

Perth and Kinross Council
Development Management Committee – 15 July 2015
Pre-Application Report by Development Quality Manager

Residential masterplan for expansion of Stanley Village

Ref. No: 15/00010/PAN
Ward No: 5 - Strathtay

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a residential masterplan for the expansion of Stanley Village. The report also aims to highlight the key planning policies, 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 29 May 2015. 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 for five separate sites on land along the northern, eastern, southern and western edges of the village of Stanley. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The five sites are located along the boundaries of the settlement of the village of Stanley and in total cover a site area of 25.7 hectares. Each site is allocated within the Local Development Plan (LDP) as Sites H30 to H34 for residential use. Two of the sites already benefit from planning permission; H31 has full permission for 34 dwellings while H33 has in principle planning permission for 35 dwellings. Both of these permissions were granted prior to the LDP being adopted. The LDP acknowledges the potential for 280 (by 2024) residential units within the sites.
- 3 Vehicular access into each site consists principally off roads within the existing road network in Stanley.
- 4 This proposal of application notice (PAN) seeks to formally establish a masterplan development for each of the sites to allow for the expansion of Stanley Village. The exact scale and mix of the dwelling types will be arrived at through the submission of detailed planning applications with associated background supporting information.

ENVIRONMENTAL IMPACT ASSESSMENT

- 5 The proposal will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2011 regulations. The applicant is yet to request a screening opinion for the sites.

PRE-APPLICATION PROCESS

- 6 The Proposal of Application Notice (reference 15/00010/PAN) outlined a public exhibition is to be held on 2 July 2015 at Stanley Village Hall. The applicant has also been advised that a follow up public exhibition will need to take place following assessment of feedback received from the initial public exhibition. The Ward Councillors for the area (Cllrs Kellas; Laing and Vaughan) have also been consulted by the applicant as well as Stanley and District Community Council, Stanley Development Trust and the Stanley Tenants and Residents Association. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation (PAC) Report

NATIONAL POLICY AND GUIDANCE

- 7 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

- 8 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

- 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:-

- Sustainability : paragraphs 24 - 35
- Placemaking : paragraphs 36 – 57
- 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

10 The following Scottish Government Planning Advice Notes (PAN are likely to be of relevance to the proposal,

- PAN 3/2010 Community Engagement
- PAN 1/2011 Planning and Noise
- 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 2012-2032

11 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”

12 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 5 – Housing
- Policy 6 – Energy and Waste

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

13 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.

14 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.”

15 Under the LDP, the following polices are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- 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
- 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
- EP8 – Noise Pollution

16 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

- 17 The following supplementary guidance and documents are of particular importance in the assessment of this application
- Affordable Housing Supplementary Guidance November 2012
 - Developer Contributions Supplementary Guidance November 2012
 - Flood Risk and Flood Risk Assessments – Developer Guidance June 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

18 The following history is of particular importance.

09/01788/FLL: Full planning permission for erection of 34 dwellings at LDP Site H31. Approved under delegated powers in June 2014 following conclusion of Section 75 legal agreement.

09/01530/IPL: In Principle planning permission for the erection of 35 dwellings at LDP Site H33. Approved by the Development Control Committee in April 2010.

13/00406/IPL: Renewal of In Principle planning permission (09/01530/IPL) for erection of 35 dwellings at LDP Site H33. Approved by the Development Management Committee in June 2013.

14/01365/AML: Approval of matters planning application for the erection of 35 dwellings at LDP site H33. Currently under consideration.

CONSULTATIONS

19 As part of the planning application process the following would be consulted;

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water
- Transport Scotland
- Historic Scotland
- Royal Society of Protection of Birds
- Forestry Commission Scotland
- Stanley and District Community Council
- Stanley Development Trust

Internal

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

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

20 The key considerations against which the eventual application will be assessed includes:

- a. Visual Impact
- b. Scale, Design and Layout
- c. Relationship to nearby land uses
- d. Archaeology
- e. Natural Heritage and ecology
- f. Landscape
- g. Water Resources and Soils
- h. Noise
- i. Air Quality
- j. Dust
- k. Waste
- l. Transport Implications

- m. Economy
- n. Open space provision
- o. Recreation provision

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

21 In order to support the planning application, unless an EIA is required, the following supporting documents should be submitted:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Archaeology Assessment
- Flood Risk and Drainage Assessment
- Construction Management Plan (CMP)
- Detailed Landscaping Schedule
- Transport Assessment
- Sustainability Assessment

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

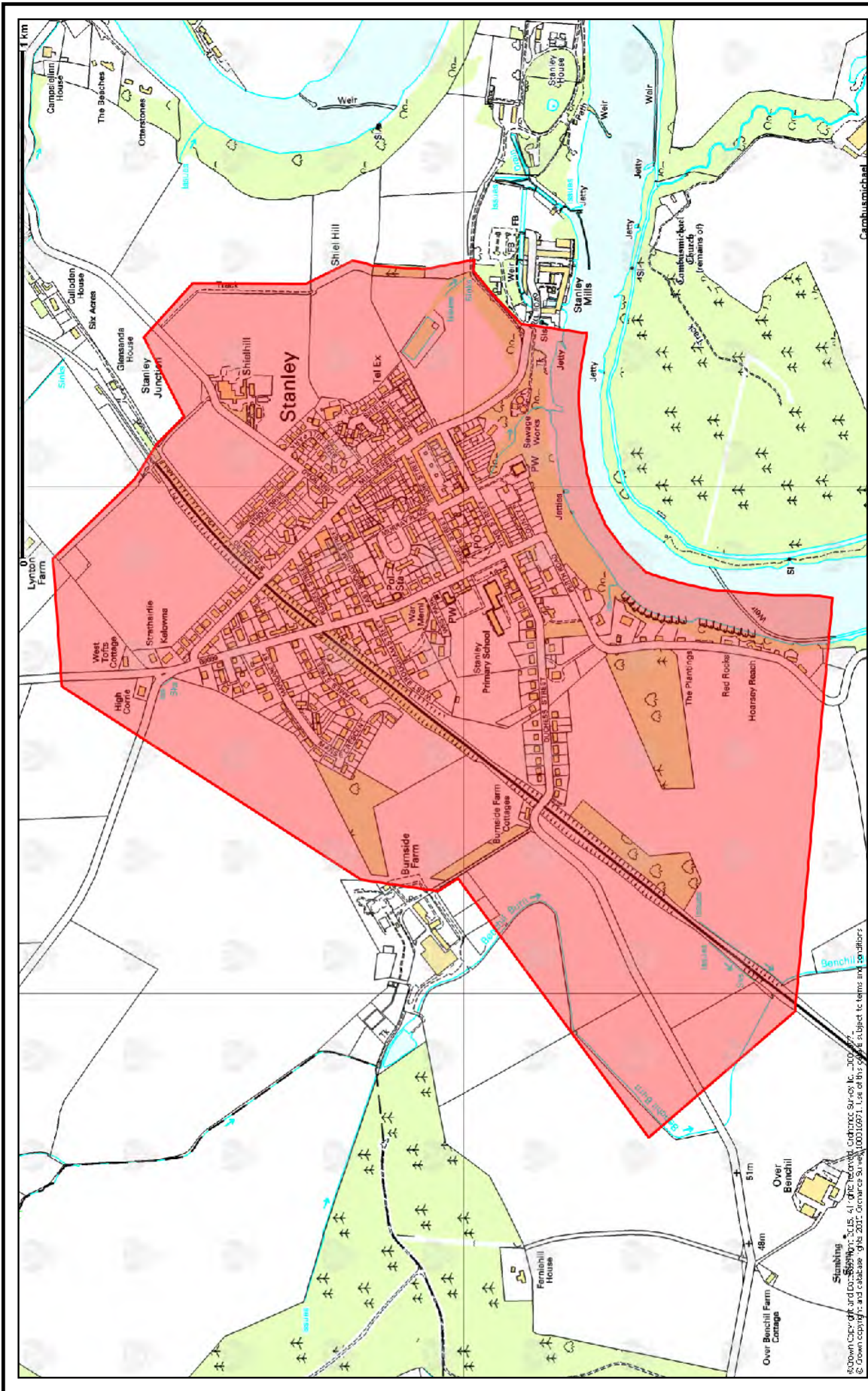
Contact Officer: Steve Callan – Ext 75337

Date: 30 June 2015

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15/00010/PAN

Proposed masterplan for village expansion at Stanley Village,
Stanley



Development
Management Committee

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