

Issue 26	Perth City	
Development plan reference:	Perth Area p249-281	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Colin Murray (0037) Lynne Palmer (0040) King James VI Golf Club (0131) Scottish Water (0259) Mr and Mrs Short (0382) Euan Bremner (0616)		
Provision of the development plan to which the issue relates:	Perth Area	
Planning authority's summary of the representation(s):		
<p><u>Miscellaneous</u></p> <p>Colin Murray (0037/01/001): Expresses concern about visual quality of developments in Perth</p> <p>King James VI Golf Club (0131/01/001): Welcomes the Council's long term vision for growing the resident and tourism offering.</p> <p>Mr and Mrs Short (0382/01/012): Seek more effort encouraging more business into Perth and to revamp the city centre and its vacant shops.</p> <p>Euan Bremner (0616/01/002 and 004): Considers the strategy is deficient in terms of provision for housing within walking distance of the city centre. Considers the Inches restricts suitable opportunities but that Kinnoull has potential for infill particularly flatted allowing downsizing opportunities to free up larger homes. Population densities in Kinnoull are far below the minimum figure in the indicative range for such a location under the existing LDP. Given the physical character, with many trees and walls most "infill" would scarcely be visible so that the overall appearance would change little. Improvements to infrastructure would be financed by developers and the authority would receive a far greater amount of local tax revenue and subventions for schools "affordable" housing etc. Most new structures would be flatted. These would offer opportunities for older people to "downsize" so freeing up larger homes for families. Under-occupation of such is a major issue not least within the "conservation area" itself. There is common idea that new development in "conservation areas" should mimic what is already there. ("pastiche") Many disagree. There would be opportunities in the "conservation area" for innovative design which met current criteria for energy and water use. The council should prepare a plan and guidelines for the area to be incorporated in the new LDP. As it would not conflict with the current one it could be adopted as "supplementary guidance" before the new plan is approved by the council.</p>		

General Infrastructure

Colin Murray (0037/01/004): Expresses concern about potential loss of public car parks and that the library lower car park and the railway station car park are not identified as Transport infrastructure. Seeks protection of bus and taxi areas and some on street parking areas, with concern that the Council is seeking a car free city.

Lynne Palmer (0040/01/003): Concern over whether there is sufficient Waste Water Treatment Works and Water Treatment Works capacity for Perth's Strategic Development Area proposals.

Open space

Scottish Water (0259/01/001): Support the deallocation of the open space within their ownership at Viewlands Road West (land north of Burghmuir Reservoir). The Main Issues Report (MIR) (CD046, p46) accepted this site had no public access or amenity value and that it has potential as a housing site given proximity to schools and public transport connections with no significant environmental issues affecting the site. Scottish Water considers it appropriate for residential development but they acknowledge that the Council have not discounted this subject to detailed consideration through a planning application.

Modifications sought by those submitting representations:

Miscellaneous

Colin Murray (0037/01/001), King James VI Golf Club (0131/01/001), Mr and Mrs Short (0382/1/12): No specific change sought

Euan Bremner (0616/01/002 and 004): No specific change sought

General Infrastructure

Colin Murray (0037/01/004): No specific change sought but expresses concern about potential loss of public car parks and that the library lower car park and the railway station car park are not identified as Transport infrastructure. Also seeks protection of bus and taxi areas and some on street parking areas.

Lynne Palmer (0040/01/003): No specific change sought

Open Space

Scottish Water (0259/01/001): Support the deallocation of the open space within their ownership at Viewlands Road West (land north of Burghmuir Reservoir).

Summary of responses (including reasons) by planning authority:

Miscellaneous

Colin Murray (0037/01/001): The visual quality of developments is an important planning consideration and Proposed LDP2 policy provisions particularly those relating to trees (CD052, p65), landscape (CD052, p64), open space (CD052 p33) and placemaking (CD052, p19) will appropriately inform proposals coming forward. Also if/when the

detailed proposal is available through the planning application process there is opportunity for public input.

No modification is proposed to the Plan.

King James VI Golf Club (0131/01/001): Supportive comment noted.

Mr and Mrs Short (0382/01/012): With regard to encouraging business into Perth, the LDP2 provides an appropriate policy context and identifies suitable sites. The planning process is about ensuring land is there and that the right conditions are in place to support economic growth. This is supplemented by work of the Council's Economic Development Unit and the City Development Board. The Perth City Development Board (PCDB) was formed to help support growth of the city and surrounding region with input from both the public and private sector. The Board has been working hard to develop a vision for the growth of the city and how that could be achieved through the public and private sector working together through a revised version of the Perth City Plan – Smart growth for Perth City: Perth City Plan 2015-2035 (CD217) which has informed Proposed LDP2.

No modification is proposed to the Plan.

Euan Bremner (0616/01/002 and 004): In terms of opportunities for infill development within Kinnoull it is considered that there is already an appropriate context for considering any proposals that come forward. The Proposed LDP2 strategy, vision and policies particularly the Policy 17 Residential Areas (CD052, p35) and the Policy 1 Placemaking (CD052, p19) policies provide the principle steer as to what would be considered acceptable as does the Kinnoull Conservation Area appraisal (CD282). The Placemaking policy seeks development to 'complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours' this does not preclude innovative design but there is a need to respond to its context. There are neither the resources nor the need to provide additional Supplementary Guidance as proposals already have an appropriate policy context to be considered against.

No modification is proposed to the Plan.

General Infrastructure

Colin Murray (0037/01/004): The Proposed LDP2 Perth settlement map identifies strategic public carparks as Transport Infrastructure (CD052 p255) to which policy 58A Existing infrastructure applies (CD052 p93). There is no intention of moving towards a car free city but the Council is promoting active travel opportunities. This policy states, 'The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible.' There appears to be concern that the railway station carpark and the lower library carpark should also be identified as Transport Infrastructure. The railway station carpark is not identified as existing infrastructure. This carpark is part of the MU331 Perth railway station and PH2O allocation (CD052 p272) and there may be potential to combine parking. Whilst the lower library carpark is not identified as existing infrastructure as it is small carpark and is not strategically important. There are lots of other small car parks which are not identified for this reason.

No modification is proposed to the Plan.

Lynne Palmer (0040/01/003): Scottish Water has a commitment to provide the necessary water and waste water asset infrastructure to enable delivery once their 5 Growth Criteria are met (CD116), whilst network upgrades will be the developer's responsibility. Insufficient capacity is not seen as a barrier to development. Significant upgrades to the existing network and treatment works will be required. Scottish Water has been consulted during preparation of the LDP2 and is undertaking modelling work to consider solutions.

No modification is proposed to the Plan.

Open Space

Scottish Water (0259/01/001): Acknowledge that the deallocation of Burghmuir Reservoir as open space allows for a residential proposal to come forward and be considered against the policies and provisions of LDP2. It was not identified as an allocation due to doubts about its effectiveness and specifically the ability to deliver an appropriate access solution but if these issues can be addressed then a proposal could potentially come forward.

No modification is proposed to the Plan.

Reporter's conclusions:

Reporter's recommendations: