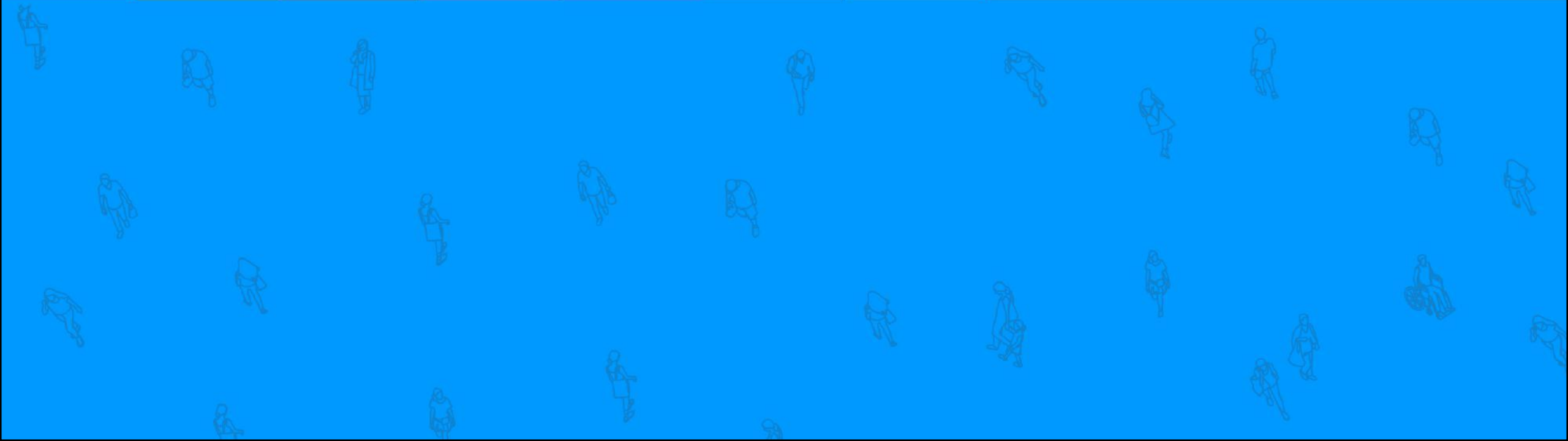


Housebuilders Forum

ROYAL GEORGE HOTEL

4 November 2024



Programme

- **Welcome**
- **Development Management & Building Standards Update** – Kristian Smith
- **Pre-application Consultation for Major Applications** – Sean Panton
- **Improvement Programme & Place Strategies Updates** – Christine M^cLaren
- **Development Plan Update** – Brenda Murray
- **Transport Update** – Niall Moran
- **Housing Strategy Update** – Kevin Divin
- **Discussion**
- **Looking ahead**

Welcome and introduction

Development Management & Building Standards update

Kristian Smith

Pre-application Consultation for Major applications

Sean Panton

Proposal of Application Notice (PoAN)

- Proposal of Application Notice (PoAN) must be submitted at least 12 weeks prior to the submission of the planning application.
- The PoAN should include:



- A description of the development.
 - The postal address of the development site.
 - A site plan showing the outline of the site edged in red, including access roads.
 - Contact details for the applicant and agent.
 - What consultation the applicant proposes to undertake.
- A response to the PoAN will be provided within 21 days stating whether the proposed consultation is sufficient.
 - A planning application must be submitted within 18 months of the submission of the PoAN.

Who Should be Consulted and How?

- The applicant must consult every community council whose area is within or adjoins the application site.
- The consultation must include at least two in person consultation events.
- Details of the proposal and the consultation events must be published in the local newspaper (Perthshire Advertiser) at least 7 days prior to be first and last events taking place.
- The advertisement must include:



- where further information can be obtained.
- date and location of event.
- statement of how and when persons wishing to make comment may do so.
- statement confirming that comments made are not representations to the Council.

- Consultations must be carried out in a manner that provides genuine opportunities for members of the public to engage with the applicants. Timings and locations of events should be considerate of lifestyles and commitments of members of the community.

Additional Consultation Suggestions

- The applicant must consult with every Ward Councillor for the area the proposals lies with or adjoins.
- Consideration should also be given to:
 - letter drops to the nearest neighbours.
 - advertisements in local shop windows, hotels or community and civic buildings.
 - a dedicated website should be provided.
 - where possible, social media of the developer or agent should be considered as a means of advertising the events.
- This is not essential for all PoAN events but is good practice and may be requested for larger scale developments within the Planning Authority's PoAN response.
- It is also recommended that active local groups are identified and invited as this can be a broader method of informing the public of the events.
- Perth and Kinross Council will request additional consultations as appropriate.



Improvement Programme and Place Strategies updates

Christine M^cLaren

Current Picture

- National Headline Indicators 2022/23 are positive overall
- Average decision making times increased in 22-23
- Awaiting 23-24 stats from Scottish Government (expected 11 November)

Decision Making Timescales (weeks)

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	2022-23 Scottish Average
Major Development	55.4	42.2	23.7	20.9	18.5	31	28.2	24.1	35.1	48.3	39.5
Local (Non-Householder) Development	12.5	11.8	11.3	8.1	8.4	8.3	8.1	8.5	8.5	10.1	14.4
Householder Development	7.8	6.8	6.3	6.5	6.8	6.9	7.3	6.9	6.9	8.3	8.9

Planning Improvement Programme

Leadership
&
Management

Continuous
Improvement

Customer

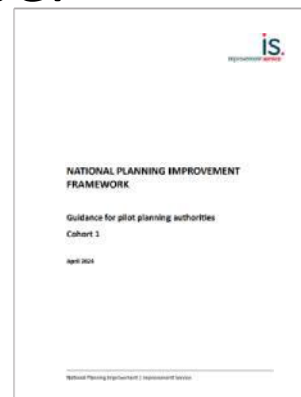
Digital

- 4 themes
- Leadership at all levels
- Supportive culture
- Agile workforce
- Staff-led process improvements
- Data-led, designed for digital
- Fits with emerging National Planning Improvement Framework

National Planning Improvement Framework



- Replaces PPF
- Led by National Improvement Team at Improvement Service
- Pilot in 3 cohorts
 - Cohort 1: from April
 - Cohort 2: from August
 - Cohort 3: from December
- Self-assess with peer collaborative workshops
- Improvement Action Plans
- [Guidance](#) available



Recent updates

Changes to Public Access – display of timeline

Welcome to Perth and Kinross Council

Home / Planning and building / View and comment on planning applications

Search My Profile Saved Searches Login Register

Planning – Application Summary

Help

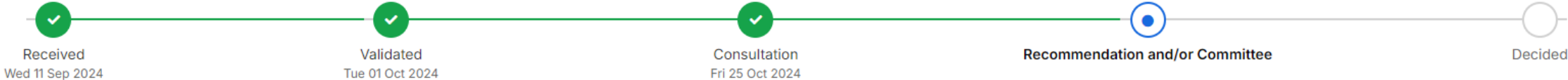
24/01405/FLL

Change of use from agricultural land to form outdoor children's nursery comprising erection of a polytunnel, shelter, siting of a caravan for ancillary use, composting toilets and associated works

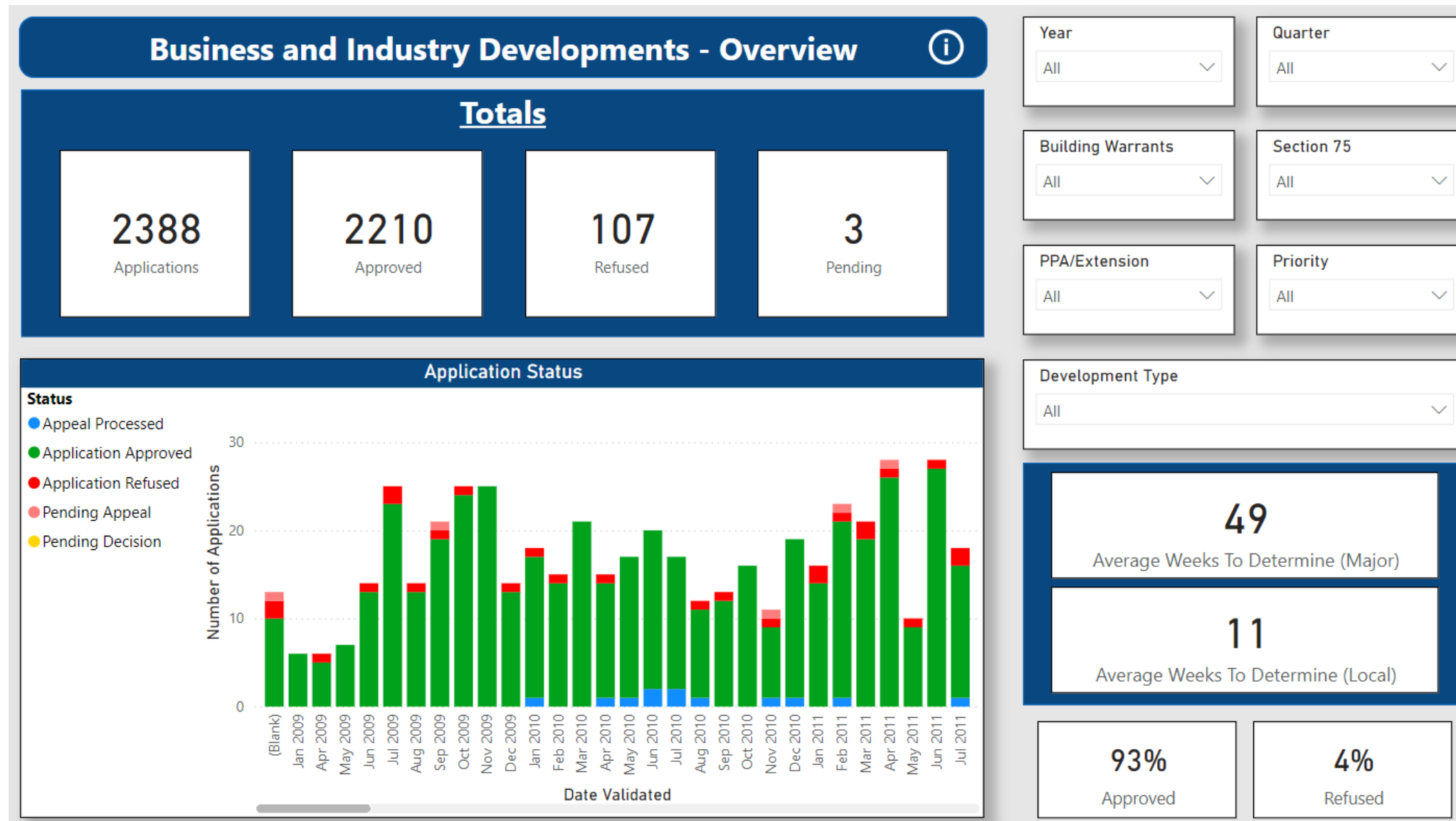
Land 170 Metres South Of Blackhaugh Farmhouse Spittalfield Perth PH1 4JZ

Back to search results

Track



Development of real-time information on business and industry planning applications



Year:

Quarter:

Building Warrants:

Section 75:

PPA/Extension:

Priority:

Development Type:

49

Average Weeks To Determine (Major)

11

Average Weeks To Determine (Local)

93%

Approved

4%

Refused

On-going development of real-time information on all applications

Planning Developments - Overview
i

Totals

114
Applications

83
Approved

17
Refused

11
Pending

Application Status
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Status

- Application Approved
- Application Refused
- Pending Appeal
- Pending Decision

Date Validated	Approved	Refused	Pending Appeal	Pending Decision
Jan 2024	19	1	1	2
Feb 2024	9	2	0	0
Mar 2024	15	2	1	3
Apr 2024	9	1	1	2
May 2024	12	2	0	1
Jun 2024	5	2	0	0
Jul 2024	7	5	0	2
Aug 2024	6	2	0	1
Sep 2024	1	0	0	0

Development Type

Multiple selections ^

- NU2B - 2D. Minerals - Local
- N02C - Minerals Local - (with EIA)
- N03A - 3a. Housing - Major
- N03B - 3b. Housing - Local
- N03C - Housing Local - (with EIA)
- N04A - 4a. Business and industry - Major
- N04B - 4b. Business and industry - Local

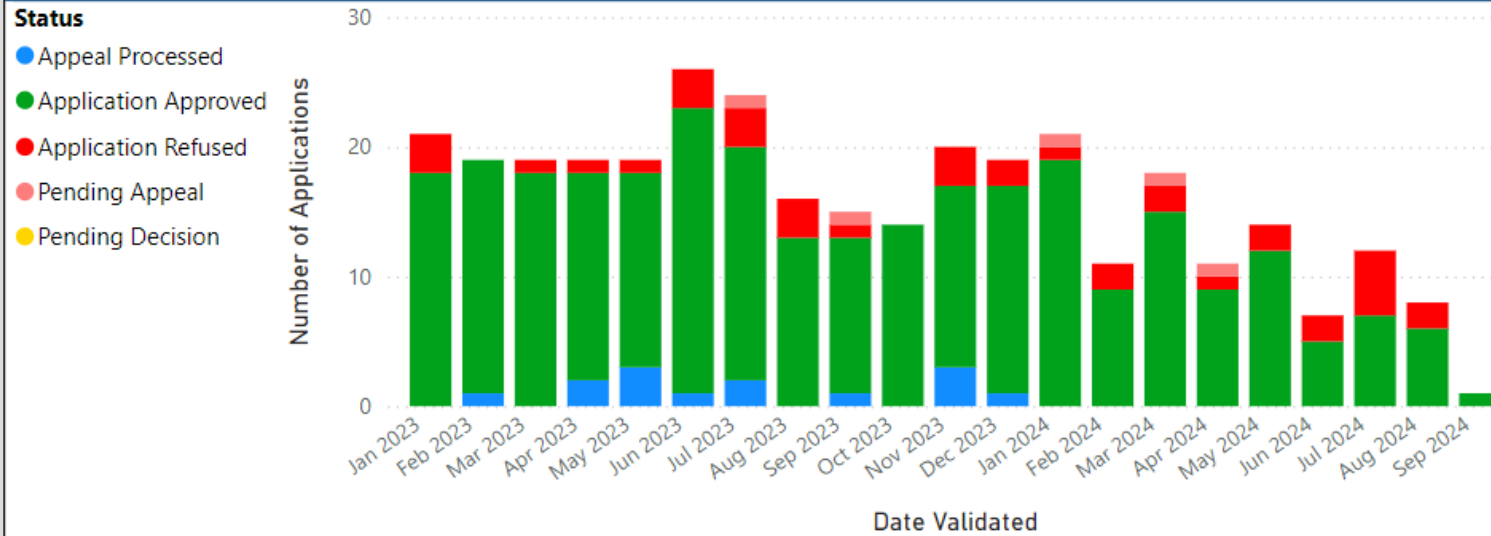
N/A
Average Weeks To Determine (Householder)

73%
Approved

15%
Refused

Planning Developments - Detailed

Application Status



Application ID Search

Validation Date

Development Type

Decision Date

Application ID	Validated Date	Decision Date	Control Status	Address	Proposal	Has Building Warrants
23/00530/FLL	03/05/2023	25/07/2023	Application Approved	Land 115 Metres West Of Airleywright House Prieston Road Bankfoot	Alterations and extension of ruinous buildings to form a dwellinghouse and an ancillary accommodation annex	NO
23/00377/FLL	10/05/2023	28/07/2023	Application Approved	The Old Cottage Balgarvie And 1-3 Balgarvie Farm Cottages Scone Perth PH2 6NS	Alterations and extension to dwellinghouses and change of use of agricultural land to form shared access	NO
24/00553/FLL	02/05/2024	01/07/2024	Application Approved	Willows Bed And Breakfast 10 Atholl Road Pitlochry PH16 5BX	Alterations and extension to owners accommodation	YES
24/01211/FLL	15/08/2024	11/10/2024	Application Refused	Arrivain House Nellfield Road Crieff PH7 3DU	Alterations and subdivision of dwellinghouse to form 2 dwellinghouses, formation of vehicular access and associated works	NO
24/00481/FLL	18/04/2024	27/06/2024	Application Approved	Blocks 8 And 9 Leslie Court Perth PH1 2TB	Alterations to 16 flats to form 8 flats (first and second floor level), installation of 8 air source heat pumps, solar panels and associated works	YES

Local Development Plan 3

Brenda Murray

Local Development Plan 3

Progress to date

- Data gathering
- Early Engagement - Big Place Conversation
- Topic Papers Consultation July-August 2024

Topic Paper Consultation



- Covering a range of policy areas
- Highlighting implications of evidence for the LDP
- Highlighting gaps or uncertainties in the evidence
- Establish areas of agreement/dispute of the evidence base with key agencies and stakeholders

Local Development Plan 3 – Next Steps

Evidence Report	When
Finish preparing the Evidence Report	January 2025
Seek Council approval	March 2025
Submit to Gatecheck	April 2025
Plan Preparation	
Proceed to prepare Proposed Plan	April 2025
Undertake a Call for Ideas and Sites	April – May 2025
Proposed Plan drafted and submitted to Council	December 2025
Proposed Plan consultation	January – March 2026
Assess Representations. Consider changes and progress to examination	April – December 2026
Submit to Scottish Ministers for Examination	January 2027

Transport Update

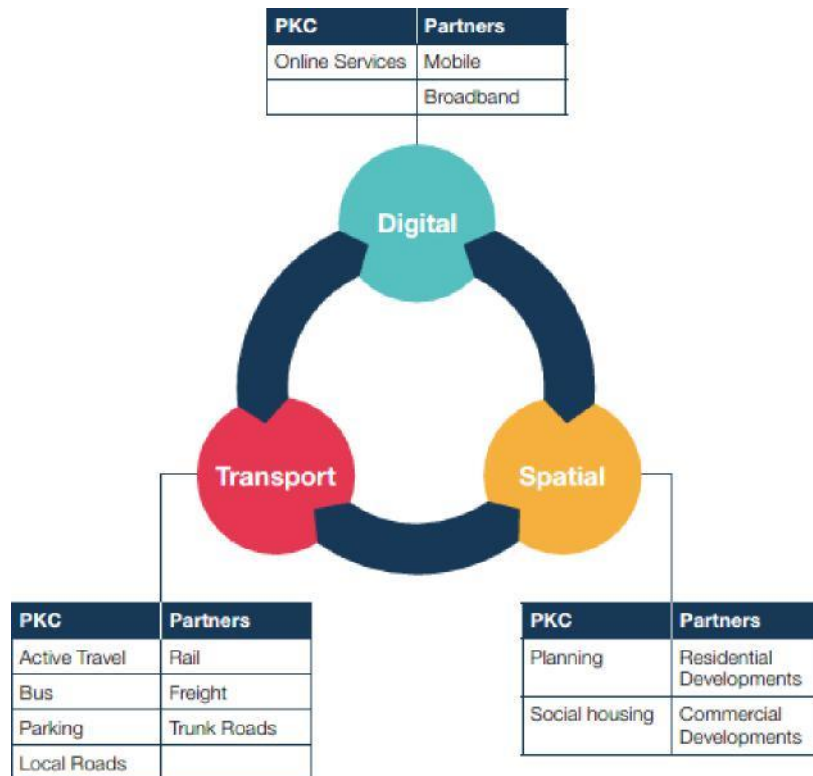
Niall Moran

Mobility Strategy

- One of the Council’s core “place based” strategies
- Draft approved for consultation in May
- Public consultation undertaken over the summer
- Approved by the October Climate Change & Sustainability Committee
- Sets out Perth & Kinross Council’s vision for managing and developing the transport network over a period of 15 years
- Clear alignment with other national, regional and local strategies through the agreed Transport Planning Objectives
- Key commitment to support sustainable development (TPO 6)

NTS2 Priorities	TPO	PKC - Transport Planning Objectives
Reduce Inequalities	1	To improve the affordability of transport options across Perth and Kinross for all.
	2	To improve the ability of rural communities and communities with protected characteristics to access jobs, education and services.
Take Climate Action	3	To reduce CO ₂ emissions produced by transport across Perth and Kinross, by reducing car kilometres, decarbonising motorised transport and increasing the share of everyday journeys of people and goods by sustainable and active travel modes.
	4	To improve climate resilience across Perth and Kinross’s transport network by reducing the impacts caused by extreme weather events.
Helps deliver Inclusive economic growth	5	To support economic growth by improving the reliability and efficiency of Perth and Kinross’s transport network.
	6	To support local development that encourages and facilitates local living and sustainable access, across Perth and Kinross, by achieving an increased active travel and public transport mode split to and from new developments.
	7	To improve the capacity and reliability of alternative sustainable freight and logistic modes across Perth and Kinross.
	8	To improve labour market access through sustainable transport, active travel, and digital opportunities, to and from Perth and Kinross.
Improve our health and wellbeing	9	To improve road safety and perceived safety for all transport users across Perth and Kinross.
	10	To improve physical; and mental health within Perth and Kinross through walking, wheeling and cycling.
	11	To improve air quality across Perth and Kinross’s road network by achieving revocation of both Air Quality Management Areas and reducing preventable pollutants.

Action Plan - Summary



- The Action Plan has been developed in parallel with the Mobility Strategy policy document
- The Action Plan has been informed by best practice guidance (STAG and LTS)
- The Action Plan takes into account mobility-focused services provided directly by PKC and those delivered in partnership
- The Action Plan has been informed and developed in alignment with the 11 TPOs

Action Plan

Behaviour Change, Education and Awareness

Initiatives, communication campaigns and programmes that aim to raise awareness through promoting sustainable transport and behavioural change.

For example:

- Information and awareness
- Skills training
- Active travel school programmes
- Workplace travel plans



Accessibility and Inclusivity

Initiatives and projects that aim to make PKC inclusive and accessible for everyone.

For example:

- Walkable and wheelable city, town and rural village centres
- Access at public transport interchanges
- Accessibility of buses and trains



Innovation and Future Mobility

Measures that aim to make use of digitalisation and emerging technologies, such as Mobility-As-A-Service, on-demand transport and cycle sharing.

For example:

- Rollout of broadband across PKC
- Development of MaaS
- Recharging and refuelling networks
- Technological change across PKC



Public Realm

Measures that aim to improve the liveability and enjoyability of cities, towns and rural villages across Perth and Kinross.

For example:

- Green and blue infrastructure
- Spaces and opportunities for play
- Connected neighbourhoods
- Access to greenspaces and nature
- Pocket places



Organisation, Planning and Regulations

Measures that propose changes to current operations or fiscal measures that will incentivise sustainable transport use. This includes green procurement, development of strategies and plans and public transport pricing.

For example:

- Mode-specific strategies
- Development planning
- Traffic management
- Parking regulation
- Enforcement



Road Network

Measures and schemes that aim to retain climate resilient networks across PKC and reduce adverse effects on sustainable transport modes.

For example:

- Traffic safety schemes
- Bus priority schemes
- Flood protection schemes



Sustainable Transport

Measures and schemes that aim to improve the conditions and provide more space for sustainable travel across PKC to enable modal shift.

For example:

- Cycle parking
- Safety on public transport
- Park-and-Ride locations



Business-As-Usual and Committed For Delivery

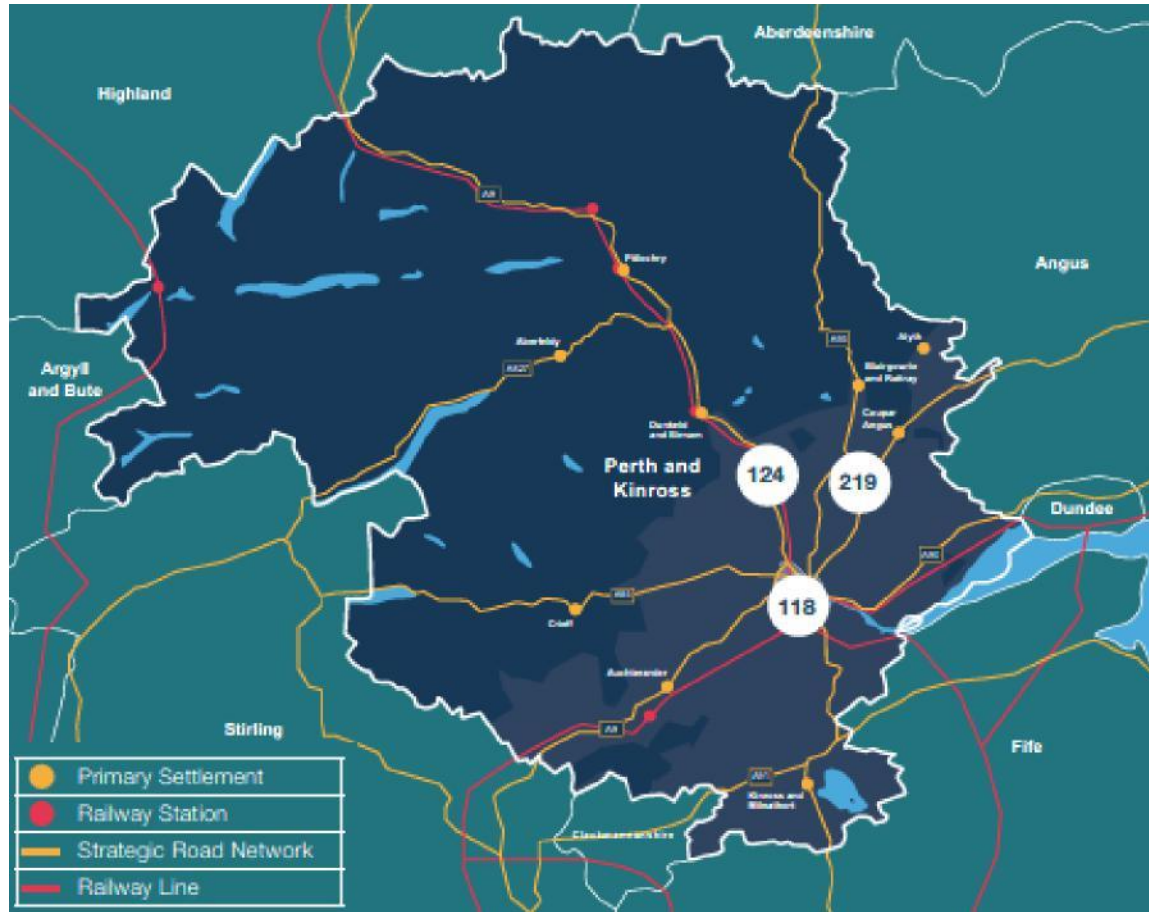
Projects that are part of PKC's ongoing operations as well as projects that have been committed for delivery with full funding combined with programme for delivery.

For example:

- Perth Transport Futures Phases 1, 2 and 3
- Continued operation of the bus services



Action Plan – Examples



111

Deliver connected neighbourhoods within towns and cities, the transport components of 20-minute neighbourhoods, so that as many people as possible can meet the majority of their daily needs within a reasonable walk, wheel or cycle of their home.

161

Protect and incorporate green infrastructure across Perth and Kinross to promote active travel and make connections where possible to blue and green networks.

153

Ensure developments consider place and prioritise the needs of people before the movement of motor vehicles in line with our sustainable and inclusive streets design guide. This includes prioritising sustainable and active travel choices, and including fully accessible paths and routes which are well connected with the wider environment beyond the site boundary.

Action Plan – Strategic Action 153

ID	Strategic Action	Theme	Timescale	Indicative Cost	Potential External Funding Sources for PKC	Potential Partners
153	Ensure developments consider place and prioritise the needs of people before the movement of motor vehicles in line with national and local design guidance. This includes prioritising sustainable and active travel choices, and including fully accessible paths and routes which are well connected with the wider environment beyond the site boundary.	Organisation, Planning and Regulations	Short	Low	Private Developer Contributions	Cairngorms National Park Authority, Community Development Trusts, Loch Lomond & The Trossachs National Park, Perth and Kinross Countryside Trust, Private Developers, Sustrans

A number of supporting actions for each Strategic Action

ID	Supporting Actions	Theme	Timescale	Indicative Cost	Potential External Funding Sources for PKC	Potential Partners
49	Build developments where all essentials (shops, schools, parks) are close by and easily accessible by sustainable modes of transport to reduce the need to travel and minimise the use of unsustainable modes. Interventions will be assessed through the development management process and need to be proportionate to the size and location of the development.	Organisation, Planning and Regulations	Medium	Low	PKC Only	Private Developers
50	For developments creating significant number of new trips with no public transport services available, enforce that the developer provides a subsidised service until passenger numbers become commercially viable.	Organisation, Planning and Regulations	Short	Low	Private Developer Contributions	Bus Operators, Private Developers, Community Councils, Community Development Trusts, Taxi and Private Hire Fleet Operators
81	Work with operators and developers to ensure that existing and new employment, education, retail, healthcare, and tourism destinations are serviced by road-based passenger transport, particularly in rural areas.	Sustainable Transport	Short	High	Bus Operators, Private Developer Contributions	Bus Operators, Private Developers
131	Encourage, promote and facilitate spaces and opportunities for play, recreation and sport that are inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play.	Public Realm	Short	Medium	Greenspace Scotland, Scottish Environment Protection Agency (SEPA)	Greenspace Scotland, Community Councils, Community Development Trusts

ID	Supporting Actions	Theme	Timescale	Indicative Cost	Potential External Funding Sources for PKC	Potential Partners
133	Ensure that retail development and the location of shops can be accessed by communities by a range of sustainable transport modes including on foot, by bike, and by public transport.	Organisation, Planning and Regulations	Medium	Low	Private Developer Contributions	Bus Operators, Private Developers, Transport Scotland
154	Ensure developments consider the impact on the path network and be consistent with the Scottish Outdoor Access Code.	Organisation, Planning and Regulations	Short	Low	PKC Only	Cairngorms National Park Authority, Loch Lomond & The Trossachs National Park, NatureScot, Perth and Kinross Countryside Trust

Other Relevant Highlights

Sustainable and Inclusive Streets & Roads: Development Guide

- undergoing consultation with internal teams and stakeholders
- External consultation anticipated early 2025

Ongoing process and resourcing review

- Vehicle Access applications and Road Opening Permits moving to an online system
- RCC processing and inspections review – linked to development guide
- Will continue to engage positively with the development industry and consultants



Housing Strategy update

Kevin Divin

PKC Housing Strategy Documents

- **PKC Local Housing Strategy 2022 – 2027**
- **PKC Strategic Housing Investment Plan 2025/26-2029/30 (SHIP)** approved on October 2024 outlines investment priorities for affordable housing which will support delivery of the outcomes that are set out through our Local Housing Strategy (LHS) with the following 4 new strategic priorities:
 - ✓ Priority 1 – Providing more affordable homes to support liveable and sustainable communities;
 - ✓ Priority 2 – Providing a range of housing options that people can easily access, afford and keep;
 - ✓ Priority 3 – Delivering housing for people with varying needs;
 - ✓ Priority 4 – Delivering quality homes with affordable warmth, zero emission and SMART technology.

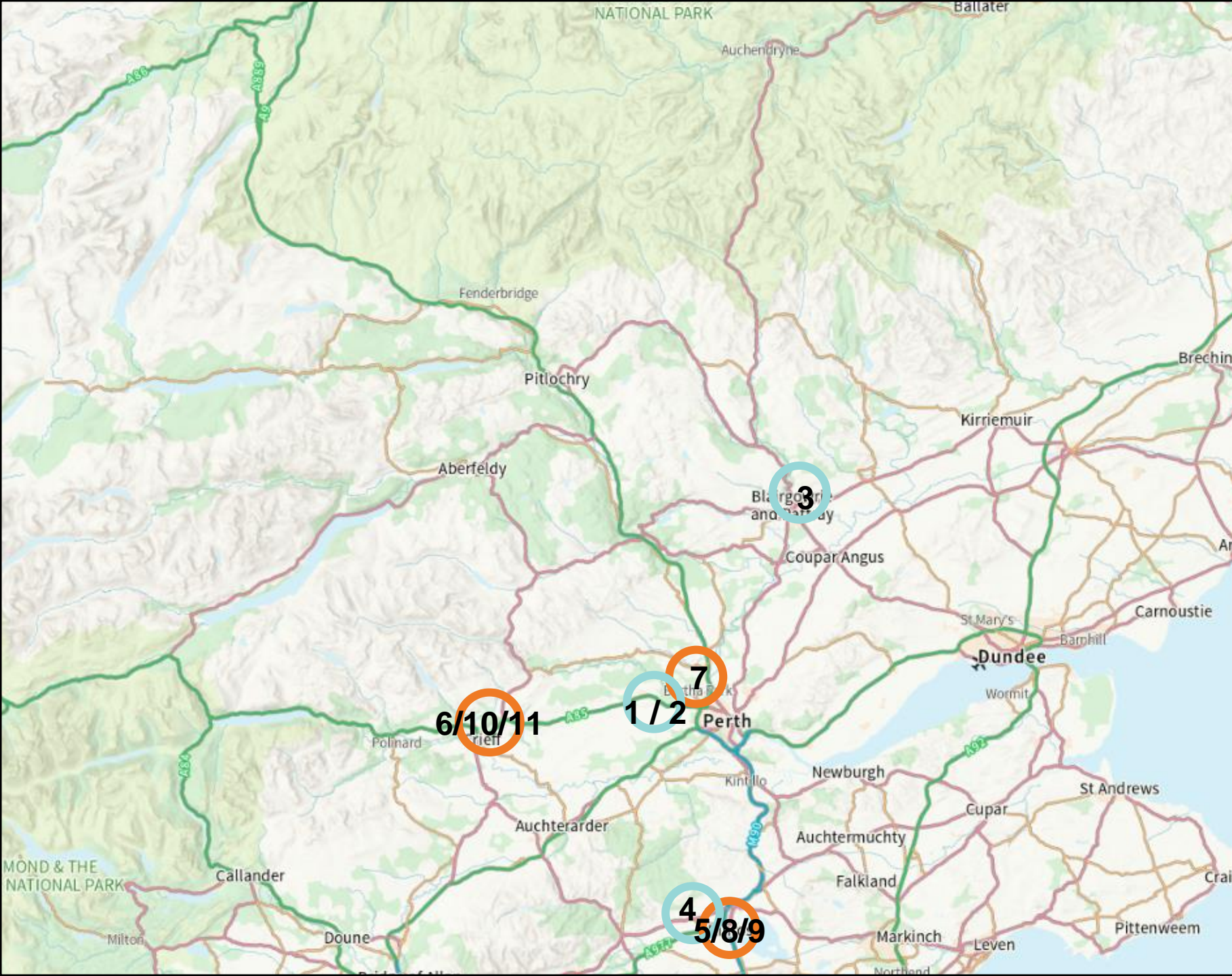
Projected 2024/25 Affordable Housing Completions

-  PKC project locations
-  Housing Association project locations

1. PKC - Hayfield Brae, Lynedoch Road, Methven - 12 Units
2. PKC - Hayfield Brae, Lynedoch Road, Methven – 5 Units
3. PKC – Rattray, Blairgowrie – 18 units
4. PKC – Kinross – 6 units
5. Kingdom HA - Lathro Farm, Kinross – 35 units
6. Kingdom HA – Broich Rd, PH 4, Crieff – 12 units
7. Kingdom HA - Bertha Park, Perth Ph3 – 41 units
8. Kingdom HA - Milnathort, Kinross – 16 units
9. Hillcrest HA - Old Causeway, Kinross – 8 units
10. Hillcrest HA - Abbeyfield, Crieff – 9 units
11. Hillcrest HA - Wester Tomanock, Crieff – 25 units

Not show as PKC wide
• PKC – Buybacks – 40 units

Total – 226 new affordable homes proposed for 2024/25



2024/25 – Current Position

- Challenging year with Scottish Government grant funding reduction to assist in the delivery of affordable housing.
- The Resource Planning Assumption (RPA) for Perth & Kinross Council during financial year 2024-2025 would be £12.594m, which is a reduction of approximately £4.051m (23.3% reduction), down from £16.645m.
- Current numbers:
 - 64 Council Buybacks completed to date
 - 54 new homes completed
 - 35 - Lathro Farm, Kinross by Kingdom HA
 - 12 – Broich Road, Crieff (Ph 4) by Kingdom HA
 - 7 - Moyness (Hazelwood), Blairgowrie by Kingdom HA
 - There are currently 122 affordable homes onsite with an expected completion date within 2024-25.

Discussion



A Perth and Kinross where everyone can live life well, free from poverty and inequalities

Looking ahead



A Perth and Kinross where everyone can live life well, free from poverty and inequalities