

Perth and Kinross Council
Development Management Committee – 18 March 2015

Pre-Application Report by Development Quality Manager

Development of an unground barite mine with minehead surface infrastructure and mine portal at Duntanlich. Change of use of ferry cottage to office premises at Ferry House, Logierait, Pitlochry

Ref. No: 15/00001/PAN
Ward No: N4 - Highland

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a proposed Barite mine with associated infrastructure on land at Duntanlich by Logierait, Pitlochry.

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 08 January 2015. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major development on Land at Duntanlich. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 Access to the site would be taken from the A827 between Ballinluig and Logierait at Ferry Cottage which is proposed to be used as the site office. A new access track 0.93km in length would be formed to the edge Logierait Woods. Within Logierait Woods/Killiechangie Woodland and Fonab Forest there is 8.85km of proposed track, mostly utilising existing forestry tracks and forest rides. From Fonab Forest there would be 5.2km of access track across the moor to the mine site.
- 3 The mine site area is 1.2 hectares in total consisting of excavated hillslope, landscaped mound and mine platform, of which 0.62 hectares is the mine site platform operational area. A temporary laydown area for construction materials of 0.5 hectares is likely to be required adjacent to the access track at the mine site. This area, consisting of an excavated hillside slope and the landscaped mound is to be immediately restored as part of the final construction phase. The transfer site located in the forestry has an area of 0.37 hectares. Borrow pit extraction and stockpile areas are proposed and total 3.0 hectares.
- 4 The barite resource identified from drilling is estimated to be some 7.5 million tonnes. A 50 year life for the mine development is proposed, with annual production of 120,000 tonnes.

- 5 Transport of the barite ore from the minesite to the transfer site will be by articulated truck, as currently undertaken at Foss Mine. Three trucks will be utilised, each truck undertaking 4 return journeys daily between the mine site and transfer site. Road haulage trucks will transport processed barite to M-I SWACO operations in Aberdeen via the A827, the A9 and the A90. Seventeen loaded vehicles will be despatched daily, three of which will be routed to Perth Harbour around the southern side of the city.

PRE-APPLICATION PROCESS

- 6 The Proposal of Application Notice (reference 15/00001/PAN) outlined that public exhibitions will be held on the 17 February 2015 at the Mid Atholl Hall in Ballinluig, the 19 of February 2015 at the Town Hall in Aberfeldy and the 25 February 2015 at the Fisher's Hotel in Pitlochry.
- 7 The Aberfeldy Community Council, Mid Atholl, Strathtay and Grandtully Community Council, Pitlochry and Moulin Community Council as well as Dull and Weem Community Council have received a copy of the Proposal of Application Notice. The results of the community consultation will be incorporated into a Pre-application Consultation report and will be submitted as part of the application.

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).

National Planning Framework

- 9 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 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

- 10 The Scottish Planning Policy (SPP) was published on 23 June 2014. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:
 - the preparation of development plans;
 - the design of development, from initial concept through to delivery; and
 - the determination of planning applications and appeals.

The following sections of the SPP will be of particular importance in the assessment of this proposal:-

- Sustainability
- Placemaking
- Promoting Rural Development
- Supporting Business and Employment
- Valuing the Historic Environment
- Planning for Zero Waste
- Valuing the Natural Environment
- Maximising the Benefits of Green Infrastructure
- Promoting Responsible Extraction of Resources
- Managing Flood Risk and Drainage
- Promoting Sustainable Transport and Active Travel

LOCAL POLICY AND GUIDANCE

DEVELOPMENT PLAN

- 11 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYPlan Strategic Development Plan 2012-2032

- 12 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”

- 13 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

Perth and Kinross Local Development Plan 2014

- 14 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.

15 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.”

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

- PM1 – Placemaking
- PM2 – Design Statements
- ED3 – Rural Business and Diversification
- TA1 – Transport Standards and Accessibility Requirements
- CF2 – Public Access
- HE1 - Scheduled Monuments and Non Designated Archaeology
- HE2 – Listed Buildings
- NE1 – Environment and Conservation Policies
- NE2 – Forestry, Woodlands and Trees
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution
- EP11 – Air Quality Management Areas
- EP15 – Development within the Tay Catchment

OTHER POLICIES

17 The following supplementary guidance and documents are likely to be of particular importance in the assessment of this application:-

- Tayside Landscape Character Assessment 1999

PLANNING SITE HISTORY

18 91/01276/FUL – Extraction of barytes, erect minehead yard and for access road on land at Duntanlich, refused, 27/10/1992. Application refused and Appeal dismissed.

14/02206/SCRN – Screening Opinion for Proposed Barite Mine, Land at Duntanlich by Logierait, Pitlochry – EIA Required 08 January 2015.

14/02197/SCOP – Scoping Opinion for Proposed Barite Mine, Land at Duntanlich by Logierait, Pitlochry – Scope of Environmental Statement defined 27 January 2015.

CONSULTATIONS

- 19 As part of the Planning and EIA process the following would likely be consulted;

External

- SEPA
- Scottish Natural Heritage
- Scottish Water
- Historic Scotland
- Transport Scotland
- Forestry Commission
- RSPB
- Cairngorms National Park Authority
- Tay Salmon Fisheries Board
- The Mountaineering Council of Scotland

Internal

- Perth and Kinross Heritage Trust
- Community Greenspace
- Biodiversity Officer
- Conservation Officer
- Environmental Health
- Strategic Planning and Policy
- Transport Planning
- Structures and Flooding
- Enterprise Team

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL LIKELY BE ASSESSED

- 20 The key considerations against which the eventual application will be assessed and the issues to be covered in the Environmental Statement included:-
- a) Consideration of Alternatives
 - b) Landscape and Visual Assessment
 - c) Surface Water and Groundwater
 - d) Peat Stability
 - e) Ecology and Restoration
 - f) Noise
 - g) Emissions - Air Quality and Lighting
 - h) Blast Vibration
 - i) Access and Traffic
 - j) Archaeology (Heritage)
 - k) Management of Waste
 - l) Summary of Effects

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

21 In order to support the planning application the following supporting documents will likely be needed to be submitted.

- Environmental Statement
- Planning Statement
- Design and Access 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.

Background Papers: None

Contact Officer: John Russell – Ext 75346

Date: 4 March 2015

Nick Brian
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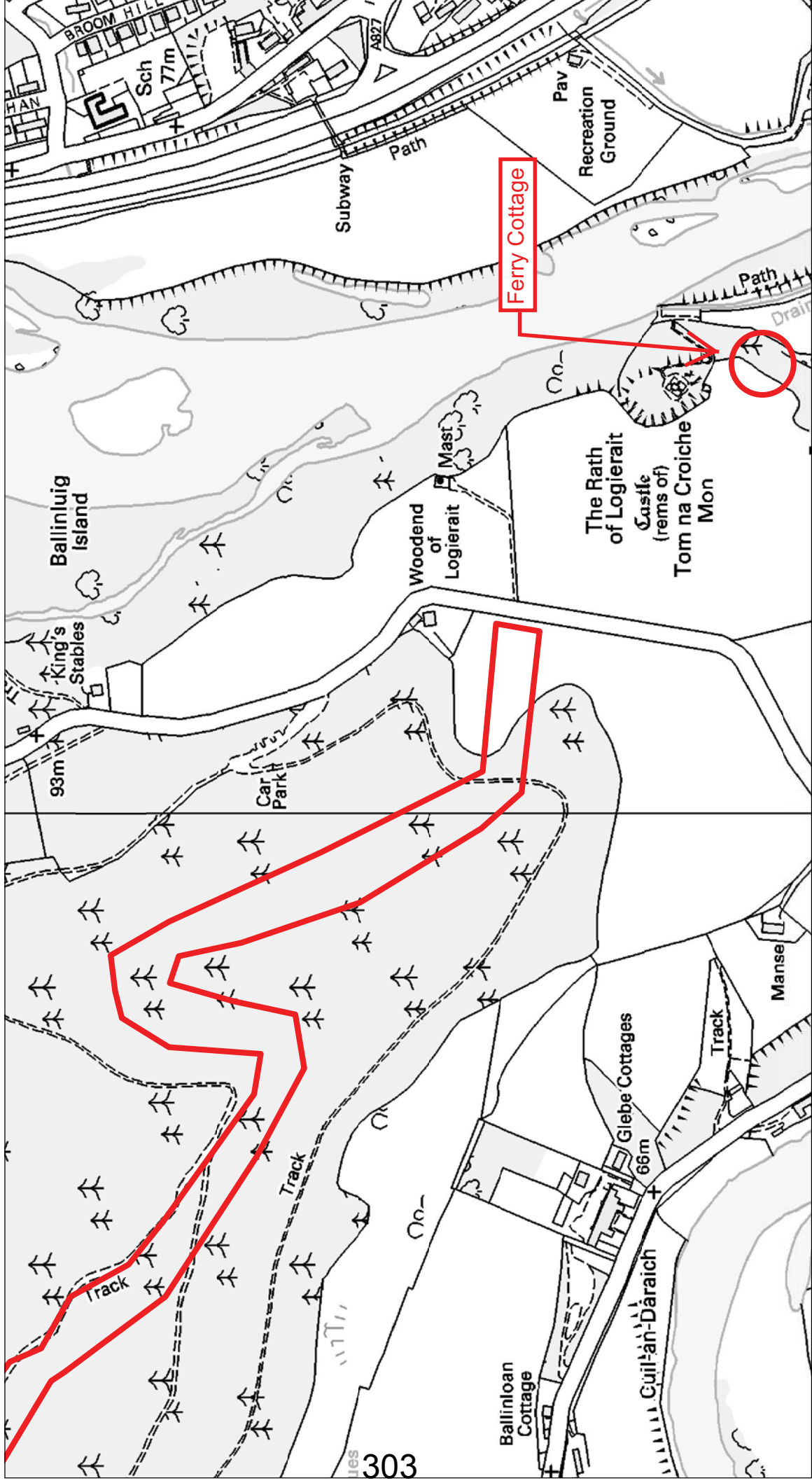
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15/00001/PAN

Development of underground mine, with minehead surface infrastructure and mine portal.
Change of use of Ferry Cottage to office premises, Logierait Pitlochry



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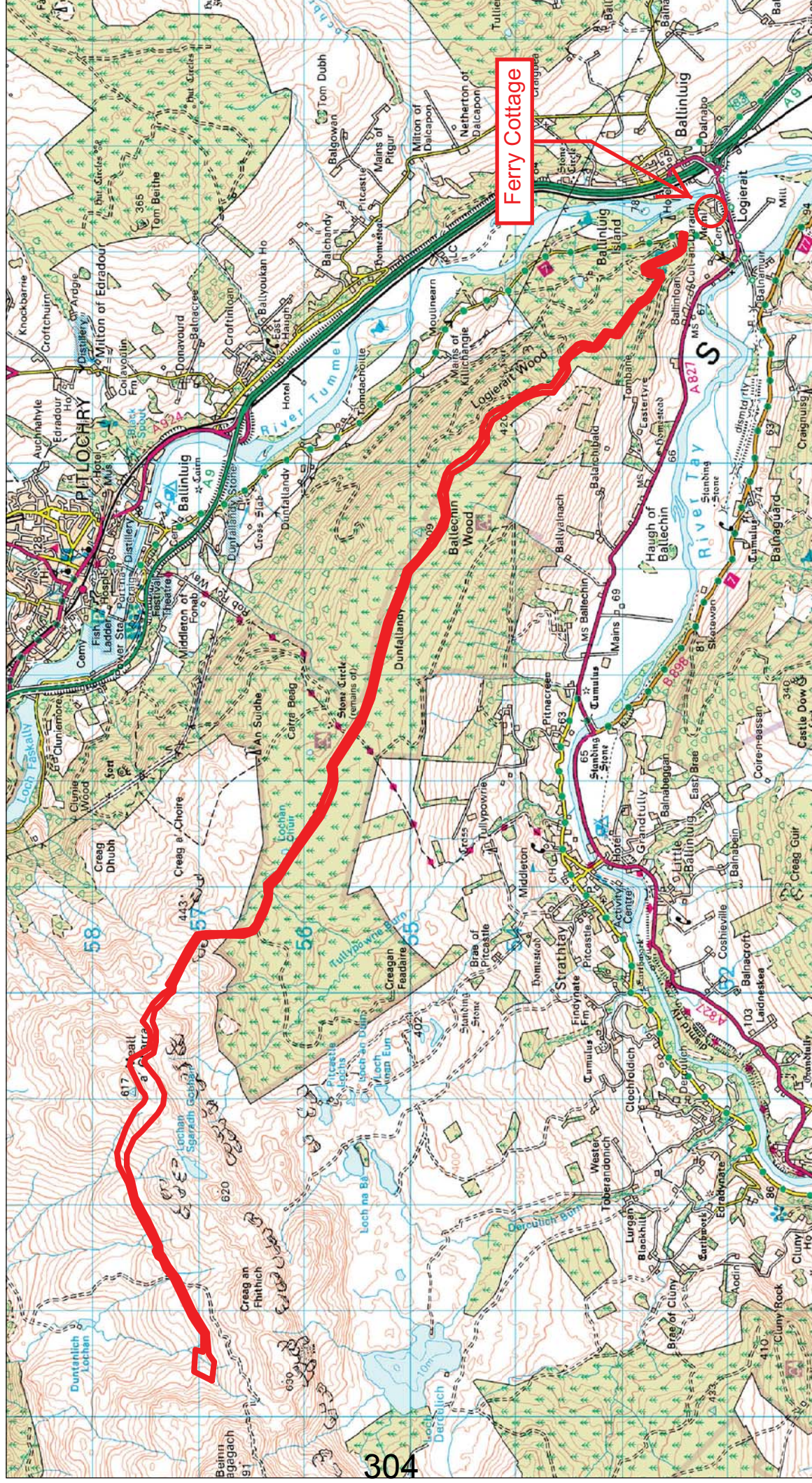


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