

Perth and Kinross Council  
Development Management Committee – 13 January 2016  
Pre-Application Report by Development Quality Manager

**Mixed used development consisting of multi- screen cinema, retail units, residential student accommodation, gym and car park at Thimblerow Car Park High Street, Perth.**

Ref. No: 15/00018/PAN  
Ward No: N12- Perth City Centre

### **Summary**

This report is to inform the Committee of a forthcoming planning application in respect of a proposed major city centre development at Thimblerow Car Park, High Street, Perth. The development proposals will consist of a mixture of retail elements, student accommodation, cinema, gym and a multi storey car park. 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 18th November 2015. The purpose of this report is to inform the Development Management Committee of a likely forthcoming planning application in respect of a major, mixed use development proposal of a designated brownfield site. Pre-application reports give the Committee an opportunity to raise issues, which it would like to see addressed in the planning application.
- 2 The 0.8 Ha site is located at the north west of Perth City Centre, within easy reach of Perth's prime shopping areas, including the pedestrianised section of High Street and St John's shopping centre to the east; with St Catherine's Retail Park to the west. The site is currently operated by Perth & Kinross Council as a single surface car park, providing around 207 spaces. It is bounded on the west side by Caledonian Road, which as part of the inner ring road, forms the boundary of the central core area of the city and the boundary of the designated Conservation Area.
- 3 This proposal of application notice (PAN) relates to the proposed development of a multi-use structure to include a mixture of retail (including food and drink), student accommodation, cinema, multi-storey car park and gymnasium. The exact scale and mix of the development elements will be arrived at through the submission of a detailed planning application with associated background supporting information. The site itself is identified as Opportunity site 2 (Op2) in the Perth and Kinross Local Development Plan, setting out the following developer requirements:

- Design to create urban form and streetscape compatible with surrounding Conservation Area;
- Building height up to 3 and 4 storeys along Old High Street but up to 5 storeys along Caledonian Road;
- Corner feature to be created at Old High Street/Caledonian Road;
- Building line up to pavement edge on Old High Street;
- Flood Risk Assessment;
- Incorporating public car parking element.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4 No formal screening has been undertaken for the site at this stage.

## **PRE-APPLICATION PROCESS**

- 5 The Proposal of Application Notice (reference 15/00018/PAN) outlined a public exhibition will be held locally on 15<sup>th</sup> December 2015. Ward Councillors (Peter Barrett, Andrew Parrott, Archie MacLellan and Heather Stewart) and Perthshire Chamber of Commerce 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 National Roads Development Guide 2014**

- 8 This document is an online publication (accessed via the link [www.pkc.gov.uk/roadsdevguide](http://www.pkc.gov.uk/roadsdevguide)), a Scotland wide document, which issues roads technical guidance to local authorities, developers, agents and other interested parties. This document dovetails with Designing Streets and expands on its principles to clarify the circumstances in which it can be used.

## **The Scottish Planning Policy 2014**

- 9 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 Historic Environment: paragraphs 135 - 137
  - Managing Flood Risk and Drainage: paragraphs 254 – 268
  - Promoting Sustainable Transport and Active Travel : paragraphs 269 – 291
  - Annex B – Parking Policies and Standards
- 10 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 68 Design Statements
  - PAN 71 Conservation Area Management
  - PAN 75 Planning for Transport
  - PAN 77 Designing Safer Places

## **Designing Places (2001), Designing Streets (2010) and Creating Places (2013)**

- 11 National policy statement's setting out the Scottish Government's determination to raise standards of urban and rural development.

## **LOCAL POLICY AND GUIDANCE**

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

- 12 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:
- 13 *"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 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**

- 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 of particular importance in the assessment of this application:
- PM1 – Placemaking
  - PM2 – Design Statements
  - PM3 – Infrastructure Contributions
  - RC2 – City Centre Secondary Uses
  - RC4 – Retail and Commercial Leisure Proposals
  - RD2 – Pubs and Clubs – Residential Areas
  - RD4 – Affordable Housing
  - RD6 – Particular Needs Housing Accommodation
  - TA1 – Transport Standards and Accessibility Requirements
  - CF2 – Public Access
  - CF3 – Social and Community Facilities
  - EP12 – Contaminated Land
  - HE1 – Scheduled Monuments and Non-Designated Archaeology
  - HE2 – Listed Buildings
  - HE3 – Conservation Areas
  - NE4 – Green Infrastructure
  - EP1 – Climate Change, Carbon Reduction and Sustainable Construction
  - EP2 – New Development and Flooding
  - EP3 – Water Environment and Drainage
  - EP5 – Nuisance from Artificial light and Light Pollution
  - EP8 – Noise Pollution

- 18 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**

- 19 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 October 2014
  - Developer Contributions Supplementary Guidance October 2014
  - Flood Risk and Flood Risk Assessments – Developer Guidance June 2014
  - Sustainable Design and Zero Carbon Development Supplementary Guidance May 2014
  - Green Infrastructure Supplementary Guidance November 2014
  - Perth and Kinross Council Corporate Plan 2013-2018
  - Perth and Kinross Community Plan 2013/2023

## **PLANNING SITE HISTORY**

- 20 None

## **CONSULTATIONS**

- 21 As part of the planning application process the following would be consulted:

### **External**

- Scottish Environmental Protection Agency
- Scottish Water
- Transport Scotland
- Historic Environment Scotland
- Perth and Kinross Heritage Trust
- Perth Civic Trust

### **Internal**

- 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
- Enterprise
- Regeneration

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

22 Key considerations against which the eventual application will be assessed include:

- a) Scale, Design and Layout
- b) Relationship to nearby land uses and buildings
- c) Archaeology and Built Heritage
- d) Setting of Listed Buildings and Conservation Area
- e) Landscape and Visual Impact
- f) Water resources and soils
- g) Flood risk
- h) Noise
- i) Air Quality
- j) Waste
- k) Transport Implications
- l) Economy
- m) Retail assessment
- n) Open space and Access provision

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

23 The following supporting documents or associated topics will also be required to be addressed and supplied in support of any planning application:

- Planning Statement
- Pre-Application Consultation Report
- Design and Access Statement
- Sustainability Assessment
- Construction Environment Management Plan
- Construction and Phasing
- Traffic and Transport Assessment
- Retail Impact Assessment
- 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

- Waste Management and Minimisation Plan
- Socio-Economic Impact

## 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.

Background Papers: None  
 Contact Officer: Callum Petrie– Ext 75353  
 Date: 17 December 2015

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

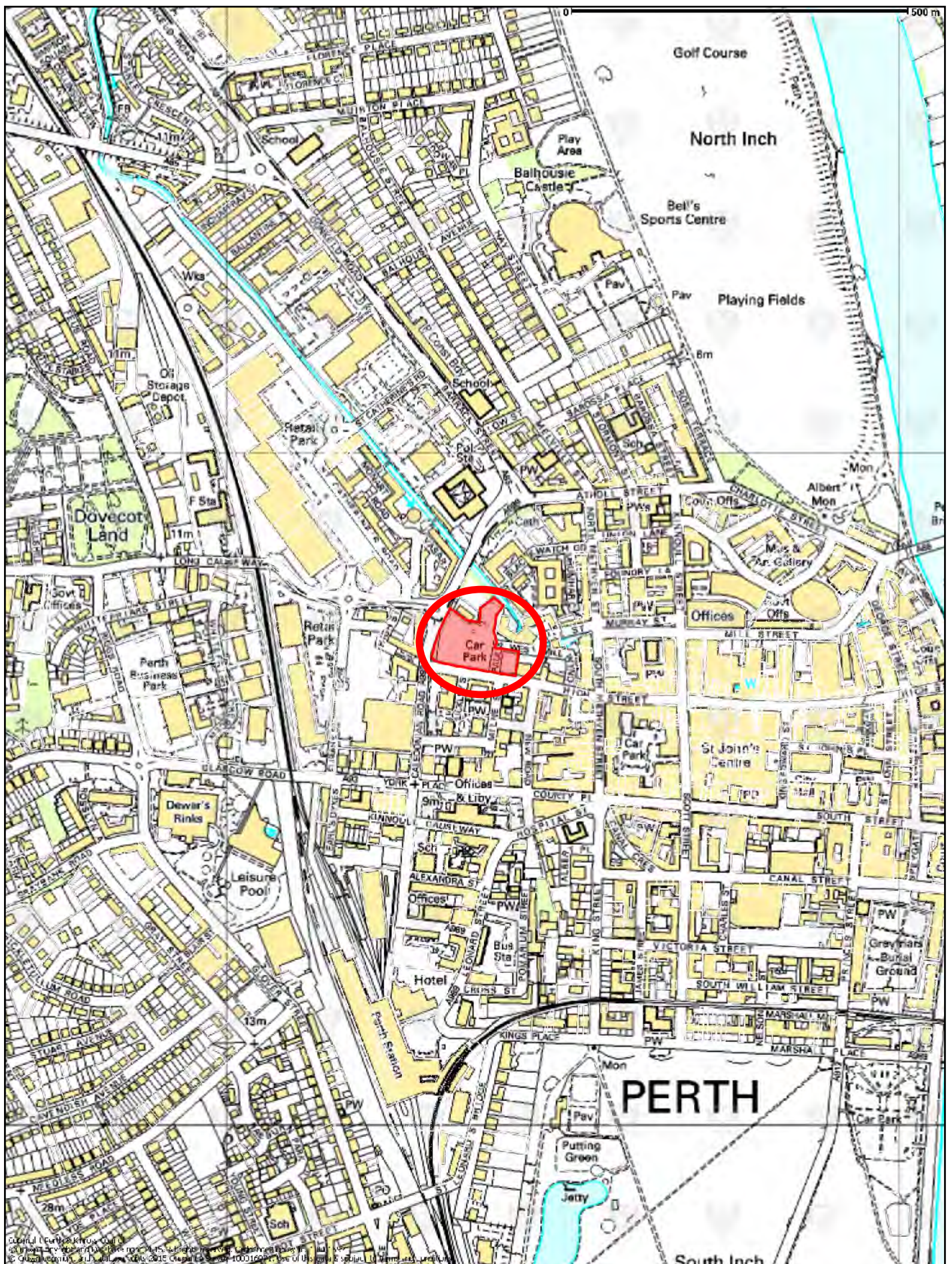
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## Development Management Committee



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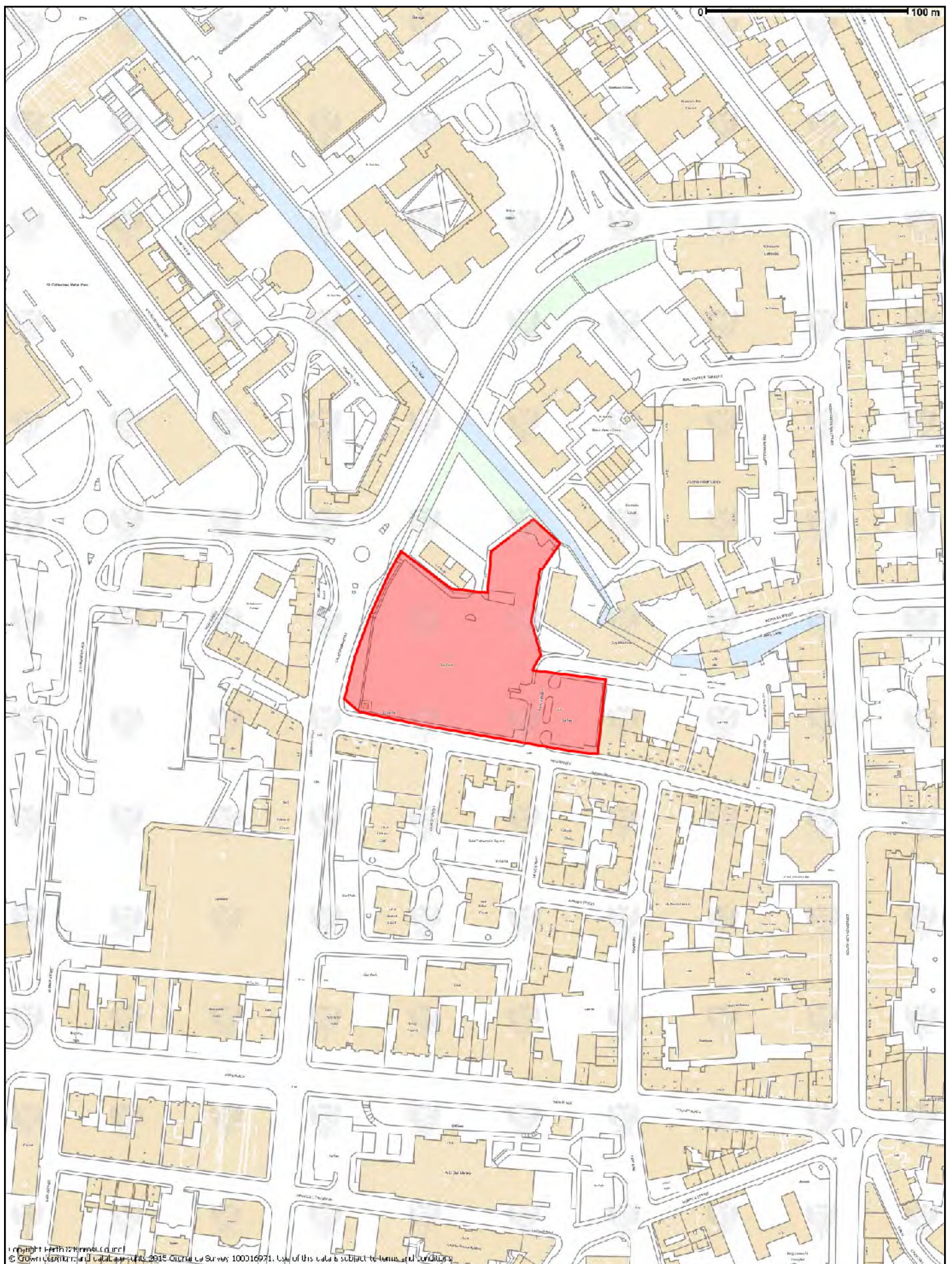
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Mixed used development consisting of multi-screen cinema, retail units, residential student accommodation, gym and car park at Thimblelow Car Park High Street Perth









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