

Perth and Kinross Council
Development Management Committee – 10 June 2015
Report of Handling by Development Quality Manager

Change of use of agricultural land to form extension to caravan park including an additional 18 pitches, new access and landscaping to provide a total of 30 chalet/lodge pitches with associated works and landscaping at 7 The Holding, Leadketty, Dunning

Ref. No: 14/01922/FLL
Ward No: 7 - Strathallan

Summary

The report recommends approval of the application as the proposal involves the extension of an existing holiday 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 southwards down the west boundary. The site is partially screened by hedging along the roadside to the south west and partially screened by the trees along the northern, southern and eastern boundaries.
- 2 Planning consent was granted in July 2014 under 13/01780/FLL to increase the existing tourist facility from 12 touring caravans up to 30 touring caravans and providing a new access to the site further to the north of the existing access. The new access has been constructed.
- 3 This application is for the change of use of 30 touring caravan pitches to the provision of 30 static holiday chalet caravans on the site with associated infrastructure and landscaping. The chalet sizes are 12m x 6m, 11m x 6m and 12 m x 3.6m, each with two bedrooms. These different sizes are proposed to cater for the variety of demands for holiday accommodation in the area. The access to the site is a new access to the north of the existing and was approved under 13/01780/FLL. A sewage treatment plant is proposed to the north west of the site which will discharge to the adjacent watercourse. Each lodge will have guttering connected to individual rock and gravel pits for SUDs soakaway purposes. The proposed chalet caravans will comprise wood effect cladding to the external elevations. A fully detailed landscaping plan and planting schedule has been submitted which proposes screen planting to the boundaries of the site. Existing overhead cables will be put underground. The

site is currently covered by a site licence for 30 touring caravans. In the event that this planning application is approved a revised site licence will be required to address the change from touring caravans to static chalet caravans.

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
 - Paragraphs 92 – 108: Supporting Business and Employment.

DEVELOPMENT PLAN

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

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

- 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.

- 9 The principal relevant policies are, in summary:

Policy PM1A - Placemaking

- 10 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.

Policy ED3 - Rural Business and Diversification

- 11 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.

Policy ED4C - Caravan Sites, Chalets and Timeshare Development

- 12 Favourable consideration will be given to new chalet and timeshare / fractional ownership developments where it is clear that these cannot be used as permanent residences and where they satisfy the criteria set out.

SITE HISTORY

- 13 96/00134/FUL Alterations to house at 28 February 1996 Application Permitted under delegated powers.
- 14 05/02112/FUL Increase possible capacity of existing caravan site for touring caravans from 8 caravans to 12 caravans 5 May 2006 Application Permitted under delegated powers
- 15 13/01780/FLL Planning consent was granted by the Development Management Committee in July 2014 to increase the existing tourist facility from 12 touring caravans up to 30 touring caravans and providing a new access to the site further to the north of the existing access.

CONSULTATIONS

EXTERNAL

- 16 **Scottish Water** - No objection
- 17 **Dunning Community Council** - No objection provided the chalets are for holiday use only and that a suitable footpath is constructed between the site and the village.
- 18 **Environmental Health** - No objections

INTERNAL

- 19 **Transport Planning** - No objections
- 20 **Environmental Health** – No objections
- 21 **Community Waste Advisor - Environment Service** – No objections
- 22 **Contributions Officer** – No objections

REPRESENTATIONS

- 23 1 letter of representation has been received from Dunning Community Council, stating as set out above.
- 24 These issues which are considered material planning issues are raised in the Appraisal section of this report.

ADDITIONAL STATEMENTS

25	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

- 26 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.
- 27 The application site is an existing caravan site and currently benefits from the recently granted planning consent under 13/01780/FLL for 30 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 static holiday chalet caravan accommodation at this location is acceptable and is in accordance with Policy ED4 of the Development Plan. A condition is recommended to be attached to any consent to restrict the use of the chalet caravans for holiday use only. Other relevant planning matters are considered below.

Scale and Design

- 28 The substitution of touring caravan pitches with static chalet caravans on the site can be comfortably accommodated, in terms of the spacing of units and the relationship between them, with the northern half of the site remaining as it is presently. The design and layout of the proposal is acceptable and the density of chalet caravans is similar to existing sites in Perth and Kinross and in accordance with site licencing criteria. The new access road has already been constructed under the previous 13/01780/FLL consent and it will provide a safer junction with the public road than the original access. The proposed further tree planting to the south and east will help to mitigate any visual impact that the extended site will have from Dunning village and the wider countryside.

Residential Amenity

- 29 The chalet 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

- 30 The new access to the site approved under the previous application has been constructed and provides improved visibility to and from the site. The existing access will be available for use in the event that the new access is unavailable for any reason. Dunning Community Council has requested that the applicant provides a suitable footpath between the site and Dunning village. The Council's Transport Planner however considers that this request is not justified in this case given the excessive distance from the site to the village and that the cost involved would have a negative impact on the feasibility of the applicant's business and is therefore considered to be unnecessary. There are no objections to the proposals subject to conditions on maintaining visibility splays and geometry of the access. The proposal is therefore considered to be acceptable in terms of the access and it's impact on road safety.

Drainage

- 31 A new sewage treatment plant and soakaway for the development is proposed to the northwest corner of the site. The applicant will require SEPA approval and licencing for the new treatment plant and soakaway to the adjacent watercourse and an informative to this effect will be attached to any consent.

Flood Risk

- 32 In consultation with the Council's Flooding Section it was confirmed under the previous consent that the proposed extension to the caravan site will not be subject to any flood risk. This situation has not changed with the submission of the current proposal for the chalet caravans.

Landscaping and visual amenity

- 33 The caravan site is within the countryside and has a more open aspect to the east and south. Because of this substantial tree planting as boundary screening is proposed to the southern and eastern boundaries with blocks of indigenous species proposed to reinforce the existing planting. The proposed extension to the caravan site will be partially screened by the dwellinghouse and existing maintenance shed in any case. 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. The proposed street lighting shall be in accordance with the recognised specification for rural lighting in order to mitigate any adverse impact to the wider area and details of the lighting specification shall be secured by condition.

Education

- 34 The proposal does not impact on the capacity of the local primary school as there are no additional dwellinghouses proposed on the site and the chalet caravans will be for holiday use only.

Economic Benefits

- 35 The extension of the existing caravan site for holiday chalet purposes will attract further tourism into the local area and increased spending on local goods and services.

Sustainability

- 36 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

- 37 None

DIRECTION BY SCOTTISH MINISTERS

- 38 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

- 39 It is considered that the change of use of 30 touring caravan pitches to the provision of 30 static holiday chalet caravans is acceptable and is in accordance with the relevant Development Plan policies. There were concerns raised by the Community Council that the chalet caravans should be for holiday

use only and that a footpath be provided into the village from the site. The occupation of the chalet caravans will be controlled by condition where they shall be for holiday use only. The Council's Transport Planner has no objections to the proposals subject to conditions and considers that the provision of a footpath into the village is not justified in this case. 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:

Conditions:

- 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 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 Prior to commencement of work the applicant shall provide full details of the proposed street lighting scheme for the approval of the Planning Authority.

Reason - In the interests of visual amenity.

- 6 The chalet caravans hereby approved shall be used for holiday accommodation only and shall not be occupied as the sole or main residence of any occupant.

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

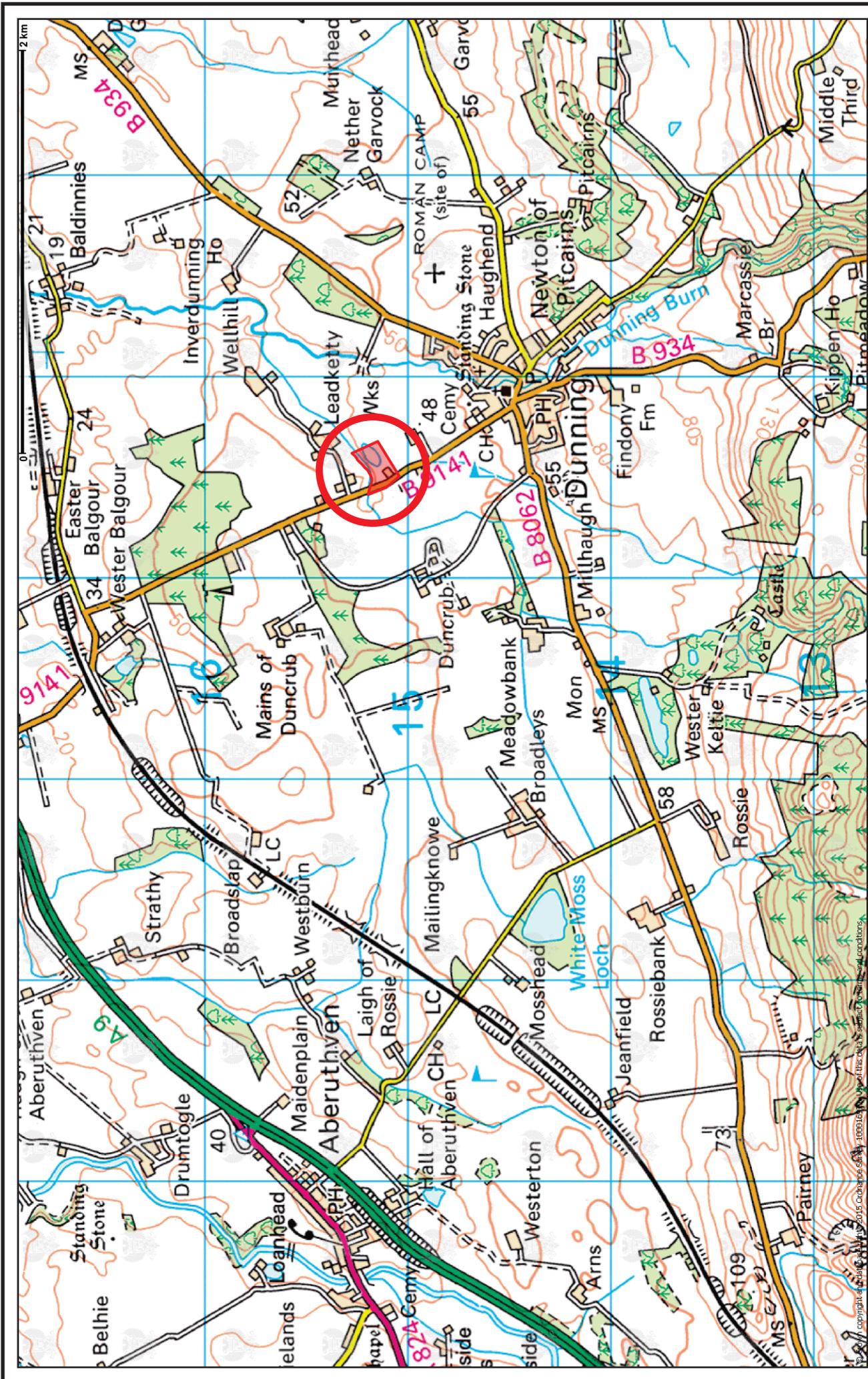
D INFORMATIVES

- 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 (SEPA).
- 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 shall consult with SEPA to confirm the requirements for any private waste water treatment provisions and licencing under the CAR Regulations.

Background Papers: 1 letter of representation
Contact Officer: Mark Williamson – Ext 75355
Date: 22 May 2015

Nick Brian
Development Quality Manager

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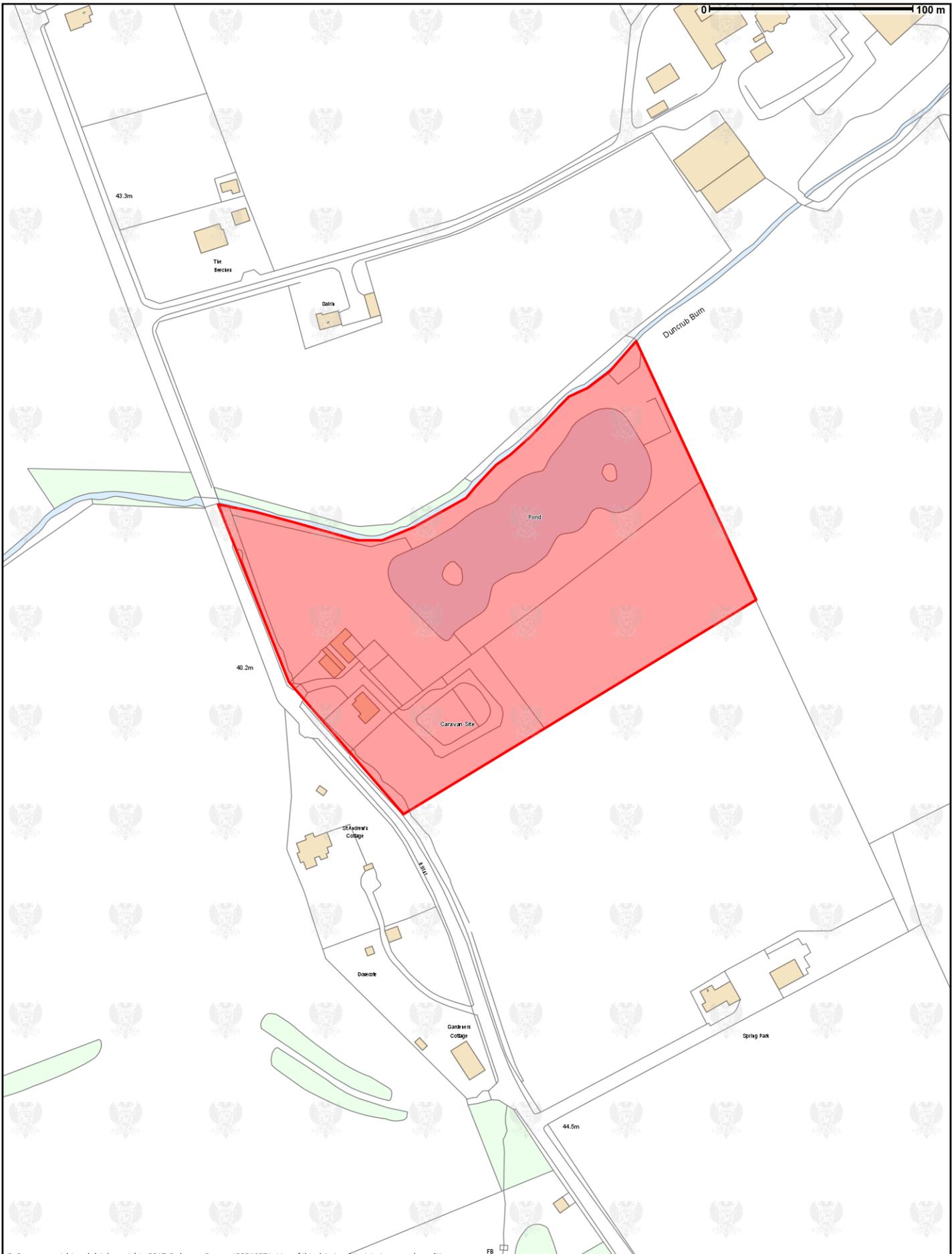
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