housing Mix
- Policy 26: Scheduled Monuments and Archaeology
- 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 43: Green Belt
- Policy 52: New Development and Flooding
- Policy 53: Water Environment and Drainage
- Policy 54: Health and Safety Consultation Zones
- Policy 56: Noise Pollution
- Policy 57: Air Quality
- Policy 59: Digital Infrastructure
- Policy 60: Transport Standards and Accessibility Requirements
- Policy 61: Airfield Safeguarding.

OTHER POLICIES

- 14 The following supplementary guidance and documents are of particular importance in the assessment of this application:
- Developer Contributions and Affordable Housing Supplementary Guidance July 2020
 - Placemaking Supplementary Guidance March 2020
 - Housing in the Countryside Supplementary Guidance March 2020
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014.

RELEVANT PLANNING SITE HISTORY

- 15 The following planning history is considered relevant:

87/01582/FUL Alterations to golf clubhouse. Approved December 1997.
 91/01000/FUL Change of use to form 18-hole golf course. Approved September 1991.

98/00988/FUL Erection of accommodation units. Refused October 1998.

99/00905/OUT Erection of lodge accommodation. Refused April 2001.

99/00906/OUT Erection of clubhouse pavilion. Approved August 1999.

99/00907/OUT Erection of accommodation units and parking facilities.
Approved August 1999.

02/01754/FUL Alterations and extension to clubhouse. Approved February 2003.

[07/00283/OUT](#) Erection of 12 dwellinghouses. Refused September 2007 and subsequent appeal dismissed.

[07/00284/OUT](#) Replacement of existing indoor driving school and erection of dwellinghouse. Approved September 2007.

[07/00285/OUT](#) Erection of leisure and health facilities. Approved September 2007.

[07/00286/OUT](#) Erection of 4 dwellinghouses. Refused September 2007 and subsequent appeal dismissed.

[07/00287/OUT](#) Erection of 17- bedroom suite. Approved September 2007.

[10/00133/FLL](#) Erection of dwellinghouse. Approved April 2010.

[10/00505/IPL](#) Erection of leisure and health facility. Approved May 2010.

[10/00506/IPL](#) Erection of 17-bedroom suite. Approved May 2010.

20/01688/SCRN EIA Screening for mixed use development. Not EIA development.

CONSULTATIONS

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

External

- Scottish Environmental Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Scottish Forestry
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- Scone and District Community Council
- Shell

- INEOS
- National Grid

Internal

- Environmental Health
- Land Quality Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Economic Development
- Waste Services
- Biodiversity/Tree Officer.

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 17 The key considerations against which the eventual application will be assessed include:
 - a. Principle
 - b. Need
 - c. Developer Contributions
 - d. Housing in the Countryside
 - e. Green Belt
 - f. Visual Impact
 - g. Scale, Design and Layout
 - h. Relationship to Nearby Land Uses including oil and gas pipelines
 - i. Natural Heritage and Ecology
 - j. Landscape
 - k. Water Resources and Soils
 - l. Air Quality
 - m. Transport Implications
 - n. Tourism and Economy
 - o. Archaeology and Cultural Heritage.

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 18 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 Impact Assessment
 - Transport Assessment
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment

- Tree and Woodland Survey
- Habitat Survey
- Archaeological and Cultural Heritage Assessment
- Sustainability Assessment.

CONCLUSION AND RECOMMENDATION

- 19 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: Steve Callan – Ext 75337

Date: 23 December 2020

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

<p>If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.</p>
--

<p>You can also send us a text message on 07824 498145.</p>

<p>All Council Services can offer a telephone translation facility.</p>
