

Perth and Kinross Council  
Development Management Committee – 16 September 2015  
Pre-Application Report by Development Quality Manager

**Residential development including open space, car parking and associated infrastructure at land 90 metres east of Hebridean Gardens, Kincardine Road Crieff**

Ref. No: 15/00013/PAN  
Ward No: 6 Strathearn

**Summary**

This report is to inform the Committee of a forthcoming planning application in respect of a major development for the final phase of the Stewart Milne residential development, east of Strathearn Community Campus at Kincardine Road, Crieff. The report also aims to highlight the key planning policies, the likely stakeholders who would be involved in the decision making process and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

**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 27 July 2015. The purpose of this report is to inform the Development Management Committee of a forthcoming planning application in respect of a major residential development at land 90 metres east of Hebridean Gardens, Kincardine Road, Crieff. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
- 2 The site is located within the south eastern corner of the Crieff settlement boundary and is east of the Strathearn Community Campus and is the final phase of residential development at this location. Vehicular access into the site will be from the existing road network in Crieff, which also serves the Community Campus.
- 3 This proposal of application notice (PAN) seeks to formally establish the final phase and completion of the Stewart Milne residential development east of the Community Campus. The exact scale and mix of the dwelling types will be arrived at through the submission of a detailed planning application with associated background supporting information. There is an extensive planning history for previous phases of development and the site itself received planning permission (06/02451/FUL) in 2007 for the erection of 115 dwellings. 18 units in the North West corner of the site have been completed to date.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4 The proposal will require to be screened as to whether the proposal is an Environmental Impact Assessment (EIA) development under the EIA 2011 regulations. The applicant is yet to request a screening opinion for the sites.

## **PRE-APPLICATION PROCESS**

- 5 The Proposal of Application Notice (reference 15/00013/PAN) outlined that a public exhibition was to be held on 20 August 2015 at Strathearn Community Campus and Crieff Community Council were invited. The results of the community consultation will be submitted with the application as part of the Pre-Application Consultation (PAC) Report

## **NATIONAL POLICY AND GUIDANCE**

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

### **National Planning Framework**

- 7 The NPF3 is a long-term strategy for Scotland and is a spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure. Under the Planning etc (Scotland) Act 2006 this is now a statutory document and material consideration in any planning application. The document provides a national context for development plans and planning decisions as well as informing the on-going programmes of the Scottish Government, public agencies and local authorities.

### **The Scottish Planning Policy 2014**

- 8 The SPP is a statement of Scottish Government policy on land use planning. The following sections of the SPP will be of particular importance in the assessment of this proposal:-
  - Sustainability : paragraphs 24 - 35
  - Placemaking : paragraphs 36 – 57
  - Valuing the Natural Environment : paragraphs 193 – 218
  - Maximising the Benefits of Green Infrastructure: paragraphs 219 – 233
  - Managing Flood Risk and Drainage: paragraphs 254 – 268
  - Promoting Sustainable Transport and Active Travel : paragraphs 269 - 291

- 9 The following Scottish Government Planning Advice Notes (PAN are likely to be of relevance to the proposal,
- PAN 3/2010 Community Engagement
  - PAN 1/2011 Planning and Noise
  - PAN 40 Development Management
  - PAN 51 Planning, Environmental Protection and Regulation
  - PAN 61 Planning and Sustainable Urban Drainage Systems
  - PAN 75 Planning for Transport

## **LOCAL POLICY AND GUIDANCE**

### **TAYPlan Strategic Development Plan 2012-2032**

- 10 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 plans 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”*
- 11 The following sections of the TAYplan 2012 are of particular importance in the assessment of this application.
- Policy 1 – Location Priorities
  - Policy 2 – Shaping better quality places
  - Policy 3 – Managing TAYPlans Assets
  - Policy 5 – Housing
  - Policy 6 – Energy and Waste

### **PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 2014 – ADOPTED FEBRUARY 2014**

- 12 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.
- 13 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.”*
- 14 Under the LDP, the following policies are of particular importance in the assessment of this application.
- PM1 – Placemaking
  - PM2 – Design Statements
  - PM3 – Infrastructure Contributions
  - RD1 – Residential Areas

- RD4 – Affordable Housing
- TA1 – Transport Standards and Accessibility Requirements
- CF1 – Open Space Retention and Provision
- CF2 – Public Access
- CF3 – Social and Community Facilities
- HE1 – Scheduled Monuments and Non-Designated Archaeology
- NE3 – Biodiversity
- NE4 – Green Infrastructure
- EP1 – Climate Change, Carbon Reduction and Public Safety
- EP2 – New Development and Flooding
- EP3 – Water Environment and Drainage
- EP5 – Nuisance from Artificial light and Light Pollution
- EP8 – Noise Pollution

15 In addition, the outcome of the Strategic Environmental Assessment for the LDP applies for any proposed mitigation and enhancement measures and delivery mechanisms.

#### **OTHER POLICIES**

16 The following supplementary guidance and documents are of particular importance in the assessment of this application

- Affordable Housing Supplementary Guidance November 2012
- Developer Contributions Supplementary Guidance November 2012
- Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
- Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
- Green Infrastructure Supplementary Guidance (Draft) July 2014
- Perth and Kinross Council Corporate Plan 2013-2018
- Perth and Kinross Community Plan 2013/2023

#### **PLANNING SITE HISTORY**

17 The site and immediate surrounding area has extensive planning history since 2003 and the following is of particular importance.

18 **03/00038/FUL:** Full planning permission for erection of 40 dwellings (Phase 1) south of current PAN site. Approved by Development Management Committee June 2004

19 **04/02555/FUL:** Erection of 30 dwellings north west of current PAN site. Application withdrawn February 2006.

20 **05/00985/FUL:** Substitution of house types associated within Phase 1 (03/00038/FUL) approval. Approved under delegated powers June 2005.

- 21 **05/01239/FUL:** Full planning permission for erection of 39 dwellings (Phase 2) west of current PAN site. Application withdrawn July 2005.
- 22 **05/01500/FUL:** Full planning permission for erection of 38 dwellings (Phase 2) west of current PAN site. Approved by Development Management Committee November 2005.
- 23 **06/00905/FUL:** Amendment of layout of Phase 2 approval (05/01500/FUL) to increase density from 38 dwellings to 50 dwellings. Application withdrawn June 2006.
- 24 **06/01700/FUL:** Amendment of layout of Phase 2 approval (05/01500/FUL) to increase density from 38 dwellings to 58 dwellings. Approved under delegated powers October 2006.
- 25 **06/01911/FUL:** Full planning permission for Erection of 29 dwellings north west of current PAN site. Application withdrawn February 2006.
- 26 **06/02451/FUL:** Full planning permission for erection of 115 dwellings on much the same site as the current PAN site. Approved under delegated powers April 2007. 18 units within north west corner of site have been completed.
- 27 **10/00015/PAN:** PAN notice submitted for residential development of same site as current PAN site. Approved September 2010.
- 28 **10/02014/FLL:** Detailed planning permission for the erection of 20 dwellings. Approved under delegated powers August 2011.
- 29 **12/00830/MPO:** Modification of Planning Obligation of 03/00038/FUL to amend extent of amenity area. Application withdrawn June 2012.
- 30 **12/01172/MPO:** Modification of Planning Obligation of 03/00038/FUL to amend extent of amenity area. Application withdrawn June 2013.
- 31 **13/01081/MPO:** Modification of Planning Obligation of 03/00038/FUL to amend extent of amenity area. Approved under delegated powers September 2013.
- 32 **15/01144/FLL:** Detailed planning application for erection of 4 dwellings immediately west of current PAN site. Currently under consideration.

## **CONSULTATIONS**

- 33 As part of the planning application process the following would be consulted;

### **External**

- Scottish Environmental Protection Agency
- Scottish Natural Heritage
- Scottish Water

- Transport Scotland
- Historic Scotland
- Crieff Community Council

#### **Internal**

- Perth and Kinross Heritage Trust
- Environmental Health
- Biodiversity Officer
- Strategic Planning and Policy
- Developer Negotiations Officer
- Affordable Housing Enabling Officer
- Community Greenspace
- Transport Planning
- Structures and Flooding
- Community Waste Advisor
- Education and Children's Services

#### **KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED**

34 The key considerations against which the eventual application will be assessed includes:

- a) Visual Impact
- b) Scale, Design and Layout
- c) Relationship to nearby land uses
- d) Archaeology
- e) Natural Heritage and Ecology
- f) Landscape
- g) Water resources and soils
- h) Noise
- i) Air Quality
- j) Dust
- k) Waste
- l) Transport Implications
- m) Economy
- n) Open space provision
- o) Recreation/Play Area provision

#### **ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED**

35 In order to support the planning application, unless an EIA is required, the following supporting documents should be submitted:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Archaeology Assessment

- Flood Risk and Drainage Assessment
- Construction Management Plan (CMP)
- Detailed Landscaping Plan including open space and play area provision
- Transport Assessment
- Sustainability Assessment

## CONCLUSION AND RECOMMENDATION

36 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.

Background Papers: None  
 Contact Officer: Steve Callan – Ext 75337  
 Date: 1 September 2015

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

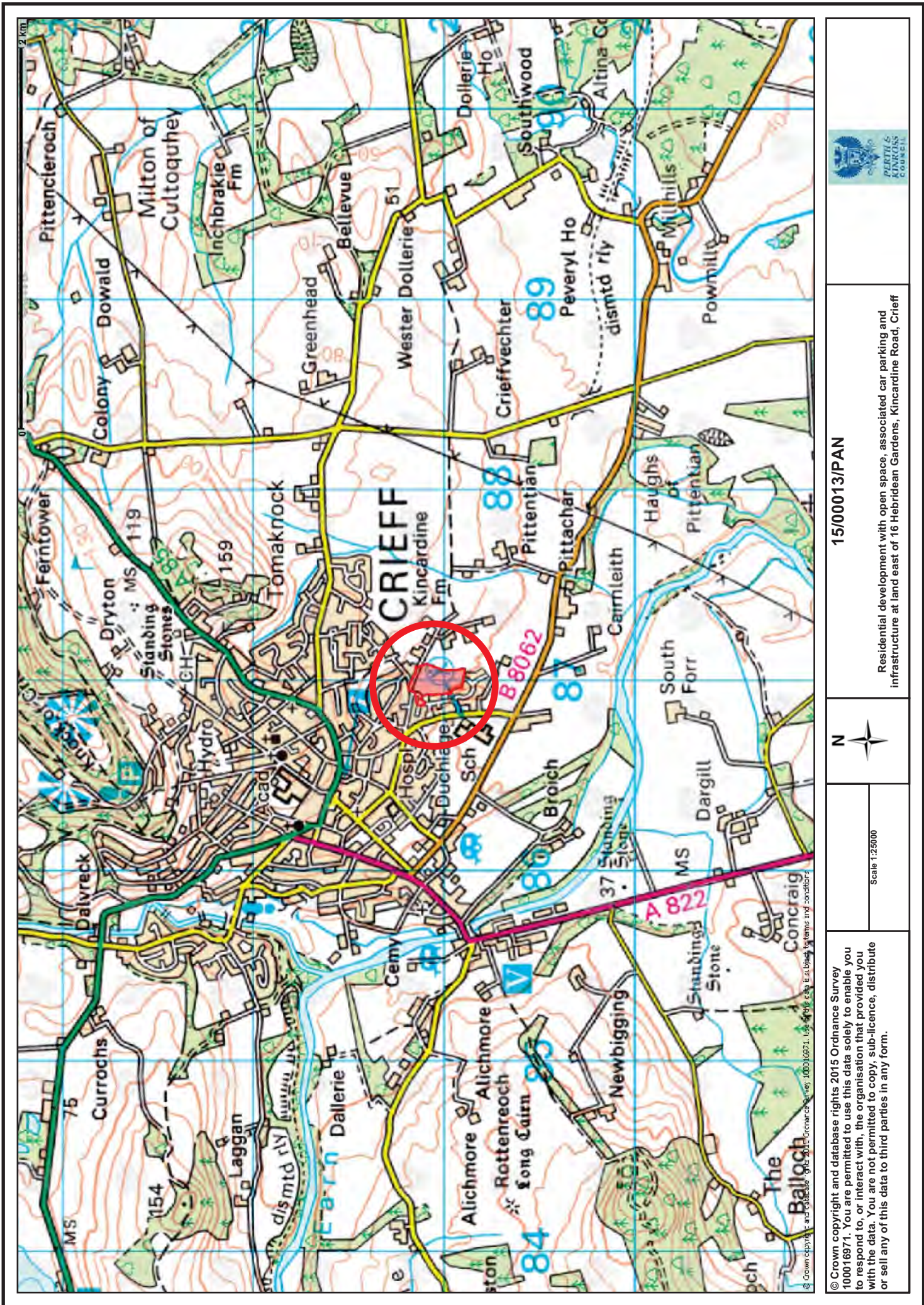
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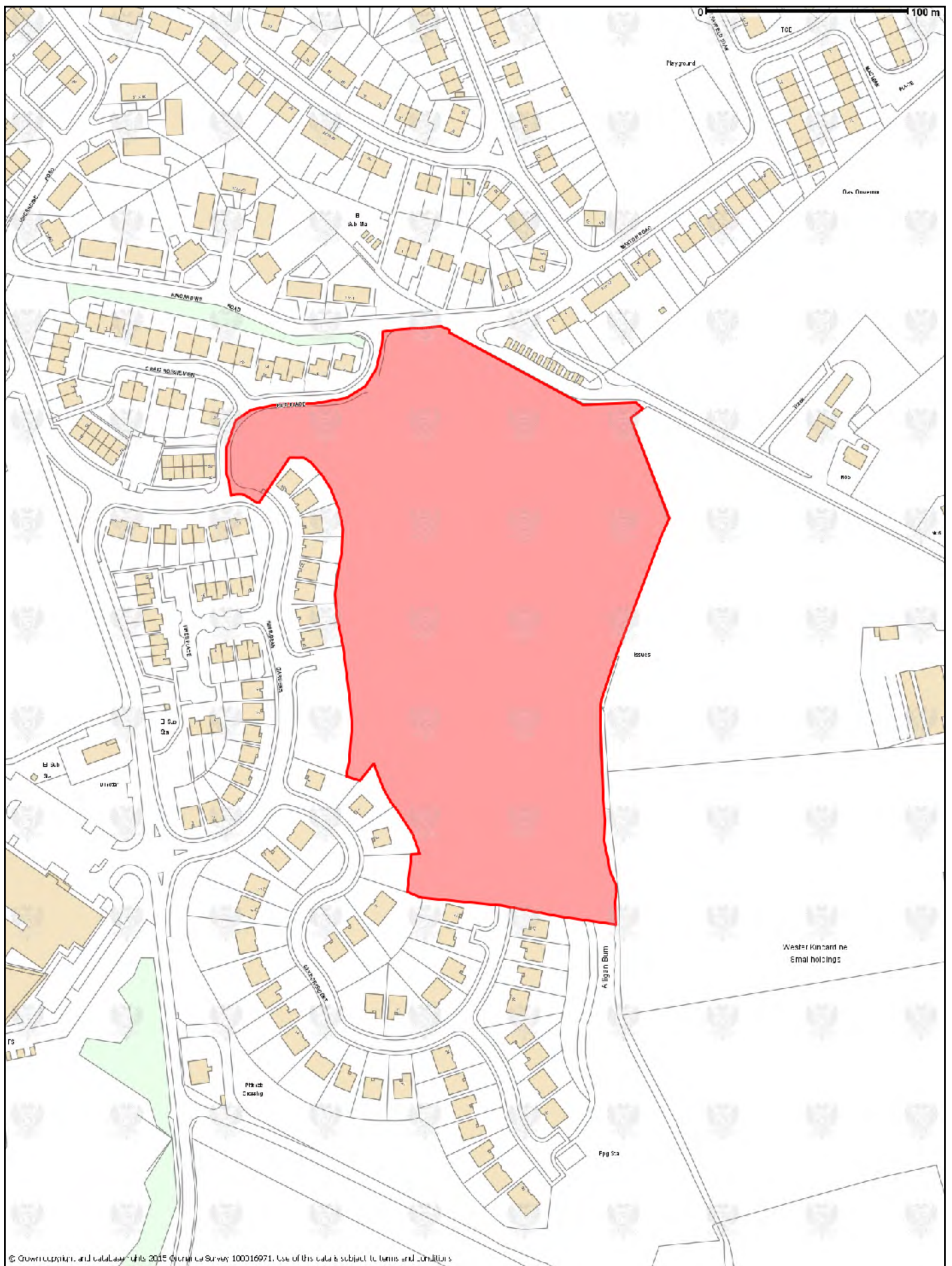
Residential development with open space, associated car parking and infrastructure at land east of 16 Hebridean Gardens, Kincardine Road, Crieff



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**15/0013/PAN**

**Residential development with open space, associated car parking and infrastructure at land east of 16 Hebridean Gardens, Kincardine Road, Crieff**

