

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

Mixed use development (residential and retail) including access roads, landscaping and associated infrastructure at land 40 metres east of Newton of Huntingtower Farmhouse, Crieff Road, Perth

Ref. No: 15/00014/PAN
Ward No: 11 Perth City North

Summary

This report is to inform the Committee of a forthcoming planning application in respect of a major development for a mixed use development of residential and retail at land 40 metres east of Newton of Huntingtower Farmhouse, Crieff Road, Perth. 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 development for a mixed use development of residential and retail at land 40 metres east of Newton of Huntingtower Farmhouse, Crieff Road, Perth. 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 south east of St Johnstone Football Stadium and fronts onto Crieff Road. A road and core path runs along the eastern boundary of the site providing access to Perth Crematorium. There are numerous agricultural buildings located in the south western corner of the site and current vehicular access into the site is from Crieff Road. Further vehicular access to the site will be available at the north eastern corner of the site following completion of the recently approved A9/A85 (15/00036/FLL) road improvement which forms the first phase of the Cross Tay Link Road (CTLR).
- 3 This proposal of application notice (PAN) seeks to formally establish the development of residential and retail use on the site. The exact scale and mix of the dwelling types and retail unit will be arrived at through the submission of a detailed planning application with associated background supporting information. There is an extensive planning history for the site itself and it forms roughly half of a site allocated (H71) in the Local Development Plan for residential use of around 100 dwellings. The site is also located immediately east and north of the Crieff Road Commercial Centre which includes a Class 1 Tesco Foodstore and B&Q store.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4 A previous recent proposal (12/00964/IPM – see planning history) required an Environmental Impact Assessment (EIA) development under the EIA 2011 regulations to be submitted with any planning application. An EIA will be required with any further planning applications for the site.

PRE-APPLICATION PROCESS

- 5 The Proposal of Application Notice (reference 15/00014/PAN) outlined a public exhibition will be held locally on 8th October 2015. The ward Councillors (Doogan; Flynn; Gillies and Maclachlan), Methven Community Council, Tulloch Tenants and Residents Association and Letham Residents Association have been notified. 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
 - Promoting Town Centres: paragraphs 58 - 73
 - 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
 - Annex A – Town Centre Health Check and Strategies
 - Annex B – Parking Policies and Standards

- 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 59 Improving Town Centres
 - 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:
- 11 *“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”*
- 12 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
 - Policy 7 – Town Centres

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

- 13 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.
- 14 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.”
- 15 Under the LDP, the following policies are of particular importance in the assessment of this application.

- PM1 – Placemaking
- PM2 – Design Statements
- PM3 – Infrastructure Contributions
- RC1 – Town and Neighbourhood Centres
- RC3 – Commercial Centres
- RC4 – Retail and Commercial Leisure Proposals
- RC5 – Retail Obligations and Controls
- 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

16 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

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

- Transport Infrastructure Developer Contributions Supplementary Guidance August 2014
- 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

- 18 The site and immediate surrounding area has extensive planning history and the following is of particular importance.
- 19 **10/00004/PAN:** Proposal of Application Notice (PAN) for erection of Class 1 foodstore and petrol filling station with associated car parking landscape and access. Contents of PAN approved May 2010.
- 20 **12/00001/PAN:** Proposal of Application Notice (PAN) for erection of Class 1 foodstore and petrol filling station with associated car parking landscape and access. Contents of PAN approved February 2012.
- 21 **12/00964/IPM:** In Principle permission for demolition of building and erection of Class 1 foodstore with associated petrol filling station, car parking, access road, landscaping and new link road and junction. Application withdrawn September 2012.
- 22 **14/00569/SCOP:** Request for EIA Scoping Direction for development of new road and junction immediately east of current PAN site. Contents of EIA approved July 2014.
- 23 **15/00036/FLL:** Detailed planning permission for upgrading of roads infrastructure including the formation of new roads, roundabouts, bridges, car parking, landscaping and associated works on land immediately east and south of current PAN site. Application approved by Development Management Committee March 2015.

CONSULTATIONS

- 24 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
- Royal Society of Protection of Birds
- Methven 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 including Access
- Transport Planning
- Structures and Flooding
- Community Waste Advisor
- Education and Children's Services
- Economic Development

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

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

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

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

26 In order to support the planning application an environmental statement and supporting documents will need to be submitted.

27 Expected Contents of Environmental Statement

- Policy Framework
- Landscape and Visual Impact Assessment
- Cultural Heritage and Archaeology Assessment
- Air Quality Assessment
- Noise Assessment
- Ground Conditions and Water Resources
- Flood Risk and Drainage Assessment

- Traffic and Transport Assessment
- Ecology and Biodiversity Assessment
- Waste Management and Minimisation
- Construction and Phasing
- Socio-Economic Impact
- Sustainability Assessment

28 The following supporting documents will also be required to be submitted with any planning application.

- Planning Statement
- Design and Access Statement
- Retail Impact Assessment
- Pre-Application Consultation Report
- Construction Environment Management Plan
- Detailed Landscaping Plan including open space and play area provision

CONCLUSION AND RECOMMENDATION

29 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.

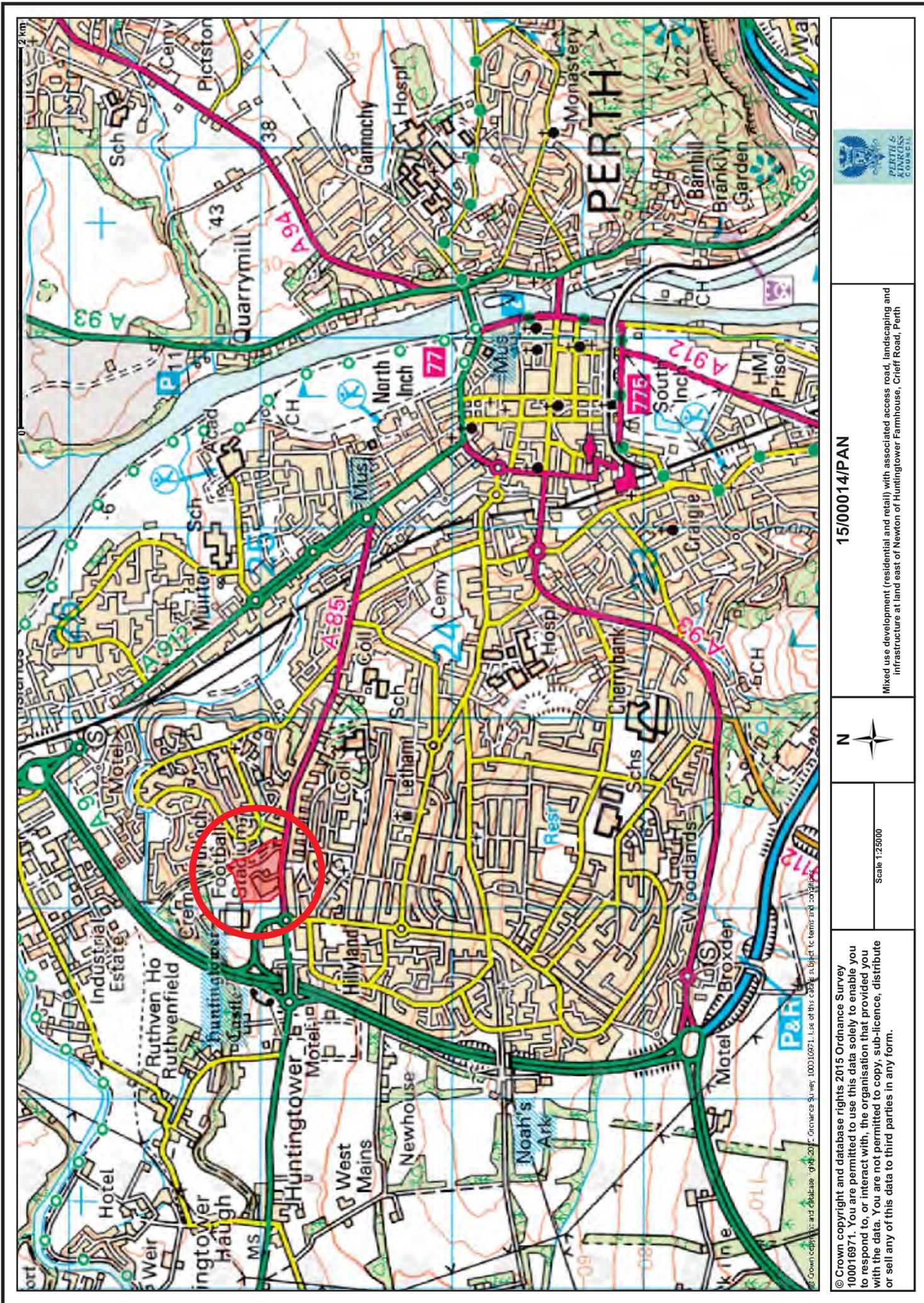
Background Papers: None
 Contact Officer: Steve Callan – Ext 75337
 Date: 1 September 2015

Nick Brian
Development Quality Manager

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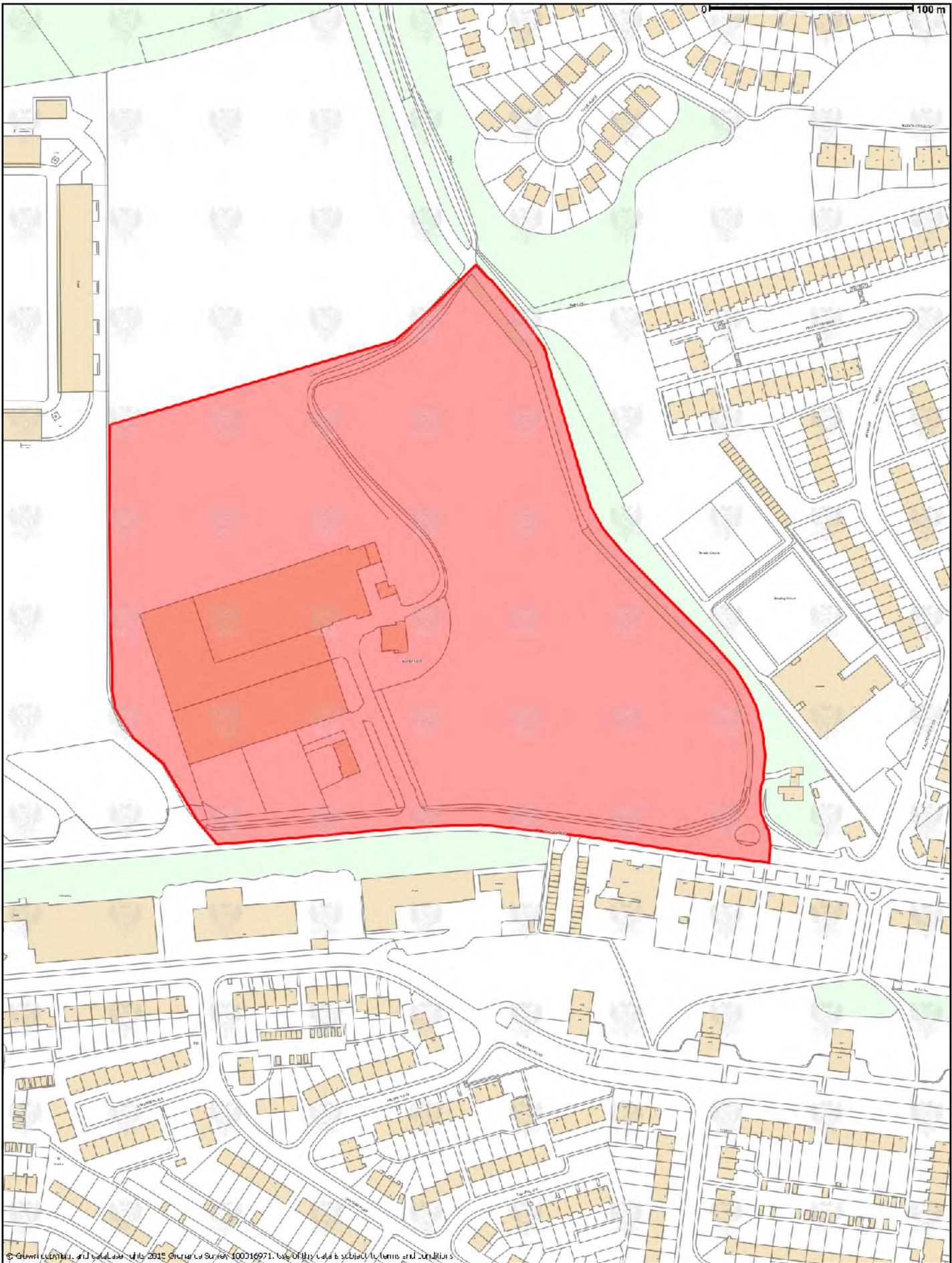
15/00014/PAN

Mixed use development (residential and retail) with associated access road, landscaping and infrastructure at land east of Newton of Huntly Tower Farmhouse, Crief Road, Perth



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15/0014/PAN

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