

Perth and Kinross Council
Development Management Committee – 19 November 2014
Pre-Application Report by Development Quality Manager

Engineering and other operations to facilitate the establishment and use of a venue for the purposes of holding a music event. The use of existing buildings and land in July each year for the purpose of holding a music festival and associated activities at Strathallan Castle, Strathallan, Auchterarder

Ref. No: 14/00010/PAN
Ward No: 7 - Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a major development at Strathallan Castle, Strathallan, Auchterarder for engineering and other operations to facilitate the establishment and use of a venue for the purposes of holding a music event. The use of existing buildings and land in July each year for the purpose of holding a music festival and associated activities.

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 the 29 September 2014. The purpose of this report is to inform the Development Management Committee that a forthcoming planning application in respect of a major development at Strathallan Castle, Strathallan, Auchterarder is likely. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the subsequent planning application.
- 2 The proposed development relates to the hosting of a music festival and associated activities/operations.
- 3 The site includes Strathallan Castle and extends to the south to the Andrews Wood which sits to the north of the settlement of Tullibardine. The site extends to the south west with the Tullibardine to Caerlaverock public road forming the boundary. The boundary then traverses the North and South Castle Wood which effectively surrounds the western side of the castle. To the north the site is bound by the minor road which links Knappilands Poultry Farm to Kinkell Bridge. The boundary then runs southwards and for the majority follows the line of the public road between Kinkell Bridge and Tullibardine but turns west at the Strathallan and Andrews Wood. The site is made up of a mixture of features including numerous buildings, large open fields, woodland, water bodies and watercourses.

PRE-APPLICATION PROCESS

- 4 The Proposal of Application Notice (reference 14/00010/PAN) confirms that two public exhibitions are to be held. The first will take place on Thursday

20 November between 1600 and 2000 hrs at Auchterarder Community Church Centre in Auchterarder. The second will take place the following day on Friday 21 November at Strathearn Community Campus between 1600 and 2000hrs.

5 The following Community Councils have also been sent copies of the Proposal of Application Notice.

- Braco and Greenloaning
- Comrie and District
- Muthill and Tullibardine
- East Strathearn
- Blackford
- Dunning
- Earn
- Milnathort
- Kinross
- Methven
- Fossoway
- Cleish and Blairadam
- Auchterarder and District
- Crieff Community Council

FURTHER CONSULTATION ACTIVITY

6 The planning authority has confirmed that further consultation activity is required and that the relevant Ward Councillors (Cllrs Brock, Cowan, Younger, Gaunt, Gray and Lyle) for the area should be sent copies of the Proposal of Application Notice

7 It has also been clarified that the invitation to the public event should also include:-

- Auchterarder Community Partnership
- Community School of Auchterarder
- Auchterarder Network
- Muthill Action Group
- Muthill Parish Church
- Muthill Village Hall Committee
- Crieff Community Trust
- Muthill Golf Club
- Crieff and Strathearn Tourist Association
- Probus, Friends of St Margarets
- Auchterarder Golf Club
- Rural Institute
- Auchterarder Co-operative

8 The applicant has also undertaken to consult and invite local residents to the events by using a postal drop service which will target approximately 8000 properties. This leaflet will provide a location plan of the proposed site,

together with a brief introduction of the proposal and details of the two community consultation events in Crieff and Auchterarder.

- 9 The applicant has also undertaken to provide a website which supplies details and information regarding the proposal and to set up an email address where members of the public will be able to submit queries regarding the proposal to the applicant. The email address and website address are yet to be confirmed.
- 10 The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

NATIONAL POLICY AND GUIDANCE

- 11 The Scottish Government expresses its planning policies through the National Planning Framework 3 (NPF) the Scottish Planning Policy (SPP) 2014 and Planning Advice Notes (PAN).

The Scottish Planning Policy 2014

- 12 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP are of particular importance in the assessment of this application:-

Principal Policies

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

Subject Policies

- Promoting rural development, paragraphs 75-83
- Supporting Business and Employment, paragraphs 92-108
- Valuing the Historic Environment, paragraphs 135 – 151
- Planning for Zero Waste, paragraphs 175-192
- Valuing the Natural Environment, paragraphs 193 – 218
- Managing Flood Risk and Drainage, paragraphs 254 – 268
- Promoting Sustainable Transport and Active Travel paragraphs 269-291

LOCAL POLICY AND GUIDANCE

TAYPlan Strategic Development Plan 2012-2032

- 13 The 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 plan 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”

14 Under the TAYplan the following policies are likely to be applicable:-

- Policy 2: Shaping Better Quality Places
- Policy 3: Managing TAYplan's Assets
- Policy 6: Energy and Waste/Resource Management Infrastructure

Perth and Kinross Local Development Plan 2014

15 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.

16 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.”

17 Under the LDP, the following policies are likely to be applicable:-

- Policy PM1A - Placemaking
- Policy PM1B - Placemaking
- Policy PM2 - Design Statements
- Policy ED3 - Rural Business and Diversification
- Policy TA1B - Transport Standards and Accessibility Requirements
- Policy CF2 - Public Access
- Policy HE1A - Scheduled Monuments
- Policy HE1B - Non Designated Archaeology
- Policy HE2 - Listed Buildings
- Policy HE4 – Gardens and Designed Landscapes
- Policy NE1A - International Nature Conservation Sites
- Policy NE1B - National Designations
- Policy NE1C - Local Designations
- Policy NE2A - Forestry, Woodland and Trees
- Policy NE2B - Forestry, Woodland and Trees
- Policy NE3 - Biodiversity
- Policy NE4 - Green Infrastructure
- Policy ER5 – Prime Agricultural Land
- Policy ER6 – Managing Future Landscape Change to Conserve and Enhance the Diversity and Quality of the Areas Landscapes
- Policy EP2 - New Development and Flooding
- Policy EP5 - Nuisance from Artificial Light and Light Pollution
- Policy EP8 - Noise Pollution

OTHER POLICIES

18 None

PLANNING SITE HISTORY

19 The following applications associated with the site should be noted:-

- 14/00675/FLL Erection of marquee at Strathallan Castle –Approved

CONSULTATIONS

20 As part of the Planning and EIA process the following would be consulted;

External

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- The Scottish Government (Historic Scotland and Transport Scotland)
- RSPB
- Forestry Commission Scotland
- Scottish Water
- Clackmannanshire Council
- Stirling Council
- Loch Lomond And Trossachs National Park Planning Authority
- Perth and Kinross Heritage Trust
- Police Scotland
- Scottish Fire and Rescue Service

Internal

- Environmental Health (Noise)
- Environmental Health (Private Water)
- Local Flood Prevention Team
- Transport Planning
- Bio Diversity Officer
- Conservation Officer
- Perth and Kinross Heritage Trust
- Strategic Planning and Policy
- Enterprise Team

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

21 The key considerations against which the eventual applications will be assessed

Include:-

- a. Residential amenity – noise and light disturbance
- b. The Historic Environment and Cultural Heritage
- c. Natural Heritage/ecology
- d. Ornithology
- e. Drainage/water environment/private water supplies

- f. Flood Risk
- g. Water Resources
- h. Contributions to meeting Carbon Reduction Targets
- i. Transport/traffic Implications
- j. Socio/Economic including tourism and recreation interests
- k. Pollution control/waste control
- l. Landscape Impact
- m. Visual Impact

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

- 22 In order to support the application an environmental statement and supporting documents will need to be submitted. This document requires to consider all of the issues outlined in paragraph 20 above.
- 23 A series of studies will require to be compiled and these will form the technical appendices of the Environmental Statement.

CONCLUSION AND RECOMMENDATION

- 24 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

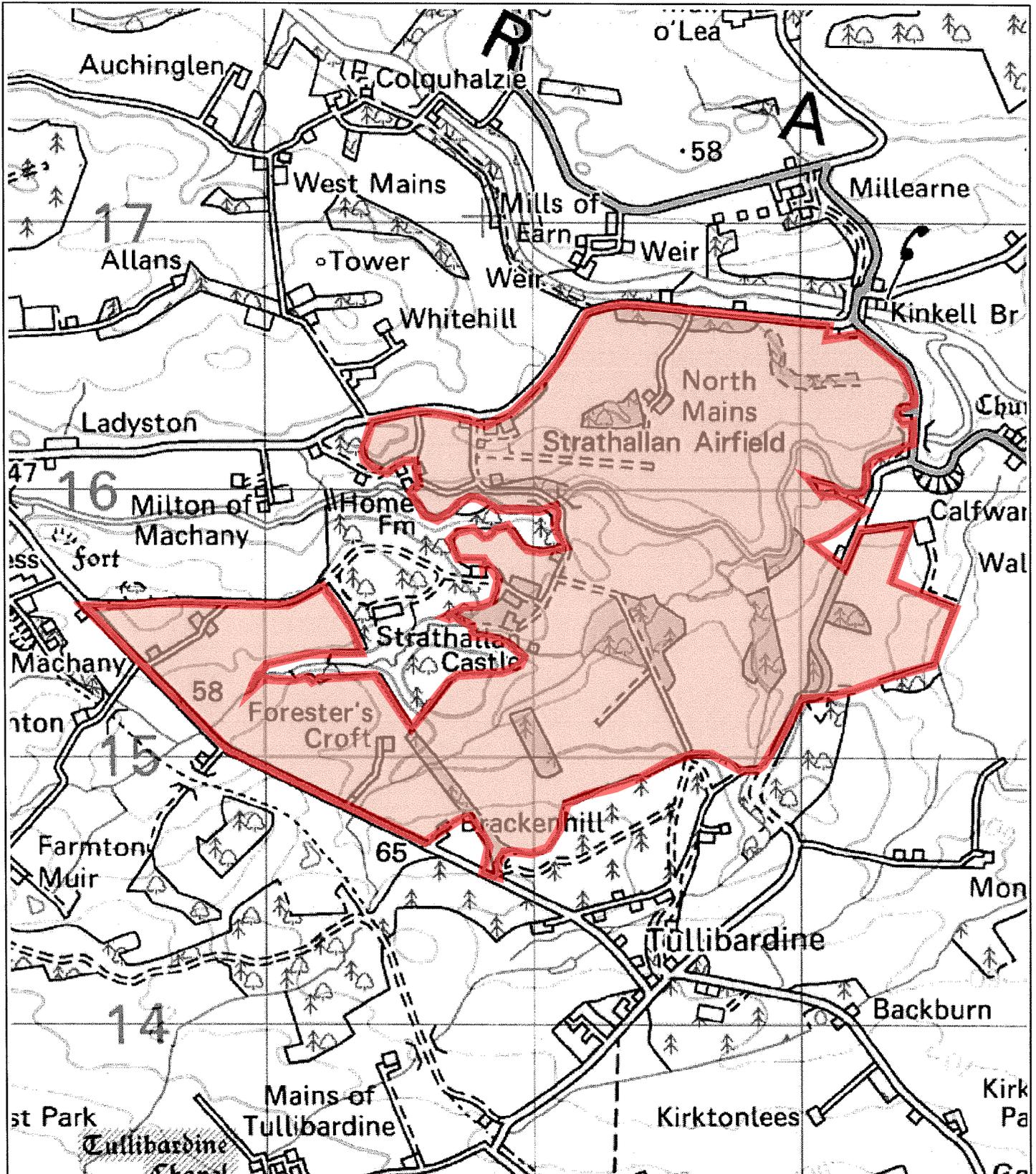
Contact Officer: John Williamson – Ext 75360

Date: 31 October 2014

<p>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.</p>
--

<p>You can also send us a text message on 07824 498145.</p>

<p>All Council Services can offer a telephone translation facility.</p>



This map is for reference only and must not be reproduced or used for any other purpose



