

Perth and Kinross Council
Development Management Committee – 10 December 2014

Pre-Application Report by Development Quality Manager

Mixed use development including residential, employment, retail and education at land 200 metres west of Blairgowrie and Rattray Cottage Hospital, Perth Road, Blairgowrie

Ref. No: 14/00008/PAN
Ward No: 3 - Blairgowrie and Glens

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development at land 200 metres west of Blairgowrie and Rattray Cottage Hospital, Perth Road, Blairgowrie.

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 21 October 2014. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development at land 200 metres west of Blairgowrie and Rattray Cottage Hospital, Perth Road, Blairgowrie. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site is located along the western edge of Blairgowrie and is west of existing residential properties and the A93. The proposed site covers an area of 24.55 hectares (approx.) and is mainly agricultural fields with an area of woodland at the southern of the site. In terms of topography there are natural undulations throughout the site.
- 3 Current vehicular access into the site is via the A923 road to Dunkeld, the B947 (Essendy Road) and off the A93 through existing residential streets.
- 4 The majority of the site is allocated within the Local Development Plan as Site MU5 for mixed use, (residential, employment and education). The northern end, of the site is outwith the settlement boundary of Blairgowrie and is within the designated Lunan Valley Catchment Area. The LDP acknowledges the potential for 200 (approx.) residential units, 4 hectares for employment use and 4 hectares for education use within the allocated site.
- 5 This proposal of application notice (PAN) seeks to formally establish the principle for the development comprising of the following uses:
 - Residential;
 - Employment;

- Retail;
- Primary School;
- Open space and landscaping;
- New vehicular and pedestrian routes.

6 The scale, mix and final numbers relating to the above proposals will be arrived at through the production and submission of a masterplan with associated background supporting information.

PRE-APPLICATION PROCESS

7 The Proposal of Application Notice (reference 14/00008/PAN) outlined a public exhibition to be held at Blairgowrie Town Hall and Connect at Rattray Centre. The applicant also been advised that a follow up public exhibition should take place following assessment of feedback received from the initial public exhibition. A commitment to this follow up event has been confirmed but a date for this event has yet to be set by the applicant. The Ward Councillors for the area (Cllrs Grant; Ellis; Shiers) have also been consulted by the applicant as well as Blairgowrie and Rattray Community Council. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

NATIONAL POLICY AND GUIDANCE

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

The Scottish Planning Policy 2014

9 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:-

- Placemaking
- Supporting Business and Employment
- Enabling Delivery of New Homes
- Valuing the Historic Environment
- Valuing the Natural Environment
- Maximising the Benefits of Green Infrastructure
- Managing Flood Risk and Drainage
- Promoting Sustainable Transport and Active Travel

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 10 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”

- 11 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.

- Policy 1 – Location Priorities
- Policy 2 – Shaping better quality places
- Policy 3 – Managing TAYPlans Assets
- Policy 4 – Strategic Development Areas
- Policy 5 – Housing
- Policy 6 – Energy and Waste
- Policy 8 – Delivering the Strategic Development Plan

Perth and Kinross Local Development Plan 2014

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

- 13 The LDP sets out a vision statement for the area and states that:
“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”

- 14 Under the LDP, the following policies are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- ED1 – Employment and Mixed Use Areas
- RD1 – Residential Areas
- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- HE1 - Scheduled Monuments and Non Designated Archaeology

- HE2 – Listed Buildings
- NE2 – Forestry, Woodland and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- EP1 – Climate Change, Carbon Reduction and Public Safety
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP6 – Lunan Valley Catchment Area
- EP8 – Noise Pollution
- EP12 – Contaminated Land

15 In addition, the outcome of the Strategic Environmental Assessment for the LDP applies for any proposed mitigation and enhancement measures and delivery mechanisms.

OTHER POLICIES

16 The following supplementary guidance and documents are of particular importance in the assessment of this application

- Tayside Landscape Character Assessment 1999
- Affordable Housing Supplementary Guidance November 2012
- Developer Contributions Supplementary Guidance November 2012
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Employment and Mixed Use Areas Supplementary Guidance May 2014
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance (Draft) July 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

PLANNING SITE HISTORY

17 The following history is of particular importance.

14/00008/PAN: Proposal of Application Notice submitted on October 21st 2014 for mixed used development of residential, employment, retail and education. Contents of PAN approved 11 November 2014.

CONSULTATIONS

18 As part of the Planning and EIA process the following would be consulted;

External

- Scottish Environmental Protection Agency (SEPA)
- Scottish Natural Heritage (SNH)

- Scottish Water
- Scottish Government
- Transport Scotland
- Historic Scotland
- Sportscotland
- Forestry Commission
- Royal Society of Protection of Birds (RSPB)

Internal

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Strategy and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Conservation Planning Officer
- Community Waste Advisor
- Enterprise Team
- Education and Children's Services

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

- 19 The key considerations against which the eventual application will be assessed includes:
- a. Landscape and Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to nearby land uses
 - d. Historic Environment and Cultural Heritage
 - e. Natural Heritage
 - f. Ecology
 - g. Water Resources and Soils
 - h. Telecommunications
 - i. Noise
 - j. Air Quality
 - k. Dust
 - l. Human Health
 - m. Waste
 - n. Transport Implications
 - o. Town centre impact
 - p. Economy
 - q. Impact on Lunan Valley Catchment Area

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 20 In order to support the planning application an environmental statement and supporting documents will need to be submitted.

Expected Contents of Environmental Statement

- Policy Framework
- Landscape and Visual Impact Assessment
- Cultural Heritage and Archaeology Assessment
- Air Quality Assessment
- Noise and Vibration Assessment
- Flood Risk Assessment,
- Drainage and Hydrology Assessment
- Ground Conditions Assessment
- Traffic and Transport Assessment
- Ecology and Biodiversity Assessment
- Waste Management and Minimisation
- Socio-Economic Impact
- Sustainability
- Residual and Cumulative Impact

- 21 The following studies will also be submitted as part of the planning application:

- Planning Statement
- Design and Access Statement
- Retail Impact Assessment
- Construction Management Statement
- Pre-Application Consultation Report

CONCLUSION AND RECOMMENDATION

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

Nick Brian
Development Quality Manager

Background Papers: None

Contact Officer: Steve Callan – Ext 75337

Date: 19 November 2014

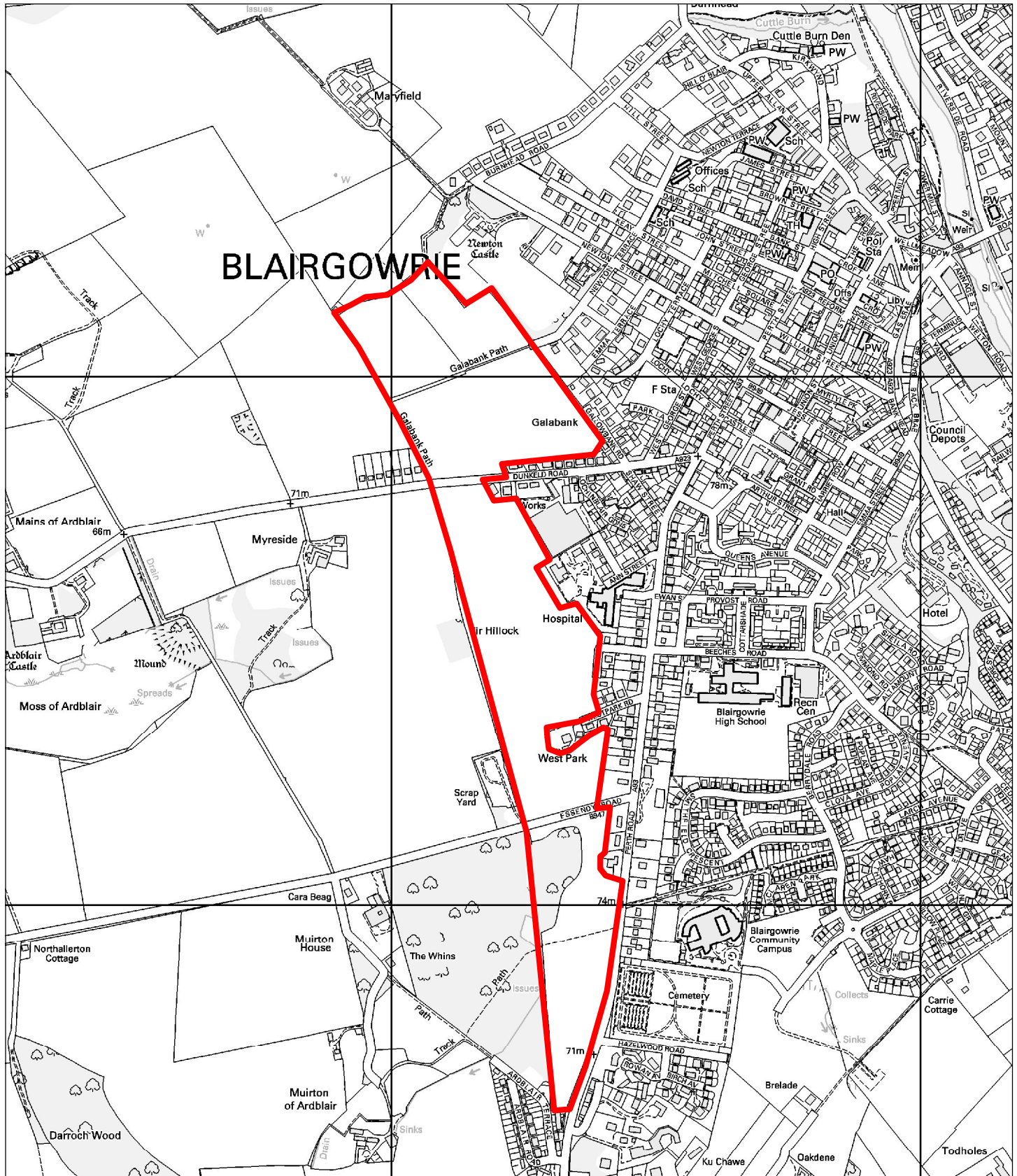
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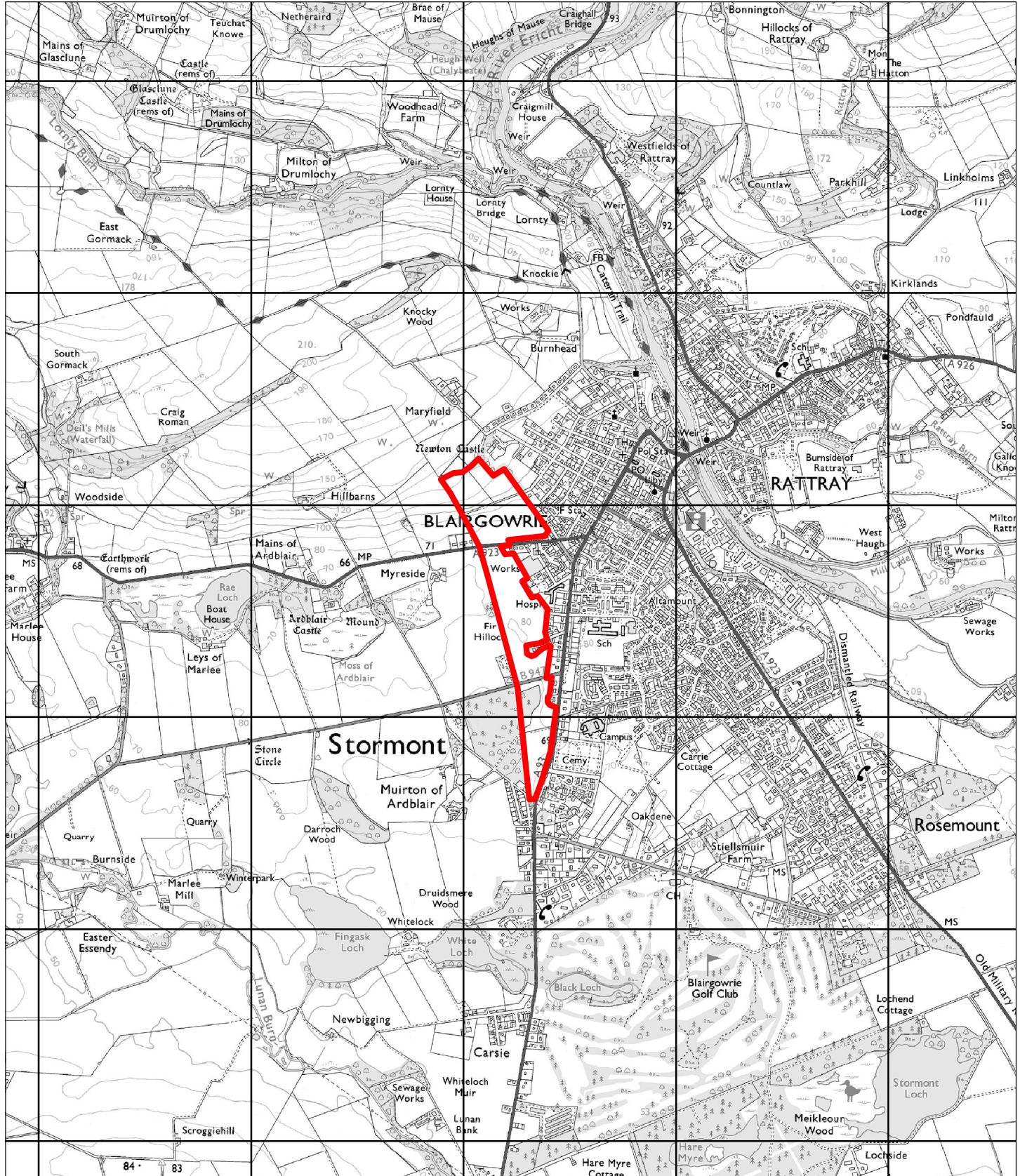
14/00008/PAN

Mixed use development for employment use, residential use, retail use and education.
Land West of Blairgowrie & Rattray Cottage Hospital, Perth Road Blairgowrie



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