

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

**Proposed residential development on Land 300 Metres South East of  
Middleton of Fonab Cottages, Foss Road.**

Ref. No: 15/00011/PAN  
Ward No: 4 - Highland

**Summary**

This report is to inform the Committee of a forthcoming planning application in respect of a major development on Land 300 Metres South East of Middleton of Fonab Cottages, Foss Road for residential development.

**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 on Land 300 Metres South East of Middleton of Fonab Cottages, Foss Road for residential development. 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 to the south of Pitlochry, covering a site area of 5 hectares (approx.). It is allocated within the Local Development Plan as Site H38 for residential use. The LDP acknowledges that there are site specific Developer Requirements:-
  - Access from local road network with connections onto Logierait Road and enhanced walking and cycling opportunities to town centre.
  - Landscaping framework.
  - Noise attenuation measures adjacent to A9.
  - Enhancement of Biodiversity.
  - Flood Risk Assessment.
  - Paths within the site linking to core path network, particularly to enhance links to the town centre.
  - Financial contribution to education provision in line with the Supplementary Guidance.
- 3 This proposal of application notice (PAN) relates to the erection of residential a residential development.

## **PRE-APPLICATION PROCESS**

- 4 The Proposal of Application Notice (reference 15/000011/PAN) outlined that a public exhibition would be held on the 27<sup>th</sup> of August as a key part of the community consultation process. The Ward Councillors for the area (Cllrs Campbell, Howie and Williamson) have been sent a copy of the Proposal of Application Notice as has Pitlochry and Moulin Community Council.
- 5 The Planning Authority on receipt of the PAN confirmed that further consultation activity should be undertaken. This included a request that consultation and a formal invite to the public event are extended to include Highland Partnership [www.hipshire.com](http://www.hipshire.com) . A further public event/meeting was also requested to be held after the initial public meeting scheduled for the 27 August to increase engagement and possibly provide feedback to the community with the date, time and place of the second public event/meeting being agreed by the planning authority.
- 6 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**

- 7 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**

- 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 : paragraph 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 policies 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

- 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
- 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 None

## **CONSULTATIONS**

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

### **External**

- SEPA
- Transport Scotland
- Historic Scotland
- Scottish Water

## **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 LIKELY BE ASSESSED**

- 20 The key considerations against which the eventual application will be assessed include:
- 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. Noise
  - i. Air Quality
  - j. Dust
  - k. Waste
  - l. Transport Implications (Local Road Network and proximity to A9).
  - m. Economy

## **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 Statement (proximity to scheduled ancient monument)
  - Flood Risk and Drainage Assessment
  - Noise Assessment
  - Construction Management Plan (CMP) (pollution sediment runoff to River Tay Special Area of Conservation).
  - Detailed Landscaping Schedule
  - Transport Statement
  - Sustainability Statement

## 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: John Russell – Ext 75346

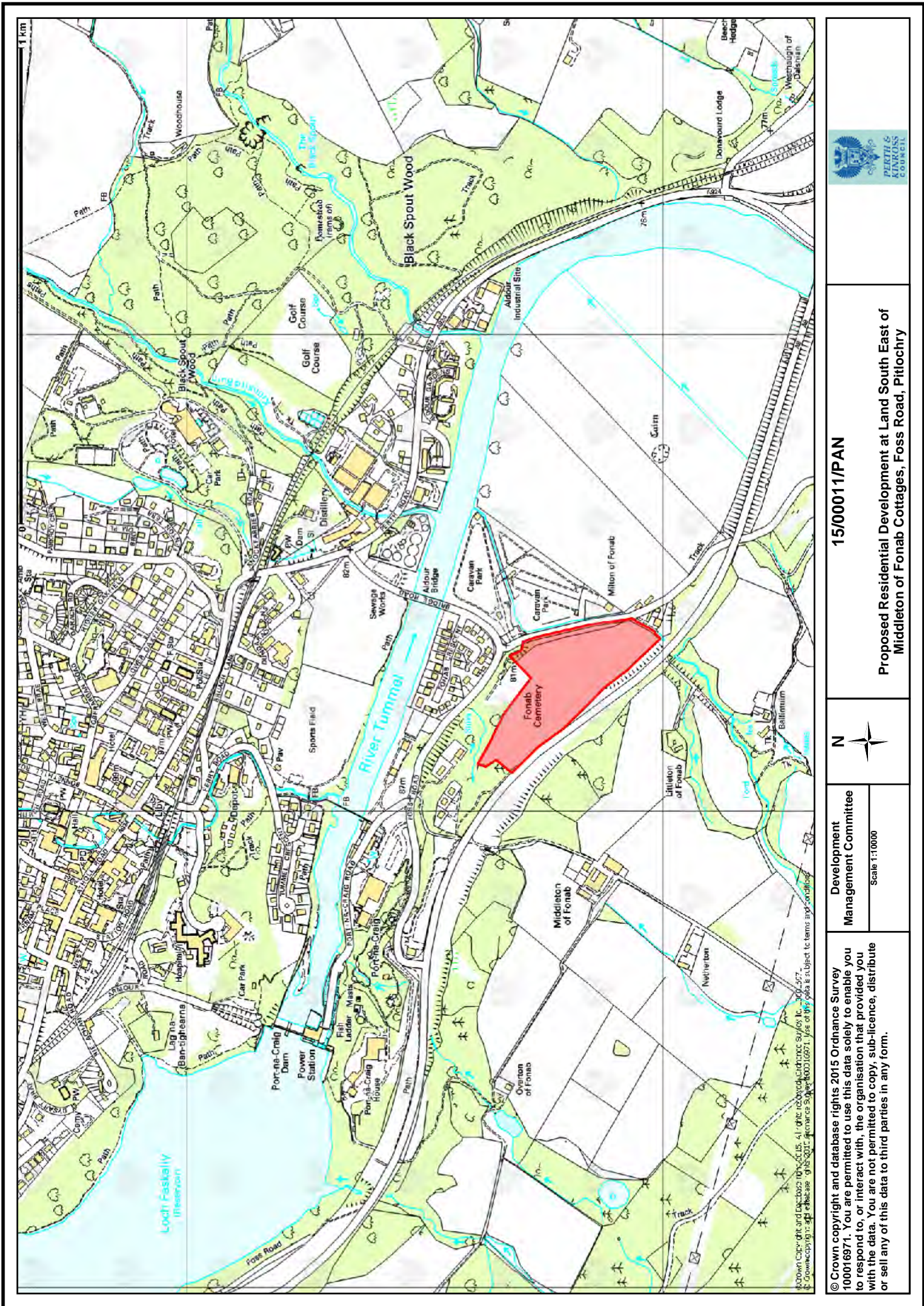
Date: 30 June 2014

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.
---

You can also send us a text message on 07824 498145.
--

All Council Services can offer a telephone translation facility.
--





15/00011/PAN

Proposed Residential Development at Land South East of  
Middleton of Fonnab Cottages, Foss Road, Pitlochry

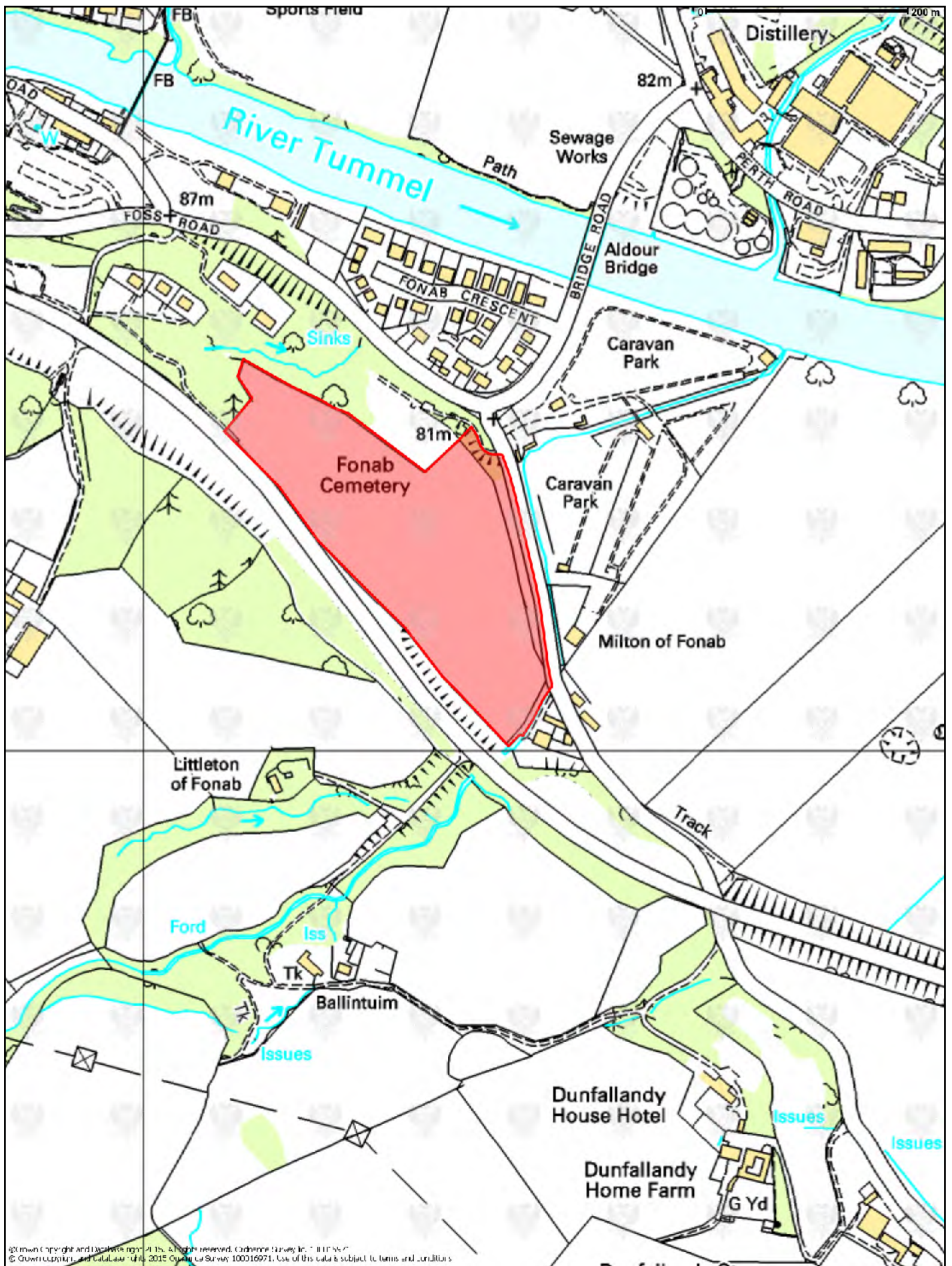


Development  
Management Committee

Scale 1:10000

© Crown copyright and database rights 2015 Ordnance Survey  
100016971. You are permitted to use this data solely to enable you  
to respond to, or interact with, the organisation that provided you  
with the data. You are not permitted to copy, sub-licence, distribute  
or sell any of this data to third parties in any form.





© Crown Copyright and Database right 2015. All rights reserved. Ordnance Survey Licence No. 100016971.  
 © Crown Copyright and Database right 2015. Ordnance Survey 100016971. Use of this data is subject to terms and conditions.

© Crown copyright and database rights 2015 Ordnance Survey 100016971. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

**Development Management Committee**



**15/0011/PAN**

**Proposed Residential Development at Land South East of Middleton of Fonab Cottages, Foss Road, Pitlochry**

