

Perth and Kinross Local Development Plan

Main Issues Report: Dunning consultation summary

Thanks to the assistance of the Community Council to raise public awareness, from a population of roughly 942 (census 2011) in Dunning, we received 44 comments. Of those who commented, and provided us with an address, all were from the local area.

A consultation event was held to display the proposals on Monday 15 May 2017. This was attended by 81 people from throughout the village of Dunning and the surrounding area. This event was generally well received by members of the public with the majority of comments received suggesting that the plans made available were useful.

Summary of comments received

There were 24 individual comments objecting to the proposal (approx. 56%), and 19 supportive comments (approx. 43%), and there was 1 comment which did not express a clear preference.

The Community Council objected to the potential extension to this allocation raising issues including traffic and pedestrian safety. The Community Council has identified possible solutions to the issues they have raised:

1. In order to protect pedestrians along the section of road between the Kirk Style Inn and NISA Store and Post Office, a line of suitable bollards could be installed to provide a greater margin between pedestrians and the passing traffic. This would have the additional benefit of prevent vehicles from parking along the section of road where inappropriate parking is causing frequent gridlock situation at present.
2. A short distance along Muckhart Road is the site of the old garage and filling station that was demolished more than ten years ago and now lies vacant. There was a proposal to build on this site but Dunning Community Council understands that this is highly unlikely due to the 1:200 years flood risk assessment by SEPA. This entire area could be made into a car park with suitable signage to direct visitors to a more appropriate place for them to leave their vehicles while visiting the village, its shop, pubs/restaurants and visitor attraction including St Serf's Church, managed by Historic Scotland.
3. At the Dalreoch junction with A9, BEAR Scotland should be required to acquire land to construct a slip road for southbound traffic to join this route; the deceleration lane for southbound traffic wishing to exit towards Dunning should be extended and 3, 2, 1 marker boards installed; the central reservation should be lengthened for northbound traffic wishing to exit towards Dunning and; overhead lighting should be installed, as has been done at the Aberuthven junction with the A9.

The comments received from members of the public suggested that:

- The development would result in increased traffic, both within Dunning and on the Auchterarder Road
- A poor access point, at curve of road, was proposed
- The road is too narrow to support more traffic
- The Auchterarder Road is widely used by HGVs making it dangerous
- There would be a negative impact on local streets and roads, suggest a need for upgrades to cope with increased traffic volume
- The school capacity both at primary school and issues with secondary pupils having to travel to Auchterarder and would struggle to cope with further development
- There were flooding issues within the site and the surrounding area, particularly the Auchterarder Road
- There were drainage issues and potentially a need for an upgrade at the Waste Water Treatment Works
- There would be an adverse impact on the conservation area
- There would be a negative impact on biodiversity and SSSI, including the loss of mature trees
- There is a poor sight line at the access and trees would have to be removed
- The wrong house type was proposed – suggested need for more housing for older and disabled people. Bungalows would appeal to both young and retired purchasers, suggest a similar style to that of neighbouring Latchburn estate
- There are too many houses proposed on site
- There would be a negative impact on the village to disruption during construction including noise pollution
- There was a lack of facilities in Dunning - only one shop/post office in the village with two pubs, no entertainment for teenagers in village
- The development would lead to an increase in dog fouling

Suggested improvements to the development proposal include changing the house type to ensure it is more in keeping with the local area and lowering the proposed density.

The positive responses were supported by comments often suggested that the development would help support existing services and keep the village alive and vibrant.

Scottish Natural Heritage (SNH), SEPA and Scottish Water were all consulted on this proposal and raised no objections to the potential extension.

Conclusion

We would like to thank everyone who has taken part in this consultation. The Proposed Local Development Plan containing proposals for all settlements in Perth and Kinross, including Dunning, will be published in the autumn and the next steps are as follows:

- On 22 November 2017 the Council is scheduled meet to debate and consider a draft of the Proposed Plan, and Councillors will be asked to reach a settled view as to what it should say; and
- the Proposed Plan will be finalised after the meeting and it will be published for representations – people will be invited to say whether they agree with its proposals and policies or whether they would like changes to be made before it is adopted.

If you would like to be kept up to date with the progress on the Local Development Plan please contact DevelopmentPlan@pkc.gov.uk and ask to be added to our mailing list. More general information on the Perth and Kinross Local Development Plan review is on our website: www.pkc.gov.uk/ldp2