

Perth and Kinross Council  
Development Management Committee – 16 July 2014  
Report of Handling by Development Quality Manager

**Change of use of agricultural land to form extension to caravan park including an additional 18 pitches and landscaping at 7 Holding, Leadketty, Dunning**

Ref. No: 13/01780/FLL  
Ward No: 7 - Strathallan

**Summary**

The report recommends approval of the application as the proposal involves the extension of an existing use on the site and is in accordance with the Development Plan.

**BACKGROUND AND DESCRIPTION**

- 1 The application site is a 3.1ha relatively flat area of ground on the east side of the B9141 to the north of Dunning. The site comprises an existing caravan and camping site which includes a small fishing loch and an area of grassland, an existing dwellinghouse, maintenance shed, garage and outbuildings. The site is bounded by the Duncrub Burn and farmland to the north, the B9141 to the west and farmland to the east and south. A small burn branches off the Duncrub Burn to the north west of the site and runs down the west boundary. The site is partially screened by trees and buildings along the roadside to the west and partially screened by the trees along the northern boundary, southern and eastern boundaries.
- 2 Planning consent was granted in May 2006 under 05/02112/FUL for an increase in capacity of the existing caravan site from 8 touring caravans to 12 touring caravans.
- 3 This is an amended proposal to increase the existing tourist facility from 12 touring caravans up to 30 touring caravans. Amendments include providing a new access to the site further to the north from the B9141 and a change to the application site boundary to exclude land under neighbouring ownership. These amendments were re-advertised on the 14 of February and the 14 of March 2014. Details were provided of the access bridge into the site which were advertised on the 20 June 2014. Camping facilities will also be offered on the site. A new single storey washing and toilet block is proposed. As stated, a new access to the site is proposed to the north and the existing access will remain available for emergency use. The site boundaries to the south and east are proposed to be reinforced by further planting. The applicant's agent has provided a Supporting Statement.

## **NATIONAL POLICY AND GUIDANCE**

### **Scottish Planning Policy 2014**

- 4 The Scottish Planning Policy (SPP) was published on June 23 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.
- 5 Of relevance to this application are:
- Paragraphs 74 - 83: Promoting Rural Development
  - Employment.

### **DEVELOPMENT PLAN**

- 6 The Development Plan for the area consists of TAYplan Strategic Development Plan 2012 – 2032 and the Perth and Kinross Council Local Development Plan 2014.

### **TAYplan Strategic Development Plan 2012 – 2032**

- 7 Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“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 and visit and where businesses choose to invest and create jobs.”*

### **Perth and Kinross Local Development Plan 2014**

- 8 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. Under the LDP the site lies outwith any settlement boundaries where the principal policies are, in summary:

#### **PM1A - Placemaking**

- 9 Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaptation.

### **ED3 - Rural Business and Diversification**

- 10 Favourable consideration will be given to the expansion of existing businesses and the creation of new business. There is a preference that this will generally be within or adjacent to existing settlements. Outwith settlements, proposals may be acceptable where they offer opportunities to diversify an existing business or are related to a site specific resource or opportunity. This is provided that permanent employment is created or additional tourism or recreational facilities are provided or existing buildings are re-used. New and existing tourist related development will generally be supported. All proposals are required to meet all the criteria set out in the policy.

### **ED4B - Caravan Sites, Chalets and Timeshare Development**

- 11 Proposals for new or expanded transit and touring caravan and camping sites will be supported where they are compatible with placemaking policies. There shall be no presumption in favour of residential development if any of the above uses ceases.

### **SITE HISTORY**

- 12 96/00134/FUL Alterations to house at 28 February 1996 Application Permitted
- 13 05/02112/FUL Increase possible capacity of existing caravan site for touring caravans from 8 caravans at present to 12 caravans 5 May 2006 Application Permitted

### **CONSULTATIONS**

- 14 **Scottish Water** - No objection
- 15 **Dunning Community Council** - Objection on lack of traffic assessment, flood risk and drainage impact.
- 16 **Environmental Health** - No objections

### **REPRESENTATIONS**

- 17 21 letters of objection have been received raising the following issues:-
- Flood risk
  - Lack of control of land within the required visibility splay
  - Adverse visual impact and loss of trees
  - Loss of amenity
  - Contrary to development plan policy
  - Impact on traffic and road safety/unsafe access
  - Impact on the A9
  - Impact on the character of Dunning
  - Impact on adjacent watercourses

- 18 These issues which are considered material planning issues are raised in the Appraisal section of this report.

### **ADDITIONAL STATEMENTS**

19	Environment Statement	Not required
	Screening Opinion	Not required
	Environmental Impact Assessment	Not required
	Appropriate Assessment	Not required
	Design Statement / Design and Access Statement	Submitted
	Report on Impact or Potential Impact	Not required

### **APPRAISAL**

#### **Policy**

- 20 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) requires the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The determining issues here are whether the proposals comply with Development Plan policy or if there are other material considerations, which justify a departure from policy.
- 21 The application site is an existing caravan site and currently benefits from planning consent under 05/02112/FUL for 12 touring caravans and the wider landholding at Leadketty provides ancillary amenity land and facilities for the caravan park. It is considered that the principle of providing additional touring caravan accommodation at this location is acceptable and is in accordance with the Development Plan. Other relevant planning matters are considered below.

#### **Scale and Design**

- 22 The increase in the number of touring caravans to the south of the site can be comfortably accommodated, with the northern half of the site remaining as it is presently. The design and layout of the proposal is acceptable and involves an extension of the existing layout to the east. The new access road is acceptable in terms of it's configuration and it will provide a safer junction with the public road. Tree planting proposed will reinforce the existing boundary treatment to the south and east and provide containment to the wider area. The applicant has lopped a number of conifer trees on the west boundary and more trees will require to be felled to accommodate the visibility splay proposed. An amended site plan has indicated replacement planting behind the splay. The proposed additional buildings on the site including the shower/toilet block are modest in scale and will not be detrimental to the character or appearance of the area and are therefore considered to be in accordance with the Local Development Plan policies on expanded caravan sites and place making.

### **Residential Amenity**

- 23 The caravan site is sufficiently distant enough from any neighbouring residential properties to avoid any detrimental impact on residential amenity in terms of overlooking or overshadowing.

### **Traffic and Road Safety**

- 24 The access to the site was amended involving the substitution of the existing access for a new access further to the north in order to achieve sufficient visibility. The proposed access will involve bridging the existing burn which runs down the western boundary of the site. Details of the access indicate a down gradient onto the site of 4% maximum which is considered to be acceptable. The existing access will be available for use in the event that the new access is unavailable for any reason. There have been a number of representations made on traffic and road safety issues and the impact of the proposal on the A9. Given the scale and location of the caravan site, and the mainly off peak and seasonal use of the facility, the Council's Transport Planners do not consider that a Traffic Assessment is required for this proposal and they have no objection to the proposal in terms of impact on the local road network. There are no objections to the proposed access subject to conditions on visibility splays and geometry of the access. There were concerns raised that the applicant did not have the necessary land ownership control to achieve the visibility splays, however this has been confirmed that the visibility splays can be achieved within the applicant's control. The proposal is therefore considered to be acceptable in terms of the access and its impact on road safety.

### **Drainage**

- 25 The drainage arrangements for the site are to discharge to the existing treatment plant and soakaway with an increase in the number of chemical disposal points on site. The site currently has two chemical disposal points which discharge into the existing bio disc treatment plant. As the caravan park is expanded the number of chemical disposal points will be increased by a further 4 disposal points in the positions indicated on the submitted plans and these will also discharge into the existing treatment plant. In terms of external appearance the disposal points comprise a concrete slab on the ground with a lid where the slab has an incline channelling the waste down to a 4 inch drain pipe linking to the treatment plant. Externally, above the disposal points are water stand pipes/taps. All this is housed inside a timber shed type structure approx. 8ft high x 6ft long x 4 ft wide. The applicant will require SEPA approval and licencing for the extended facilities.

### **Flood Risk**

- 26 In consultation with the Council's Flooding Section it has been confirmed that the proposed extension to the caravan site will not be subject to any flood risk. The new access will involve bridging a small burn which runs down the western boundary of the site. There will be no need to culvert the burn to achieve the

site access and there will be no detrimental impact on the hydrology of the burn.

### **Landscaping and visual amenity**

- 27 The caravan site is within the countryside and has a more open aspect to the east and south. Substantial tree planting is proposed to the southern and eastern boundaries with blocks of alder, silver birch, rowan and yew proposed to reinforce the existing planting. The northern boundary is screened by existing trees and partially by topography. In order to achieve the visibility splays along the western boundary this will involve the loss of tree planting which has raised concerns. The proposed extension to the caravan site will be partially screened by the dwellinghouse and existing maintenance shed in any case, however any loss of containment through providing the necessary visibility splay shall be compensated by new planting behind the visibility splay. This can be secured by condition on any consent.

### **Developer Contributions**

#### Education

- 28 The proposal does not impact on the capacity of the local primary school as there are no additional dwellinghouses proposed on the site.

#### A9 Contributions

- 29 Lies outwith the catchment area for the Auchterarder A9 Contributions.

#### Perth Junction Improvements

- 30 Although the site lies within the boundary for the reduced contribution area, the application was registered prior to the policy coming into force and consequently no contribution is required.

### **Economic Benefits**

- 31 The extension of the existing caravan site will attract further tourism into the local area and increased spending on local goods and services will have the potential to provide economic benefit to the local area.

### **Sustainability**

- 32 The extension of an existing caravan site rather than proposing a new greenfield site is generally in accordance with the goals of sustainable development.

### **LEGAL AGREEMENTS**

- 33 None.

## **DIRECTION BY SCOTTISH MINISTERS**

- 34 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in, or notification relating to this application.

## **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 35 It is considered that the proposal to extend the number of touring caravans on the site from 12 to 30 is acceptable and is in accordance with the relevant Development Plan policies. There were a number of objections to the proposal which concentrated primarily on road safety issues in relation to the proposed access to the site and flooding. The application was amended and a new access proposed further to the north which was considered to be acceptable subject to conditions on visibility splays and the geometry and specification of the access. Flood risk concerns have been addressed and the proposal involves a significant amount of further screen planting to boundaries which will mitigate satisfactorily the visual impact of the extended caravan site to the wider area. The proposal is considered to be in accordance with the Development Plan and recommended for approval.

## **RECOMMENDATION**

- A** Approve the application subject to the following conditions and reasons:

### **Conditions and Reasons:-**

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 Visibility splays of 2.4m x 160m measured from the centre line of the new access shall be provided in both directions along the nearside channel of the public road prior to the commencement of the development and thereafter maintained free from any obstruction of a height exceeding 1.05 metres above the adjacent road channel level.

Reason - In the interests of pedestrian and traffic safety.

- 3 Prior to the occupation or use of the approved development the vehicular accesses shall be formed in accordance with specification Type C, Fig 5.7 access detail to the satisfaction of the Planning Authority.

Reason - In the interests of pedestrian and traffic safety.

- 4 Details of the landscape treatment to the western boundary of the application site shall be provided prior to commencement of work on the access visibility splays. The approved landscaping and planting scheme shall be fully implemented within six months of the completion of the development and thereafter maintained by the applicants or their successors to the satisfaction of the Planning Authority.

Reason - In the interests of visual amenity and environmental quality.

- 5 The additional 18 pitches hereby approved shall be for touring caravans only, in accordance with the existing 12 touring caravan pitches on the site and all touring caravans approved at this location shall be occupied for holiday purposes only and shall not be occupied for residential purposes in accordance with the caravan site licence, all to the satisfaction of the Planning Authority.

Reason - In order to ensure that the site is used for holiday purposes only.

## **B JUSTIFICATION**

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

## **C PROCEDURAL NOTES**

None

## **D INFORMATIVES**

- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 2 Under Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under Section 123(1) of that Act, which may result in enforcement action being taken.
- 3 As soon as practicable after the development is complete, the person who completes the development is obliged by Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the Planning Authority written notice of that position.
- 4 The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial

stages of design from Scottish Water and the Scottish Environment Protection Agency.

- 5 The applicant should ensure that any existing wayleaves for maintenance or repair to existing private water supply or septic drainage infrastructure in the development area are honoured throughout and after completion of the development.
- 6 The applicant should contact SEPA to confirm whether approval and licencing is required for the extended facilities and to confirm that the arrangements for crossing the burn with the new access bridge are acceptable.

Background Papers: 21 letters of representation

Contact Officer: Mark Williamson – Ext 75355

Date: 26 June 2014

**Nick Brian**  
**Development Quality Manager**

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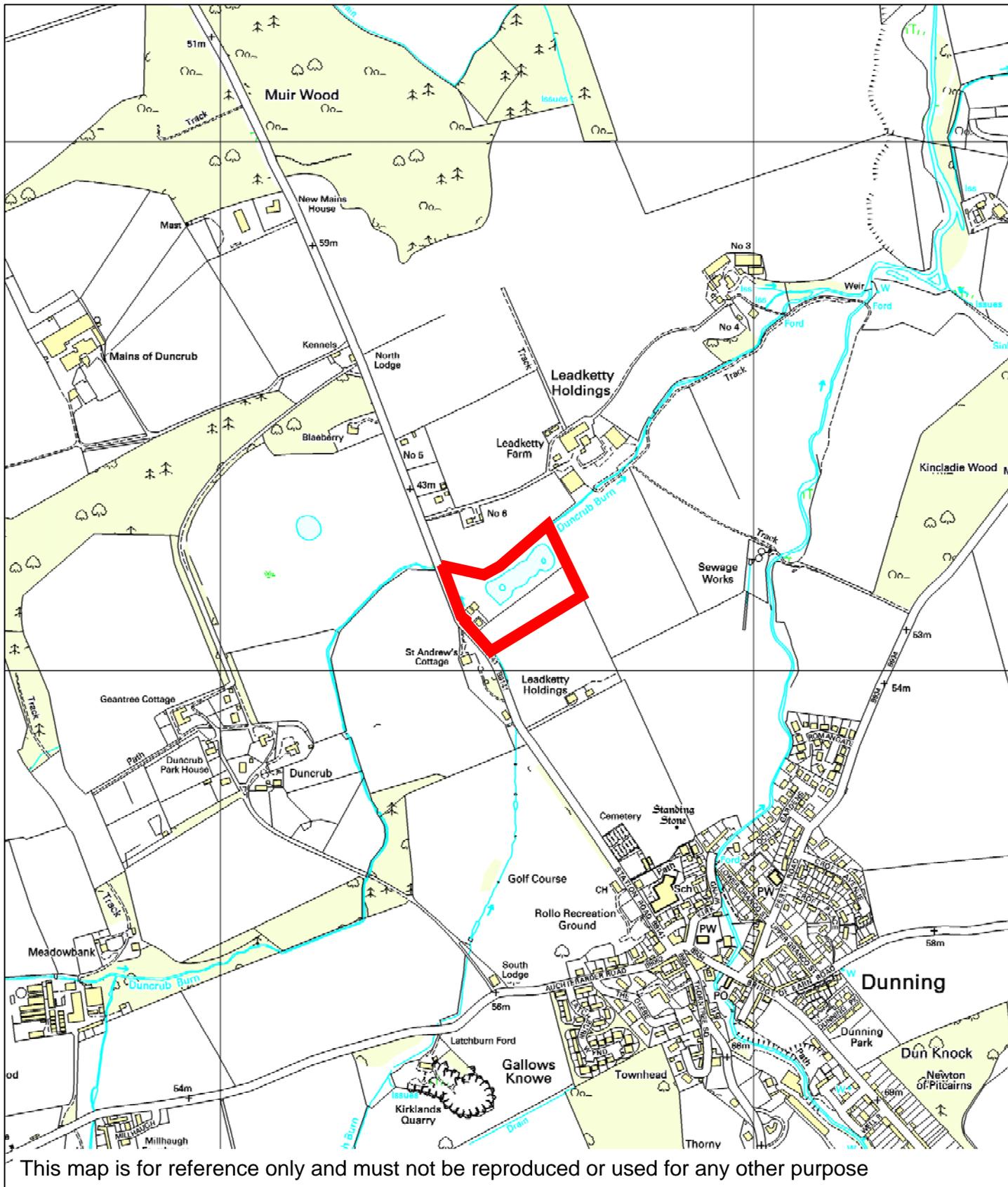


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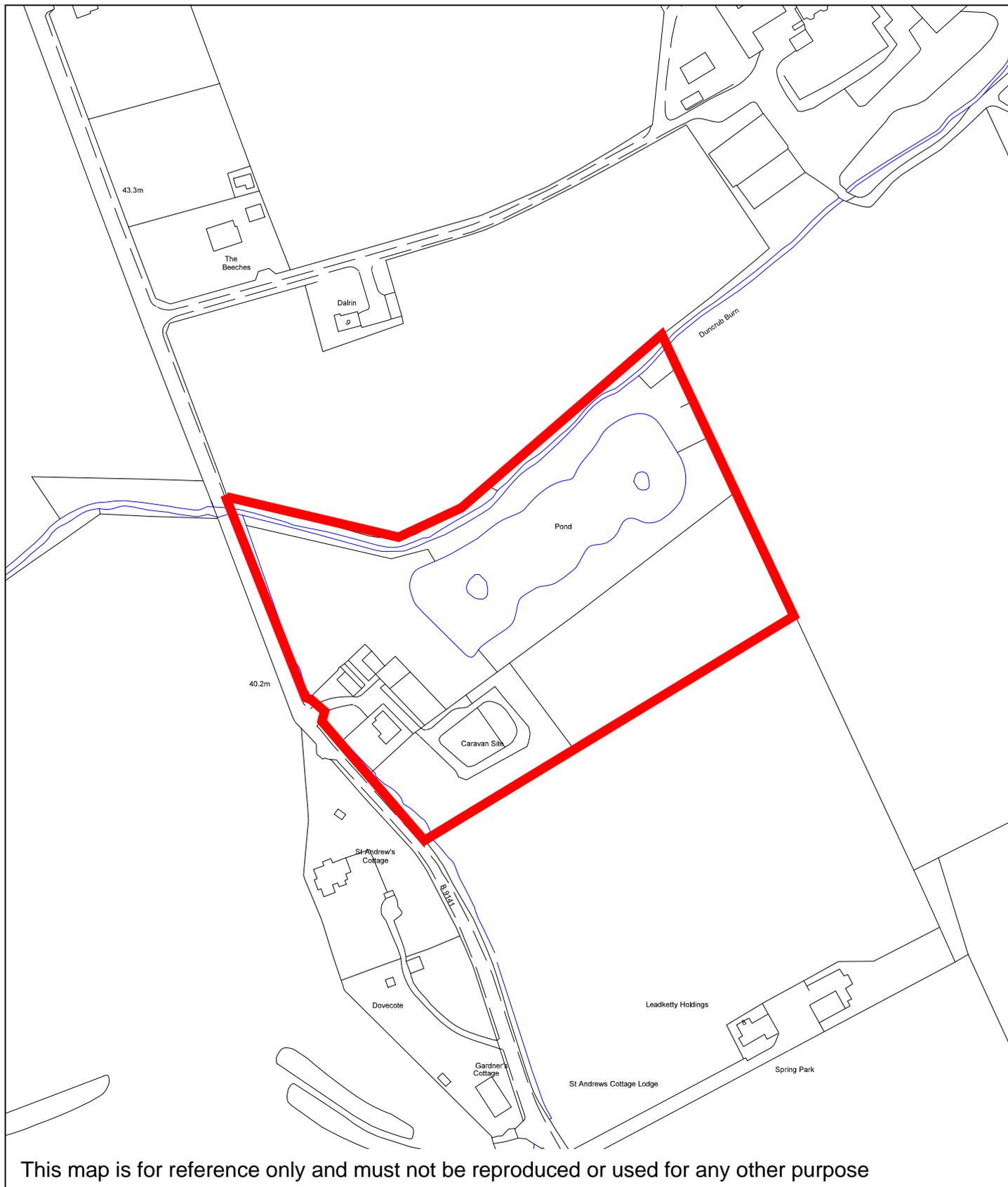
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### 7 Holding, Leadketty, Dunning

Change of use of agri land to form extension to caravan park and landscaping



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