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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100655967-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

|                       |  |  |                               |
|-----------------------|--|--|-------------------------------|
| Company/Organisation: | Andrew Megginson Architecture          |  |                               |
| Ref. Number:          |  | You must enter a Building Name or Number, or both: * |                               |
| First Name: *         | Andrew                                 | Building Name:                                       | Andrew Megginson Architecture |
| Last Name: *          | Megginson                              | Building Number:                                     |                               |
| Telephone Number: *   | 0131 557 9129                          | Address 1 (Street): *                                | 128 Dundas Street             |
| Extension Number:     |  | Address 2:   | New Town                      |
| Mobile Number:        |  | Town/City: *   | Edinburgh                     |
| Fax Number:           |  | Country: *   | Scotland                      |
|                       |  | Postcode: *  | EH3 5DQ                       |
| Email Address: *      | andrew@andrewmegginsonarchitecture.com |  |                               |

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |   |  |  |
|----------------------|---|--|--|
| Title:               | <input type="text" value="Mr"/>         | You must enter a Building Name or Number, or both: * |  |
| Other Title:         | <input type="text"/>                    | Building Name:                                       | <input type="text" value="Chapter House"/>       |
| First Name: *        | <input type="text" value="Darren"/>     | Building Number:                                     | <input type="text"/>                             |
| Last Name: *         | <input type="text" value="Pilkington"/> | Address 1 (Street): *                                | <input type="text" value="Fossoway"/>            |
| Company/Organisation | <input type="text"/>                    | Address 2:   | <input type="text"/>                             |
| Telephone Number: *  | <input type="text"/>                    | Town/City: *   | <input type="text" value="Near Crook of Devon"/> |
| Extension Number:    | <input type="text"/>                    | Country: *   | <input type="text" value="Scotland"/>            |
| Mobile Number:       | <input type="text"/>                    | Postcode: *  | <input type="text" value="KY13 0UP"/>            |
| Fax Number:          | <input type="text"/>                    |  |  |
| Email Address: *     | <input type="text" value="REDACTED"/>   |  |  |

## Site Address Details

|   |  |
|---|--|
| Planning Authority:   | <input type="text" value="Perth and Kinross Council"/> |
| Full postal address of the site (including postcode where available): |  |
| Address 1:  | <input type="text" value="CHAPTER HOUSE"/>             |
| Address 2:  | <input type="text" value="FOSSOWAY"/>                  |
| Address 3:  | <input type="text"/>                                   |
| Address 4:  | <input type="text"/>                                   |
| Address 5:  | <input type="text"/>                                   |
| Town/City/Settlement:   | <input type="text" value="KINROSS"/>                   |
| Post Code:  | <input type="text" value="KY13 0UP"/>                  |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="701178"/> | Easting | <input type="text" value="303067"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Siting of 2 holiday accommodation units and associated works Chapter House Fossoway Kinross KY13 0UP

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See LRB supporting statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Application form, decision notice/ report, submitted planning application drawings/ information and LRB supporting statement.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02142/FLL

What date was the application submitted to the planning authority? \*

21/12/2023

What date was the decision issued by the planning authority? \*

20/03/2024

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To understand site fully

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No



## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Andrew Megginson

Declaration Date: 15/04/2024

## Local Review Body Statement

1 The proposed development fails to meet the relevant criteria for countryside development to be justified, is not compatible with the private rural residential development, would have a significant detrimental impact on residential amenity, promotes unsustainable travel patterns by virtue of its remoteness from public transport options, and fails to meet a specific need by virtue of its quality or location in relation to existing businesses or tourist facilities. The proposed holiday accommodation is contrary to Policy 13: Sustainable Transport (part b), Policy 29: Rural Development (part b), and Policy 30: Tourism (part b) of National Planning Framework 4 (2023), and Policy 8: Rural Business and Diversification, Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership, and Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth & Kinross Local Development Plan 2 (2019).

a hot tub, all within the domestic garden ground of Chapter House. The summerhouse is positioned to look into the garden ground and there is screening around the hot tub. ... given the small-scale nature of the unit it is considered the proposed use would not have an unacceptable impact on local amenity or the character of the surrounding area." The planning officer then states "There are economic benefits to the provision of small-scale holiday let accommodation in this location which provide access to a range of tourist attractions and activities.". Lastly the planning officer states "As the proposal would be compatible with the amenity and character of the surrounding area it also satisfies NPF4 Policy 14: Design, Quality and Place and LDP2 Policy 1: Placemaking. In respect of NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: New Development Proposals, the short-term let is within an established rural residential development with limited access to public transport and there is already a reliance on private car. Due to the small-scale nature of the proposal, it is not considered to be a significant travel generating use which would increase reliance on the private car. The main mode of transport to the short-term let unit is likely to be private car and parking is available within the curtilage of the dwellinghouse. The proposal satisfies NPF4 Policy 13: Sustainable Transport and LDP2 Policy 60B: New Development Proposals." It should be noted that the planning officer for application 23/01562/FLL is the same for this application 23/02142/FLL.

1.3 To the above it is clear the planning officer contradicts their views for a similar small scale short-term let immediately adjacent to the application site they granted planning permission for.

1.4 Mrs Pilkington predominantly operates the business herself (as a super host on Airbnb) where the existing established and successful short-term let property is her sole source of income. The success of the existing business has led to her ambition of extending this as per the proposals under this application. Mr and Mrs Pilkington have a large vacant area of garden ground adjacent to the existing short-term unit which is seen as the only potential location for such an expansion which is limited to two units placed sympathetically within the said area. As can be provided upon request the occupancy rate of the existing short-term let is high where occupants provide feedback along the lines of "in a lovely countryside location", "Absolutely beautiful get-away" and "Amazing spot". They also note local attractions they have visited whilst staying such as Knockhill, local towns and nearby walks. To this and that evidenced in the design statement and business plan/ justification statement we strongly refute that the proposal does not meet a specific need by virtue of its quality or location in relation to existing businesses or tourist facilities. The proposals clearly are in response to high demand for the current short-term let accommodation where the location and relation to existing business and tourist facilities are validated as a huge draw for visitors to this specific location.

1.5 As with a recent planning application (21/00947/FLL) that AMA acted as agent upon that was initially refused by the planning officer then overturned by the Local Review Body, unsustainable travel patterns was also a reason for refusal to that planning application. When we went to the Local Review Body with this application, councillors specifically noted that cars were already accessing the house at the application site so there would be no impact on the infrastructure, this is same with our site with cars already accessing the residential development and existing short-term let as acknowledged by the planning officer in application 23/01562/FLL. The councillors did not feel the unsustainable transport reason for refusal was an issue due to the nature of these types of developments being accessed by a car to glamp and the existing sustainable transport of walking and cycling in the area outweighed this, this was further concreted with another councillor specifically commenting that if this reason for refusal was accepted then nothing would ever be built within Perth and Kinross. We feel this reason for refusal should be dismissed in line with the above, further to this and as per our business plan/ justification statement, the application site is just off the Heart 200 route a driving/ touring route that the proposed development would be beneficial to. This position/ conclusion on the unsustainable transport is contrary to it being accepted by the planning officer that the private car would be the main source of transport for the existing short-term let that was granted permission. There shall be two dedicated parking areas within the site/ off the road.

- 2 *The proposed development is poorly designed and incompatible with the amenity and character of the surrounding residential development and is therefore contrary to Policy 14: Design, Quality and Place of National Planning Framework 4 (2023) and Policy 1: Placemaking of the Perth & Kinross Local Development Plan 2 (2019).*

1.6 The following section discusses reason for refusal 2 and also the notes stating that the proposal "is not compatible with the private rural residential development, would have a significant detrimental impact on residential amenity" within reason for refusal 1.

1.7 As is evident there has been permission granted for another short-term let unit within the curtilage of Chapter House thus the principle of small scale short-term let accommodation has been seen as acceptable on the site. The planning officer has previously stated that the small scale nature of that unit



would not have an unacceptable impact on local amenity or the character of the surrounding area, so we question why their view is contradictory in this application. The footprint of the two proposed units combined is less than that of the building the existing short-term unit is located within and the proposed units are also lower in height than that which has been granted permission. The two proposed units utilise structures that are residential in scale where they take on the form of outbuildings within a garden area to a house where there is actually existing similar structures to The Cart Shed and Thornybrook within the residential development to the SW of the application site (see appendix A). The two proposed units are orientated towards the views of the hills and located far enough away from existing dwellings so there shall be no privacy issues affecting surrounding amenity, this is further reinforced with the screening provided by the existing landscape containment surrounding the proposals at all sides, furthermore the units are for 1-2 persons, same as that which has been granted permission, so with the small scale nature and the position of the units being located away from existing dwellings shall not have a detrimental effect on local amenity. It should also be noted that all short-term lets in Scotland now have a licencing authority who shall police these developments where any complaints shall be investigated and any significant/ continual issues would result in the short-term let having to cease operation. This along with the full time management by Mrs Pilkington coupled with Mr Pilkington being a Sergeant with Police Scotland and his awareness of the aforementioned legislation and requirements to this shall further protect neighbouring amenity. To date there have been no complaints from neighbours or guests regarding noise, privacy or anti-social behaviour in relation to the existing short-term unit.. Being respectful to neighbours and the surrounding area is also highlighted to guests within their welcome information for existing unit and same shall be done for the proposed units.

The domestic scale of the proposals along with their orientation and positioning within the existing landscape containment/ screening within the site results in a development that is compatible with the character of the surrounding area and shall not detrimentally affect any neighbouring amenity.

1.8 NPF4 Policy 30 – Tourism outlines the following criteria relevant to this application:

(b) Proposals for tourism related development will take into account:

- (i) the contribution made to the local economy; - The proposals shall benefit the local economy with visitors spending money on local businesses and tourist attractions.
- (ii) compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; - As existing there is already a short-term let business adjacent to the application site. The scale of the proposals is small and takes on the look of a residential outbuilding within garden ground of the house, similarly to an existing structure that exists within the residential development. The increased number of visitors shall be small and have no detrimental impact on the surrounding area.
- (iii) impacts on communities, for example by hindering the provision of homes and services for local people; - The proposal is for a small scale short-term business expansion which shall not have any detrimental impact on the amenity or services of the existing community.
- (iv) opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas; - As is acknowledged and clearly see around the UK these types of developments are largely accessed by the private car however when at the site there is access to local sustainable walking and cycling routes. As existing the residential development is only accessed by car.
- (v) accessibility for disabled people; - The proposal has a ramp from the parking area to the units which are themselves accessible.
- (vi) measures taken to minimise carbon emissions; - The units shall be prefabricated off site saving materials and energy. Due to the small scale of the proposal there is limited renewable technology available to the structures.
- (vii) opportunities to provide access to the natural environment. The proposals shall allow visitors access to the natural environment.

1.9 In relation to some other points raised but not forming reasons for refusal. The proposal shall connect to the existing water supply of the house where there shall be adequate provision to service the existing house, short-terms units (existing and proposed) and the rest of the existing development (Scottish Water have confirmed this to the applicant). Drainage shall be through a treatment plan which shall be discharged within the site so shall present no flooding issues elsewhere. The proposals shall have no impact on any existing trees or biodiversity with the proposal being within the garden area of Chapter House and having no



foundations. The treatment plant is shown indicative and shall be located out with root protection areas of all trees. The proposals are also to part of Chapter House's curtilage that is generally unused where it is intended that no further units would be proposed and the rear garden area to the SW of the house shall be retained as private garden ground to the house which is a requirement of its planning permission.

1.10 We respectfully request the Local Review Body overturn the planning officer decision and grant planning permission subject to the above and submitted planning application documents and information.





## Appendix A



Photo showing a similar structure to that as proposed to the right hand side in the curtilage of Thornybrook within the residential development



Photo showing a similar structure to that as proposed in the curtilage of Glendevon within the residential development







Photo of a BBQ hut in a similar style to that of the proposals in the curtilage of The Cart Shed within the residential development





Mr Darren Pilkington  
c/o Andrew Megginson Architecture  
Andrew Megginson  
128 Dundas Street  
New Town  
Edinburgh  
EH3 5DQ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **20th March 2024**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **23/02142/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 19th January 2024 for Planning Permission for **Siting of 2 holiday accommodation units and associated works Chapter House Fossoway Kinross KY13 0UP**

**David Littlejohn**  
**Strategic Lead (Economy, Development and Planning)**

### **Reasons for Refusal**

1. The proposed development fails to meet the relevant criteria for countryside development to be justified, is not compatible with the private rural residential development, would have a significant detrimental impact on residential amenity, promotes unsustainable travel patterns by virtue of its remoteness from public transport options, and fails to meet a specific need by virtue of its quality or location in relation to existing businesses or tourist facilities. The proposed holiday accommodation is contrary to Policy 13: Sustainable Transport (part b), Policy 29: Rural Development (part b), and Policy 30: Tourism (part b) of National Planning Framework 4 (2023), and Policy 8: Rural Business and Diversification, Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership, and Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth & Kinross Local Development Plan 2 (2019).
2. The proposed development is poorly designed and incompatible with the amenity and character of the surrounding residential development and is therefore contrary to Policy 14: Design, Quality and Place of National Planning Framework 4 (2023) and Policy 1: Placemaking of the Perth & Kinross Local Development Plan 2 (2019).



## **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## **Notes**

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

## **Plan Reference**

01

02

03

04

05

06

07

08

09

10

11

# REPORT OF HANDLING

## DELEGATED REPORT

|                        |                   |              |
|------------------------|-------------------|--------------|
| Ref No                 | 23/02142/FLL      |              |
| Ward No                | P8- Kinross-shire |              |
| Due Determination Date | 18th March 2024   |              |
| Draft Report Date      | 11th March 2024   |              |
| Report Issued by       | Claire Myles      | Date 11/3/24 |

**PROPOSAL:** Siting of 2 holiday accommodation units and associated works

**LOCATION:** Chapter House Fossoway Kinross KY13 0UP

### SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

### BACKGROUND AND DESCRIPTION OF PROPOSAL

The application is for the siting of 2 holiday accommodation units and associated works in domestic garden ground.

The application site is a level area of raised garden ground forming part of the curtilage of Chapter House, a detached single storey dwellinghouse and detached garage with short-term let accommodation (23/01562/FLL).

The site is within a small private rural residential development north of Crook of Devon. The residential development is accessed from an unclassified public road, south side, by a long driveway and the application site is on the west side of the private access road. Chapter House was granted planning permission in 2016 as an extension to an existing building group (16/00439/FLL).

The site is an open area of grass to the east of the dwellinghouse with a mix of post and wire and low timber fence around the boundary. The site is bound by a private vehicular access to a dwellinghouse, Thornybrook to the west of the site, on the north boundary. A line of trees has been planted on a grass verge between the private access and a post and wire fence on the north boundary of the site. To the south is a private access track to Chapter House and to the east is the main access road to a group of dwellinghouses located

to the south of the site (06/01496/FUL). There is some planting and a large tree on the grass verge between the access road and the application site.

Proposed are two one-bedroom timber Finman Retreat holiday units with a black bitumen shingle roof (drawing 08). The units are to be located side by side and a timber canopy (drawing 09) is proposed on the north elevation of each unit to provide shelter and screening to an area of outdoor space and hot tub. To the south, accessed by steps from the garden ground, is a parking area for 2no cars for use by the holiday units. The site plan (drawing 07) shows a hedge on 3 sides of the site and trees screening the site on the north boundary – the trees are out with the red line application boundary and are in tubes having recently been planted and the hedge although marked on the drawing is not mature/fully established.

Foul drainage is proposed through a private treatment plant in the curtilage, north-east corner of the site, and surface water is to a soakaway within the site.

## **SITE HISTORY**

Planning consent was granted for the conversion of the steading to the south-east of Chapter House for 6 dwellinghouse under 06/01496/FUL in July 2007.

15/00450/FLL Erection of dwellinghouse 21 May 2015 Application Approved

16/00439/FLL Erection of a dwellinghouse and garage 26 April 2016  
Application Approved

22/01885/FLL Part change of use of garage to a short term let accommodation unit and installation of wood fired hot tub (in part retrospect)  
14 December 2022 Application Returned

23/01562/FLL Part change of use of garage to short-term let accommodation unit, erection of ancillary building/kitchen and installation of wood fired hot tub (in part retrospect) 16 February 2024 Application Approved

23/01758/FLL Erection of 2x log cabins for short term let, along with new septic, water and electricity connections 7 November 2023 Application Returned

## **PRE-APPLICATION CONSULTATION**

None.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

## **National Planning Framework 4**

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 22: Flood Risk and Water Management

Policy 23: Health and Safety

Policy 29: Rural Development

Policy 30: Tourism

## **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 8: Rural Business and Diversification

Policy 9C: Chalets, Timeshare and Fractional Ownership

Policy 53B: Water Environment and Drainage: Foul Drainage

Policy 53C: Water Environment and Drainage: Surface Water Drainage

Policy 53E: Water Supply

Policy 56: Noise Pollution

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

## **Statutory Supplementary Guidance**

- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

## **OTHER POLICIES**

### **Non-Statutory Guidance**

- [Planning Guidance - Planning & Biodiversity](#)

## **NATIONAL GUIDANCE**

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

### **Planning Advice Notes**

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

### **Creating Places 2013**

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

### **Designing Streets 2010**

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

## **National Roads Development Guide 2014**

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

### **CONSULTATION RESPONSES**

#### External

Fossoway And District Community Council - Objection. Contrary to NPF4 Policy 30 Tourism.

#### Internal

Development Contributions Officer - No comment.

Environmental Health (Noise Odour) - No objection, subject to conditions.

Transportation And Development - No objection.

### **REPRESENTATIONS**

4 representations were received all objecting to the proposal and raising the following issues –

- Proposal is incompatible with surrounding residential development
- Increased visitors will impact the small group of houses
- Proposal will set an unwelcome precedent which would further impact residential amenity
- The site is a raised area of ground and the proposed development will have a significant visual impact
- The design is not in keeping with other adjacent buildings
- The proposed development would impact an existing tree in the north west corner of the site – an oak some 60-70 years old
- The proposed foul drainage does not meet the required distance from a building
- The proposal will encourage unsustainable travel patterns
- Lack of public transport options in the vicinity of the site
- Lead to suburbanisation of a rural area
- Off the shelf design is not in keeping with surrounding area
- The proposed development including individual hot tubs will exacerbate the current water demand issues experienced by the residential development
- Lack of adequate waste refuse storage for a commercial business

- Excessive height on elevated ground
- Overlooking, safety and privacy concerns
- Road safety concerns
- Noise from users of the cabins and detrimental impact on residential amenity

A representation highlighted inaccuracies with the supporting information. It noted that the site is not a hamlet as described in the Design Statement. The site is within a collection of residential properties constructed on the site of a former farm in 2008-2009. It also highlighted that the site is not enclosed by existing vegetation on all sides. The north boundary was planted with semi-mature woodland which was cut down around 3-4 years ago. Trees were planted about two years ago on the access drive to the north by the occupants of Thornybrook. The adjacent building is not a summerhouse as stated in the supporting documents but a kitchen and living area for the other short stay use in the garage.

The representations raised issues which are not a material planning consideration including loss of view and the shared cost of maintaining a private access road to the residential development.

#### **Additional Statements Received:**

|  |  |
|--|--|
| Screening Opinion  | EIA Not Required                         |
| Environmental Impact Assessment (EIA):<br>Environmental Report | Not applicable                           |
| Appropriate Assessment under Habitats Regulations              | Habitats Regulations/<br>AA Not Required |
| Design Statement or Design and Access Statement                | Submitted                                |
| Report on Impact or Potential Impact eg Flood Risk Assessment  | Not Required                             |

## **APPRAISAL**

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

## **Policy Appraisal**

NPF4 Policy 29 – Rural Development aims to encourage rural economic activity, innovation and diversification whilst ensuring that the character, natural assets and cultural heritage of rural areas are safeguarded and enhanced. The policy states that:

- a) *Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported.* Ten sub-criteria are listed and none of these are of relevance to the proposed development.
- b) *Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.*

The application site is garden ground in a small private rural residential development. The proposal would not be in keeping with the character of the area and would have a detrimental impact on residential amenity due to noise and movement from the turnover of guests, loss of privacy and overlooking. The site is car-dependent and is overly distant from tourism amenities.

LDP2 Policy 8: Rural Business and Diversification is relevant and states – *The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business or are related to an existing site-specific resource or opportunity.* The policy further states - *Proposals for new tourism-related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism-related developments must be justified through a business plan.*

The application site is not in or adjacent to a settlement. A business plan accompanies the application. It highlights the site-specific justification being the site is a part of the existing garden to Chapter House which is adequately contained and separated visually from the existing house. It is within short distance of many walking/cycling paths, fishing venues and local businesses which could benefit from the additional tourist footfall and others further afield. In addition, the site has magnificent backdrops, on the north by the stunning Ochil Hills and immediately to the south Cleish Hills/Cleish valley, which is an



existing landscape designation area, the low-key nature of the proposal should not raise any concerns. The proposed site is also along the new 'HEART 200' route. This route has a current demand and will increase in line with market trends as this route becomes more well known. In line with this type of attraction short stay accommodation on this route will be in demand, The Wee Stay Cabins will provide a high quality and secure environment for guests. The location and situation of Chapter House are favourable for the extension of an existing short stay enterprise run by the applicant.

In respect of the existing short stay accommodation at Chapter House, a retrospective application for a short-term let in part of the detached garage to the dwellinghouse was approved (23/01562/FLL). Given the small-scale nature of the proposal and its location it was considered the proposed use would not have an unacceptable impact on local amenity or the character of the surrounding area. No objections from neighbouring properties were received.

The existing short-term let unit is visibly contained within the domestic curtilage and immediately adjacent to Chapter House. This proposal seeks to expand this small-scale enterprise into an area of raised open garden ground to the east which is highly visible to surrounding dwellinghouses and from the access road into the private rural residential development. The expansion of this use and movement through the turnover of guests will have a detrimental effect on existing residents and an associated adverse impact on the safety and perceived safety of those residents. The intensification of the short term let use would exacerbate the situation. The surrounding area is private residential in nature, and the introduction of short term let uses could erode that residential character and amenity on a cumulative basis. The proposed development is incompatible with the established private rural residential development and will have a significant detrimental effect on surrounding residential amenity.

LDP2 Policy 8 also requires new countryside business proposals to meet several criteria. The applicable criteria to this proposal are listed with the consideration of each criterion thereafter in italics:

a) that the proposal will contribute to the local economy through the provision of visitor accommodation - *the proposal will provide visitor accommodation. The Business Plan states, 'local businesses which could benefit from the additional tourist footfall and others further afield'.*

b) the proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns – *the proposal would be predominantly car dependent due to its remote location from public transport infrastructure. The proposal is poorly located to encourage sustainable travel for guests.*

c) the proposed use is compatible with surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site – *The proposal is not compatible with surrounding land uses. The*

*application site is in a small private rural residential development and it will have a significant detrimental effect on residential amenity as outlined previously in the report.*

d) the proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site – *The proposal is poorly located in a small rural residential development. Positioned on a raised open area of garden ground with no landscape screening on the boundaries, the proposal will have a significant detrimental effect on visual amenity.*

e) the proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities – *This is not a high-quality development. The location is remote from existing business or tourist facilities, and as such there is insufficient justification for the proposal against this criterion.*

f) where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings – *This is not a high-quality development. The proposal is poorly located in a small private rural residential development. Positioned on a raised open area of garden ground with little landscape screening on the boundaries, the proposal will have a significant detrimental effect on residential and visual amenity.*

In summary, the proposal fails to accord with the aims of NPF4 Policy 29 and LDP2 Policy 8 - Rural Business and Diversification due to its poor siting and design, incompatibility with the surrounding residential use, detrimental effect on residential amenity, over-reliance on the private car and its distance from existing business and tourism amenities.

### Holiday Accommodation

NPF4 Policy 30 – Tourism outlines the following criteria relevant to this application:

(b) Proposals for tourism related development will take into account:

- (i) the contribution made to the local economy;
- (ii) compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- (iii) impacts on communities, for example by hindering the provision of homes and services for local people;
- (iv) opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- (v) accessibility for disabled people;

- (vi) measures taken to minimise carbon emissions;
- (vii) opportunities to provide access to the natural environment.

In respect of the criteria above, the supporting information has not specifically demonstrated any contribution to the local economy from the development and it does not address accessibility for disabled people. The proposal is poorly sited and designed and is not compatible with the small private residential development. The proposed development would have a significant detrimental impact on residential amenity. The site is remote from sustainable transport options and existing tourism infrastructure and is heavily car dependent. The supporting information does not present any measures to minimise carbon measures.

Also of relevance is LDP2 Policy 9C – Chalets, Timeshare and Fractional Ownership, and the relevant criterion (c) requires Developments to “meet a specific need by virtue of its quality or location in relation to existing tourism facilities”. As note previously in the report, the proposal is poorly designed and located and tourism facilities and amenities are far removed from the site.

In summary, the proposal fails to accord with the criteria within NPF4 Policy 29: Rural Development and Policy 30: Tourism, and LDP2 Policy 8: Rural Business and Diversification and Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership.

### **Design and Layout**

NPF4 Policy 14 c) Design, Quality and Place states *development proposals that are poorly designed or detrimental to the amenity of the surrounding area will not be supported*. This aligns with LDP2 Policy 1: Placemaking which states *development must contribute positively to the quality of the surrounding built and natural environment. The design, density and siting of development should respect the character and amenity of the place*.

The proposal is poorly designed and located and incompatible with the amenity and character of the surrounding residential area. It therefore fails to satisfy NPF4 Policy 14: Design, Quality and Place and LDP2 Policy 1: Placemaking.

### **Roads and Access**

Transportation and Development were consulted and note the vehicle access to the public road network for the property will be via the existing shared private vehicle access into Chapter House and a number of other dwellings, off the U222 public road. Parking will be provided on site for two vehicles, one for each unit, which is in line with the requirements of the National Roads Development Guide.

Insofar as roads and access matters are concerned, Transportation and Development have no objection to this proposal.

NPF4 Policy 13 aims to reduce the need to travel unsustainably and part b) requires development proposals to demonstrate that transport requirements generated have been considered in line with sustainable travel and where appropriate they provide direct easy access to local facilities via wheeling and walking routes and are accessible to public transport. This national policy aligns with LDP2 Policy 60B. As noted previously in the report, the proposal is car dependent and remote from public transport options. The proposal does not align with the aims of NPF4 Policy 13 and LDP2 Policy 60B.

### **Drainage and Flooding**

There are no flooding issues.

LDP2 Policy 53B: Foul Drainage and Policy 53C: Surface Water Drainage are relevant to the proposal and the site plan shows a private foul drainage system and surface water soakaway as part of the proposed development.

Policy 53B states *a private foul drainage system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area.* A representation highlighted a mature oak tree and the impact the development could have on this. No tree survey report was requested as the principle of the development does not accord with planning policy.

A representation also raised an issue with the proximity of the proposed foul drainage system to the holiday units. Policy 53B highlights that *'For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems.'* The proposed system would be assessed in full under the Building Warrant process.

The principle of the development does not satisfy national and local planning policy.

### **Policy 53E: Water Supply**

This policy states - *All new development must be served either by a satisfactory mains or private water supply complying with the Water (Scotland) Act 1980 and associated Private Water Regulations, without prejudicing existing users. It will be the responsibility of the developer to demonstrate that any new supply is suitable and is safe to be consumed as drinking water in line with the above act and regulations.*

The application form in response to 'Are you proposing to connect to the public water supply network?' states 'no connection required'.

The representations highlight the proposed development will exacerbate the current water demand issues experienced by the residential development. Clarity is required on the water supply to serve the holiday accommodation units with an individual hot tub also serving each unit. However, the principle of the development does not satisfy national and local planning policy.

### **Natural Heritage and Biodiversity**

The proposed site plan shows a hedge planted on the boundary and screening by a tree belt on the north boundary. The site is not currently screened by vegetation on all boundaries as noted on a site visit as part of the application process. Trees have been planted in tubes out with the site boundary on a grass verge along the private access road to the neighbouring property (north). There is also planting on the east boundary of the site on a grass verge out with the red line site boundary. A representation highlighted a mature oak tree in the north-east corner and the impact the development could have on this. No tree survey report was requested as the principle of the development does not satisfy national and local planning policy.

### **Material Considerations**

#### Representations

Four representations were received all objecting to the proposal. The issues raised were mainly in relation to the proposed development being incompatible with the established private rural residential development and the detrimental effect the development would have on residential amenity.

The objections are a material consideration and raise issues of sufficient weight to justify refusal of the planning application.

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

### **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

### **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

## **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

## **CONCLUSION AND REASONS FOR DECISION**

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

### **Reasons**

- 1 The proposed development fails to meet the relevant criteria for countryside development to be justified, is not compatible with the private rural residential development, would have a significant detrimental impact on residential amenity, promotes unsustainable travel patterns by virtue of its remoteness from public transport options, and fails to meet a specific need by virtue of its quality or location in relation to existing businesses or tourist facilities. The proposed holiday accommodation is contrary to Policy 13: Sustainable Transport (part b), Policy 29: Rural Development (part b), and Policy 30: Tourism (part b) of National Planning Framework 4 (2023), and Policy 8: Rural Business and Diversification, Policy 9C: Caravan Sites, Chalets and Timeshare Developments: Chalets, Timeshare and Fractional Ownership, and Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals of the Perth & Kinross Local Development Plan 2 (2019).
- 2 The proposed development is poorly designed and incompatible with the amenity and character of the surrounding residential development and is therefore contrary to Policy 14: Design, Quality and Place of National Planning Framework 4 (2023) and Policy 1: Placemaking of the Perth & Kinross Local Development Plan 2 (2019).

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

None

### **Procedural Notes**

Not Applicable.

**PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01

02

03

04

05

06

07

08

09

10

11



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100655967-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Short term stay log cabins and infrastructure adjacent to existing dwelling.

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent



## Agent Details

Please enter Agent details

|                       |  |  |                               |
|-----------------------|--|--|-------------------------------|
| Company/Organisation: | Andrew Megginson Architecture          |  |                               |
| Ref. Number:          |  | You must enter a Building Name or Number, or both: * |                               |
| First Name: *         | Andrew                                 | Building Name:                                       | Andrew Megginson Architecture |
| Last Name: *          | Megginson                              | Building Number:                                     |                               |
| Telephone Number: *   | 0131 557 9129                          | Address 1 (Street): *                                | 128 Dundas Street             |
| Extension Number:     |  | Address 2:   | New Town                      |
| Mobile Number:        |  | Town/City: *   | Edinburgh                     |
| Fax Number:           |  | Country: *   | Scotland                      |
|                       |  | Postcode: *  | EH3 5DQ                       |
| Email Address: *      | andrew@andrewmegginsonarchitecture.com |  |                               |

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |            |  |                     |
|----------------------|------------|--|---------------------|
| Title:               | Mr         | You must enter a Building Name or Number, or both: * |                     |
| Other Title:         |            | Building Name:                                       | Chapter House       |
| First Name: *        | Darren     | Building Number:                                     |                     |
| Last Name: *         | Pilkington | Address 1 (Street): *                                | Fossway             |
| Company/Organisation |            | Address 2:   |                     |
| Telephone Number: *  |            | Town/City: *   | Near Crook of Devon |
| Extension Number:    |            | Country: *   | Scotland            |
| Mobile Number:       |            | Postcode: *  | KY13 0UP            |
| Fax Number:          |            |  |                     |
| Email Address: *     |            |  |                     |

## Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

CHAPTER HOUSE

Address 2:

FOSSOWAY

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

KINROSS

Post Code:

KY13 0UP

Please identify/describe the location of the site or sites

Northing

701178

Easting

303067

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

2660.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Residential house with existing short let within curtilage

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \* ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

5

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

7

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☐ Yes – connecting to public drainage network  
☒ No – proposing to make private drainage arrangements  
☐ Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- ☐ New/Altered septic tank.  
☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

Treatment plant to soakaway.

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- ☐ Yes  
☐ No, using a private water supply  
☒ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details: \* (Max 500 characters)

New lodges will utilise existing waste provision afforded by the existing short term accommodation on site.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☐ Yes ☒ No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☒ Yes ☐ No

## All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): \*

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): \*

40

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Short term lodges

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Andrew Megginson

On behalf of: Mr Darren Pilkington

Date: 21/12/2023

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☒ Other.

If Other, please specify: \* (Max 500 characters)

Design statement and business plan.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☒ Yes ☐ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Andrew Megginson

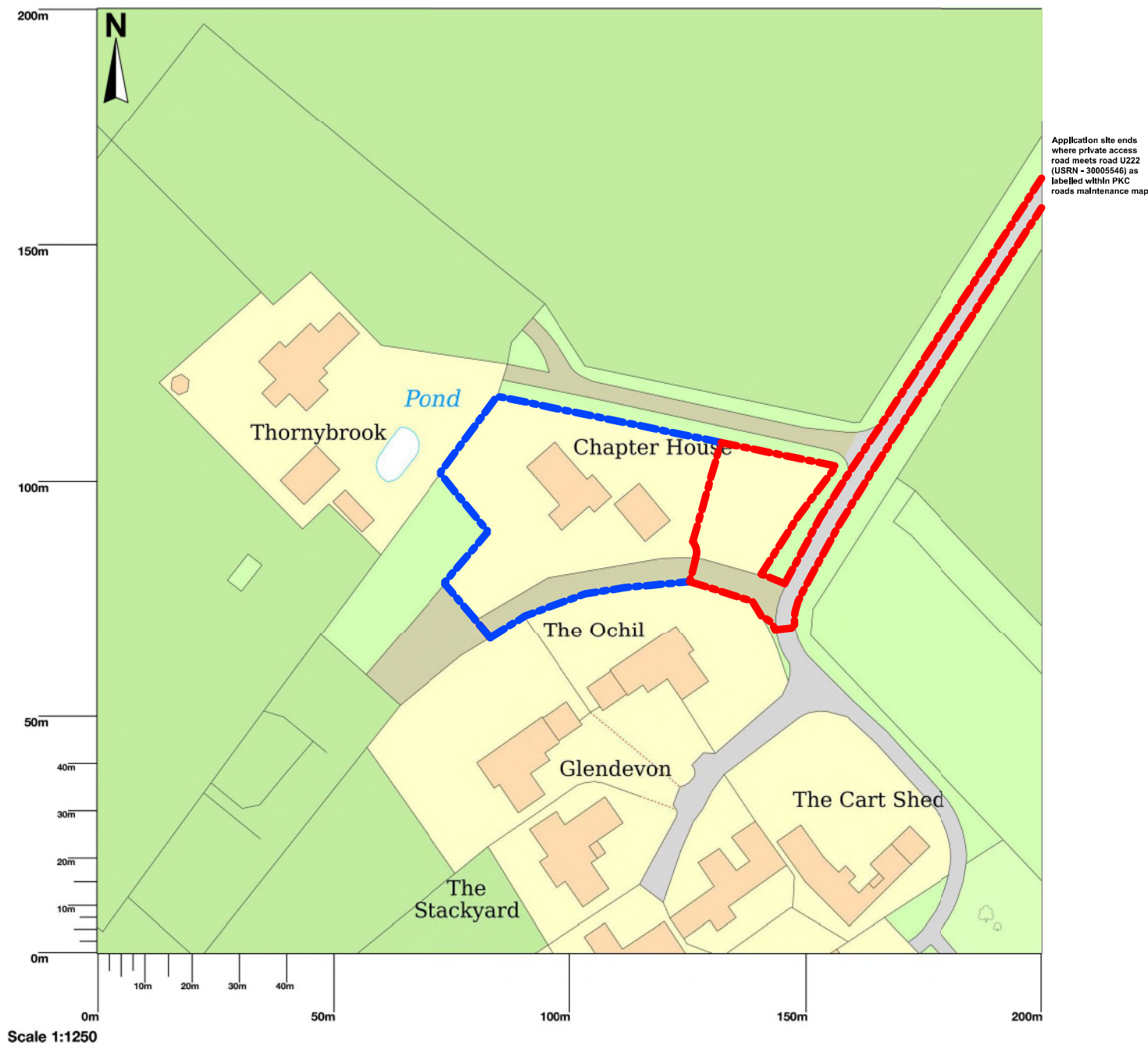
Declaration Date: 21/12/2023

## Payment Details

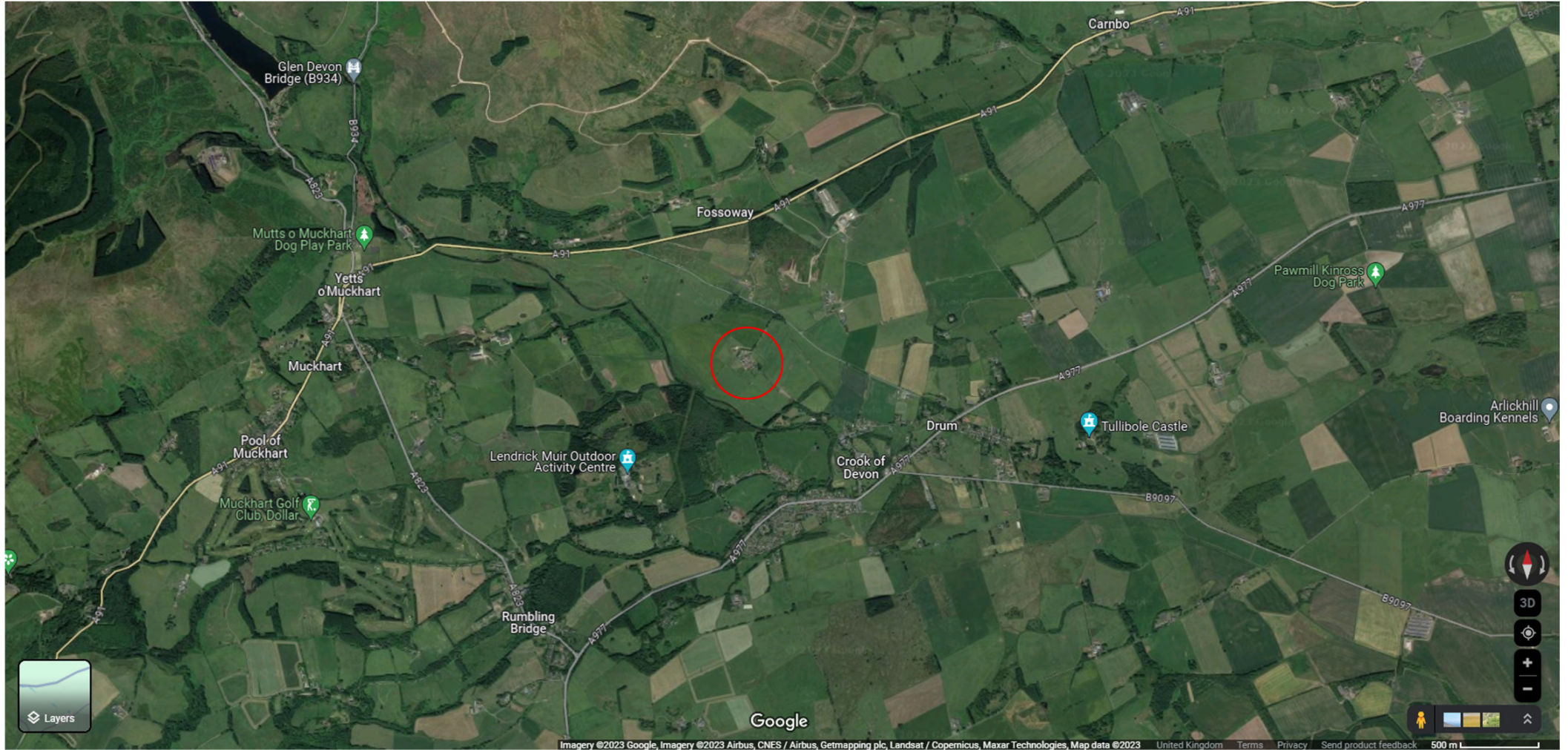
Pay Direct

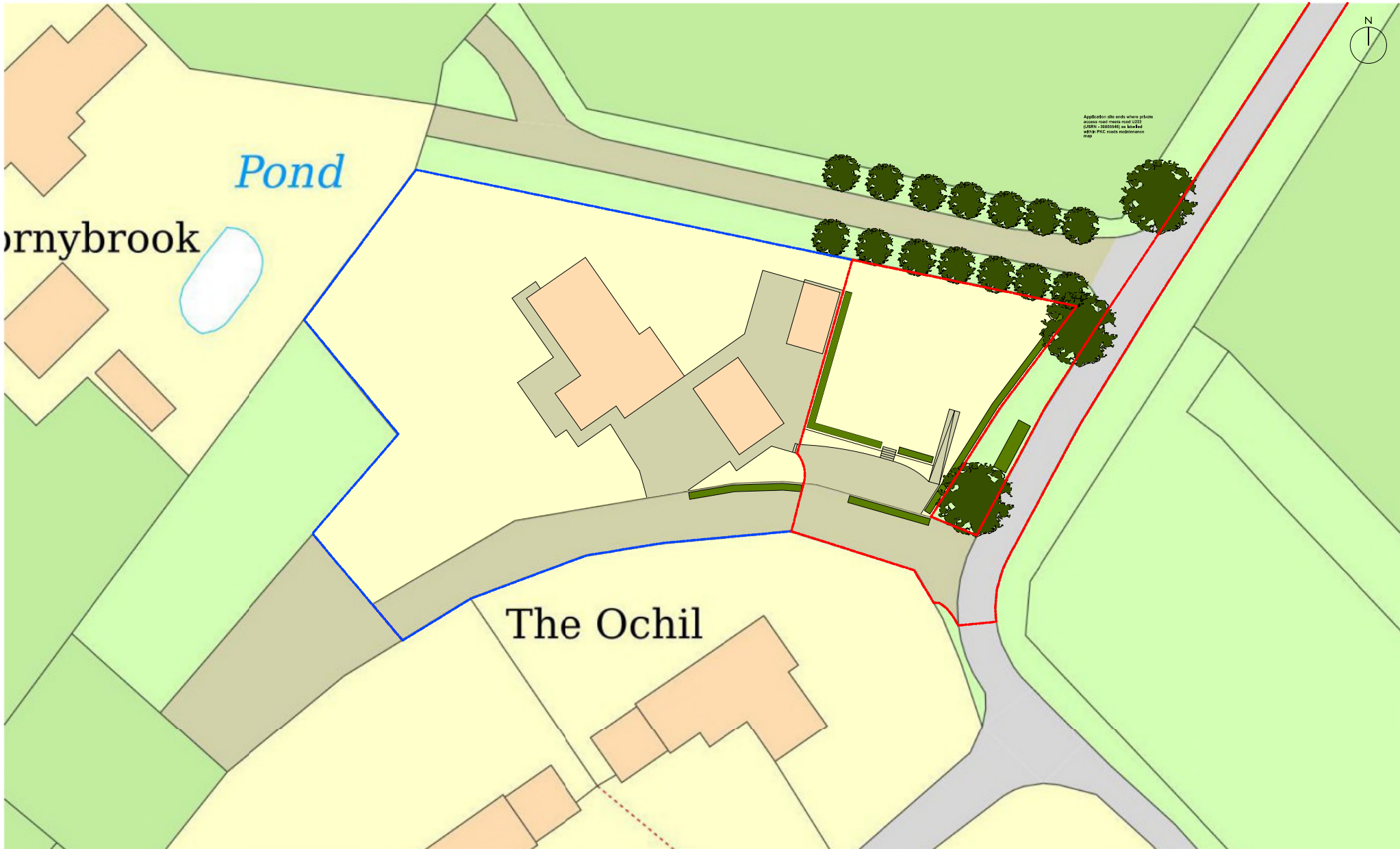
Created: 21/12/2023 18:47

## Chapter House, Fossoway, Kinross, KY13 0UP









Site A: 10/10/18 Proposed Access Road to A166 PAV Road Improvement  
Rev: 1/20/18  
Page: 8 of 10

|         |        |  |             |       |    |             |      |
|---------|--------|--|-------------|-------|----|-------------|------|
| CLIENT  |        | Mr. Pilkington                             |             |       |    |             |      |
| PROJECT |        | Proposed Cabins to Chapter House, Fossoway |             |       |    |             |      |
| DRAWING |        | Existing Site Plan                         |             |       |    |             |      |
| STATUS  |        | PLANNING                                   |             |       |    |             |      |
| REVISED | DATE   | BY   | DESCRIPTION | DATE  | BY | DESCRIPTION | DATE |
| AM      | NOV 23 | MM   | 10/16/18    | 10/16 | AM | 1:200 @ A1  |      |

Andrew Megginson Architecture  
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ANDREWMEGGINSONARCHITECTURE





0 2 4 6 8 10  
1:200

|         |  |
|---------|--|
| CLIENT  | Mr. Pilkington                             |
| PROJECT | Proposed Cabins to Chapter House, Fossoway |
| DRAWING | Proposed Site Plan                         |
| STATUS  | PLANNING                                   |
| DATE    | NOV 23                                     |
| REV     | 10/6/2023                                  |
| BY      | 16/6                                       |
| CHK     | C  |
| SCALE   | 1:200 @ A1                                 |

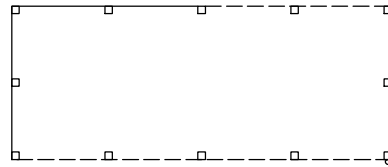
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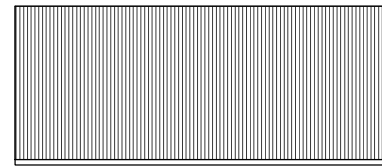
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|-----|--------|------|--|------------------|---------------|
| REV | NO     | DATE | REASON                                     | APPROVED BY      | APPROVED DATE |
| 1   | NOV 23 | 16/6 | PROPOSED CABINS TO CHAPTER HOUSE, FOSSOWAY | ANDREW MEGGINSON | 16/6          |
| 2   | NOV 23 | 16/6 | PROPOSED CABINS TO CHAPTER HOUSE, FOSSOWAY | ANDREW MEGGINSON | 16/6          |
| 3   | NOV 23 | 16/6 | PROPOSED CABINS TO CHAPTER HOUSE, FOSSOWAY | ANDREW MEGGINSON | 16/6          |

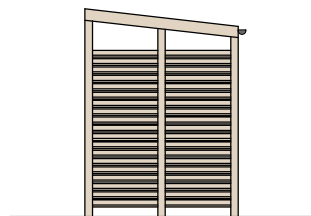
Proposed Materiality:  
Roof - Clear perspex  
Rainwater Goods - Black uPVC  
Walls - Timber posts/ timber louvres



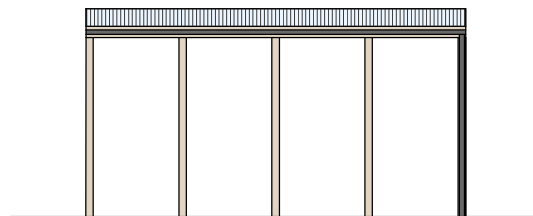
## Floor plan



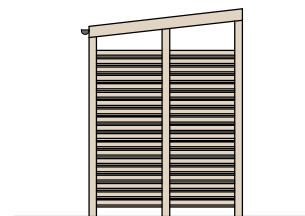
Roof plan



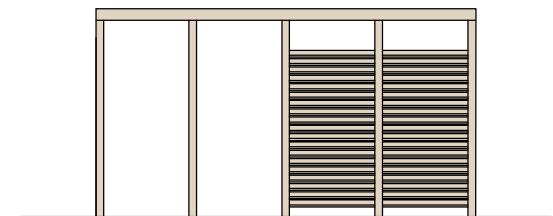
East elevation



North elevation



West elevation



South elevation



1:50

|         |  |      |        |  |      |            |     |      |     |   |       |           |
|---------|--|------|--------|--|------|------------|-----|------|-----|---|-------|-----------|
| CLIENT  | Mr. Pilkington                             |      |        |  |      |            |     |      |     |   |       |           |
| PROJECT | Proposed Cabins to Chapter House, Fossoway |      |        |  |      |            |     |      |     |   |       |           |
| DRAWING | Proposed External Canopy Structure         |      |        |  |      |            |     |      |     |   |       |           |
| STATUS  | PLANNING                                   |      |        |  |      |            |     |      |     |   |       |           |
| DRAWN   | AM   | DATE | NOV 23 |  | CHKD | 1676-PL-03 | JOB | 1676 | REV | / | SCALE | 1:50 @ A2 |

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|            |  |
|------------|--|
| CLIENT     | Mr. P. Morgan                              |
| PROJECT    | Proposed Gateway to Chapter House, Footway |
| DISCIPLINE | Block Plan                                 |
| DATE       | 14.07.2025                                 |
| STATUS     | PLANNING                                   |
| DATE       | 14.07.2025                                 |
| STATUS     | PLANNING                                   |

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ANDREW MEDINSON ARCHITECTURE



# PROPOSED ERECTION OF TWO SHORT STAY CABINS TO LAND EAST OF CHAPTER HOUSE, FOSSOWAY

## DESIGN STATEMENT

### 1 Introduction

1.1 This Design Statement has been submitted on behalf of Mr. & Mrs. Pilkington in support of a detailed planning application for the erection of two cabins and associated works.

1.2 The application site is located adjacent to the dwelling named Chapter House in Fossoway (hereafter referred to as the 'site').

1.3 The Design Statement summarises the relationship between the project and policy, covering development planning issues as well as other key material considerations of relevance to the planning application.

1.4 This Design Statement has been prepared by Andrew Megginson Architecture (AMA) and is in addition to the plans, drawings and information which in total comprise the overall package for the site. This document is structured as follows:

- It describes the site and its context (Section 2);
- It provides detail on the development proposals (Section 3);
- It appraises planning policies (Section 4) and the material considerations against which the planning application should be judged;
- It reaches conclusions in relation to the acceptability of the planning application in the context of the Development Plan and other material considerations (Section 5).

### 2 The Site and Context

2.1 The application site is 2,660sqm and is situated adjacent to the settlement of Crook of Devon and Drum which is approximately 6 miles South-West of Kinross. The A977 runs through Crook of Devon, along with River Devon.



Figure 1 – Extract from Bing Maps indicating site location in red







Figure 2 – Site Location Plan

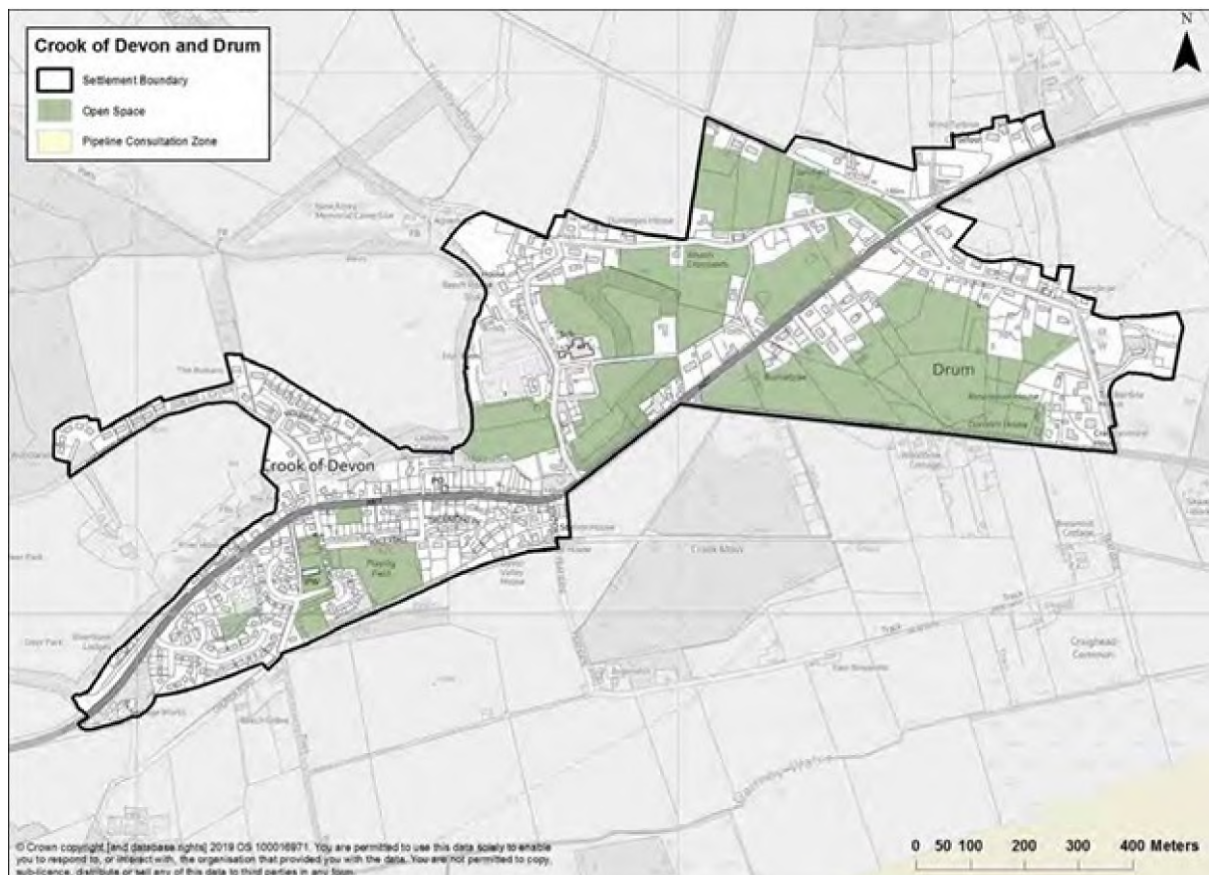


Figure 3 – Extract from the Perth and Kinross Local Development Plan 2019 showing the Crook of Devon and Drum settlement boundary with the site adjacent to this.



2.2 The site to the north of the hamlet is predominantly surrounded by grassland and agricultural land with the applicant's dwelling to the west. The development site topography is relatively level and is largely contained by trees to the north and hedging to all other orientations. The development site is made up of a mixture of existing garden, hardscaping and unused grassland with the existing garage and summerhouse, currently in use as short stay accommodation, adjacent. The site benefits from the existing landscape setting and rural character of the Crook of Devon outskirts with great views to the north towards the open countryside and beyond. The relatively level topography of the site, existing surfacing, containment and connection to the existing house lends itself to a development that can be integrated within the site to respect the existing landscape and setting of the area.

2.3 The small settlement of Crook of Devon has excellent transport links with public transport being accessed by means of bus stops accessed easily on foot and in close proximity to the site. Cycling is also established in the area with access to National Cycle Network routes possible. The Crook of Devon area can be seen as being in a strategic location nationally, located within central Scotland, with easy access to the M90 where there are a significant number of people passing throughout the year. This location in turn also allows people within the area to travel locally, regionally and nationally very easily.

2.4 Crook of Devon and the surrounding area attracts significant numbers of visitors to such facilities as the local Powmill Milk Bar, Knockhill Racing Track and around nearby Kinross with Loch Leven Castle, Vane Farm RSPB Nature Reserve and the fishing, golfing and gliding interests in the area.



Figure 4 – View of the countryside the cabins will afford







Figure 5 – View of the site from the SE showing the area for development with the backdrop of the hills behind



Figure 6 – View of the site from the NW showing the area for development with the summerhouse to the right



## 3 The Development Proposals

### Introduction

3.1 The proposed application consists of a design by which an area of garden and hardstanding area is developed into two one-bedroom short stay cabins. The cabins are designed to be open plan and contain modern technology to suit contemporary living. Each cabin will be fully serviced and will have its own car parking space, bike parking area and external amenity area.

3.2 The Wee Stay Cabins development is proposed as an ideal site for high quality tourist accommodation and is responding to a high demand for such premises. It looks to capitalise on the significant number of visitors to the local area. Current economic climate is encouraging the "staycation" and the area is easily accessible from many parts of Central Scotland and offers a peaceful retreat close to amenities for either an active or more leisurely break.

3.3 The works looks to preserve all of the site's existing features and will not affect the character or appearance of the settlement area.

### Principle of Development

#### Access

3.4 The development will be accessed off the existing road via the existing access to the house. An existing car parking area to the south of the site shall be utilised for the car parking. The car parking will provide one space per unit and will be connected to the cabins via steps and a ramp from the car parking area.

#### Form Scale & Density

3.5 The proposed cabins have been limited to one-bedroom units which minimises the overall footprints of the accommodation and creates buildings that are an appropriate scale in relation to the rural setting of the site taking cognisance of the scale of the adjacent garage, summerhouse and outbuildings in the surrounding area. The cabins will be single storey and be low in height minimising the visual impact on the surroundings where possible. Glazing to the north facing door is proposed to take advantage of the views towards the north and the open countryside.

#### Materiality

3.6 Due to the rural nature of the site the material palette is proposed to be as natural as possible whilst also resembling the surrounding context. A simple, minimal palette is proposed which consists of timber cladding, timber doors and windows and a black bitumen shingle roof.



Figure 7 – Example image of the cabins above





## **Landscape**

3.7 The cabins have been positioned adjacent to the existing house on a vacant garden area. The cabins are located in area where existing vegetation encloses the cabins well providing screening to the development. The proposals are adequately screened from the existing house and the remainder of the hamlet protecting the overall amenity of both.

The cabins have been located on a relatively flat area of land meaning that there will be little disruption to how they will sit within the existing topography.

## **Drainage**

3.8 The spacious site will allow foul drainage to discharge to a treatment plant and then soakaway within the site.

3.9 Furthermore to the above the development has potential to have a positive impact on the local economy.

## **4 Planning Policy Appraisal**

4.1 The purpose of this section is to establish the planning and environmental policy framework within which the Planning Authority can consider the proposed development, highlighting policies which are applicable to the application.

4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that determination of planning applications “shall be made in accordance with the Development Plan unless material considerations indicate otherwise”. It is supplemented by Section 37(2) which states that “In dealing with an application the Planning Authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations”.

4.3 The extant Development Plan which covers the application site comprises the approved TAYplan 2017 and the adopted Perth and Kinross Local Development Plan 2019.

4.4 The following sections present the relevant national and local planning context to which the application relates.

### **4.4.1 TAYplan 2012**

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 2036 the TAYplan area 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.”*

### **4.4.2 NPF4**

NPF4 looks to encourage, promote and facilitate sustainable tourism development which benefits local people and inspires people to visit Scotland. The proposals are in line with NPF4 as they provide opportunity for people to access the natural environment, are accessible for disabled people and are compatible with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors. The proposals will not have an unacceptable impact on local amenity or the character of the area.

### **4.4.3 The Development Plan**

The Local Development Plan was adopted by Perth and Kinross Council on 29 November 2019. It is the most recent statement of Council policy and is augmented by Supplementary Guidance. The following section appraises the proposals against the relevant planning policies against which the application proposals will be assessed.

The principal policies are, in summary:



- Policy 1 A & B (Placemaking)
- Policy 8 (Rural Business and Diversification)
- Policy 9 (Caravan Sites, Chalets and Timeshare Developments)
- Policy 39 (Landscape)
- Policy 41 (Biodiversity)
- Policy 53 (Water Environment and Drainage)

#### 4.4.4 Policy PM1A & PM1B - Placemaking

“Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.”

There are then 10 criterion further to the above.

It is considered that the design, density and siting of the proposed development is in keeping with the surrounding context and will not detract from this. The footprint, form and plot layout creates a development that reduces the visual impact and respects the rural setting of the site. The existing landscaping will provide adequate amenity for tourists that stay in the proposed glamping cabins along with others in the overall area. The cabins respect and utilise existing site topography. The site is well connected to the adjoining settlement and associated infrastructure and amenities.

The proposed cabins are also being sourced from a local company where the cabins will be prefabricated at their workshop and delivered direct to site which reduces the developments carbon footprint.

#### 4.4.5 Policy 8 & 9 – Rural Business and Diversification/ Caravan Sites, Chalets and Timeshare Developments

“The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites out with settlements 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 they will contribute to the local economy through the provision of permanent employment, or visitor accommodation, or additional tourism or recreational facilities, or involves the re-use of existing buildings.”

“The Council will give favourable consideration to new chalet and timeshare/fractional ownership developments where it is clear these cannot be used as permanent residences.”

It is considered the proposals comply with the requirements of both Policy 8 and 9 as it represents an appropriate site to expand an existing high quality self-catering visitor accommodation business offering a new experience for tourists at this location, improving the existing facilities. The development is located adjacent to an existing settlement boundary as seen in figure 3 with easy access to the settlement's infrastructure and amenities most notably the shop and bus stops and will create employment by means of work for local contractors, and employment, as there will be requirement for the development to be serviced in terms of maintenance, cleaning and providing services to the residents.

The site has the marketing value by virtue of its location and relation to existing tourism facilities. The development offers the feeling of being in a rural, detached location with stunning experience of views to the countryside whilst in the cabins but being in proximity to the existing settlement and being able to access its infrastructure and facilities.

The Local Development Plan also recognises that employment areas can be dispersed, and many new businesses are located in rural areas and not in the main settlement. The site is appropriately placed to support the tourism associated with the area by providing additional accommodation adjacent to the main settlement for visitors to book throughout the week or weekend.

The existing landscape framework also makes this a suitable site in line with the above policies.



#### 4.4.6 Policy 39 - Landscape

The proposal aims to preserve and utilise the existing landscape setting. The location of the proposed buildings allows the existing boundary treatments to be retained and become a self-contained site within the existing setting. The proposal also utilises the site topography to create a development that is integrated within the existing contours whilst maximising the views towards the north and the open countryside.

#### 4.4.7 Policy 49 – Biodiversity

The proposals will not have any detrimental effect on biodiversity. The proposals utilise existing open grassland so will not have any biodiversity impact.

#### 4.4.8 Policy 53 – Water Environment and Drainage

The proposals will drain to a treatment plant where authorisation will be gained from SEPA and discharge to a soakaway. Surface water will drain into the ground with use of permeable elements (gravel).

## 5 Conclusion

5.1 Planning permission is sought for the erection of short stay cabins, comprising two units and associated works.

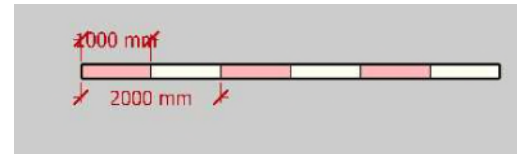
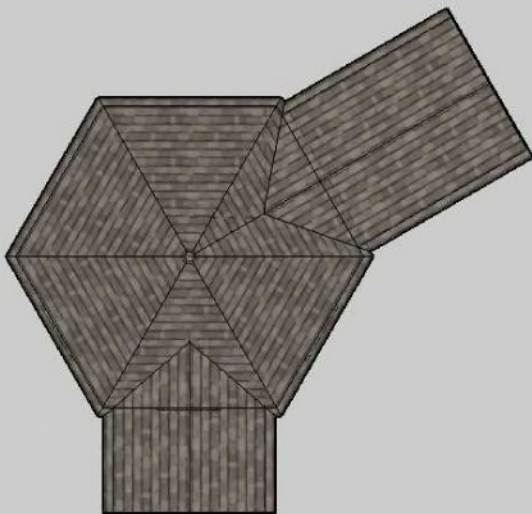
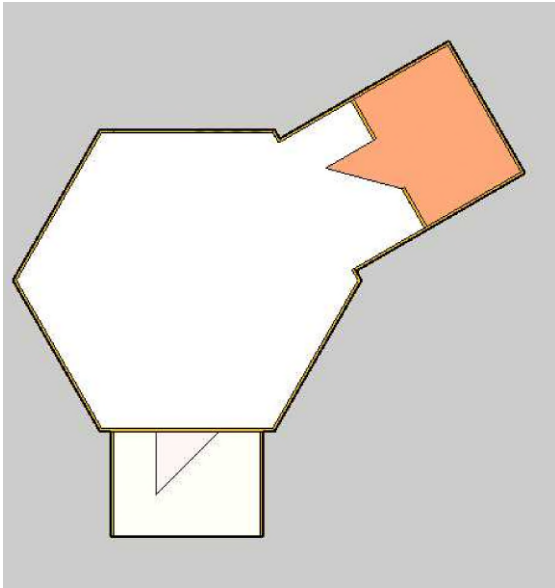
5.2 The proposal is to develop the site into two, one bed cabins with each cabin having its own car parking space, bike parking area and external amenity area. An existing car parking area along with existing landscaping containment within the site will be utilised. The works will be in line with the fabric of the existing settlement/ area and will not affect the character the area.

5.3 It is considered that the proposal is acceptable in terms of the relevant policies within the adopted Perth and Kinross Council Local Development Plan 2019.

5.4 In conclusion, the proposal complies with the development plan and supplementary Guidance. Principle of development and land uses are acceptable in this location without prejudicing any local amenity. It is acceptable in all other respects and there are no material considerations that are considered to outweigh these conclusions.

5.5 We therefore respectfully request that the Council support this application for erection of short stay cabins comprising two units and associated works for the reasons stated above.





Finman Retreat  
Internal Ceiling Height 2995mm  
Walls - 45mm Spruce Timber

Roof - Pre Insulated Roofing Panels 50mm Rockwool  
Floor- Min. 50mm Kingspan

Roof Covering - Black Roofing Shingles

Scale - 1:100 printed A4  
Drawings Produced By Logspan

# Business Plan & Justification Statement

The Wee Stay Cabins

November 23

## Background

In addition to the need for tourist accommodation generally in the area, as evidenced by statistics published by the local tourist board ([www.visitscotland.org](http://www.visitscotland.org) Perthshire and Kinross Factsheet) (appendix 1) there are a number of local business and tourist attractions which bring in a number of tourists to the area with little or varied accommodation available. Ochils, Rumbling Bridge Gorge, various local riding schools/racing yards, Ochils fishing reservoirs, Balado fishing, Balado Airfield and restaurants such as the Crook of Devon Inn, Milkbar Cafe and Pizza Shack are such attractions/ businesses which have no accommodation and are within walking distance of the proposed site. The site is well placed for visitors to explore attractions such as castles & country houses, farmers markets, museums, Loch Leven Heritage Trail, RSPB Vane Farm and attend many local events which take place every year.

## Business Plan Summary

The plan is to extend an existing short stay business with 2 log cabins sourced locally set within a grassed area to the east of the applicant's dwelling and adjacent to the applicant's successful current short stay business utilising the existing garage and summerhouse (information available on the existing business upon request).

The infrastructure to the cabin site will be self-built, an existing access point to the site will be used, water and energy supply will be from the existing hamlet.

The Infrastructure will be installed at outset, including the water treatment plant which has been sized to have capacity to take the waste-water from the 2 cabins.

In year 1, one cabin will be installed, followed by a further one in the second year. The cabins spec mean they are slightly roomier than the average glamping pod or cabin, finished to a luxury standard, all with en-suite facilities aimed at the urban professional and retired couples short stay market.

The business will be serviced by the existing site owners/ applicant.

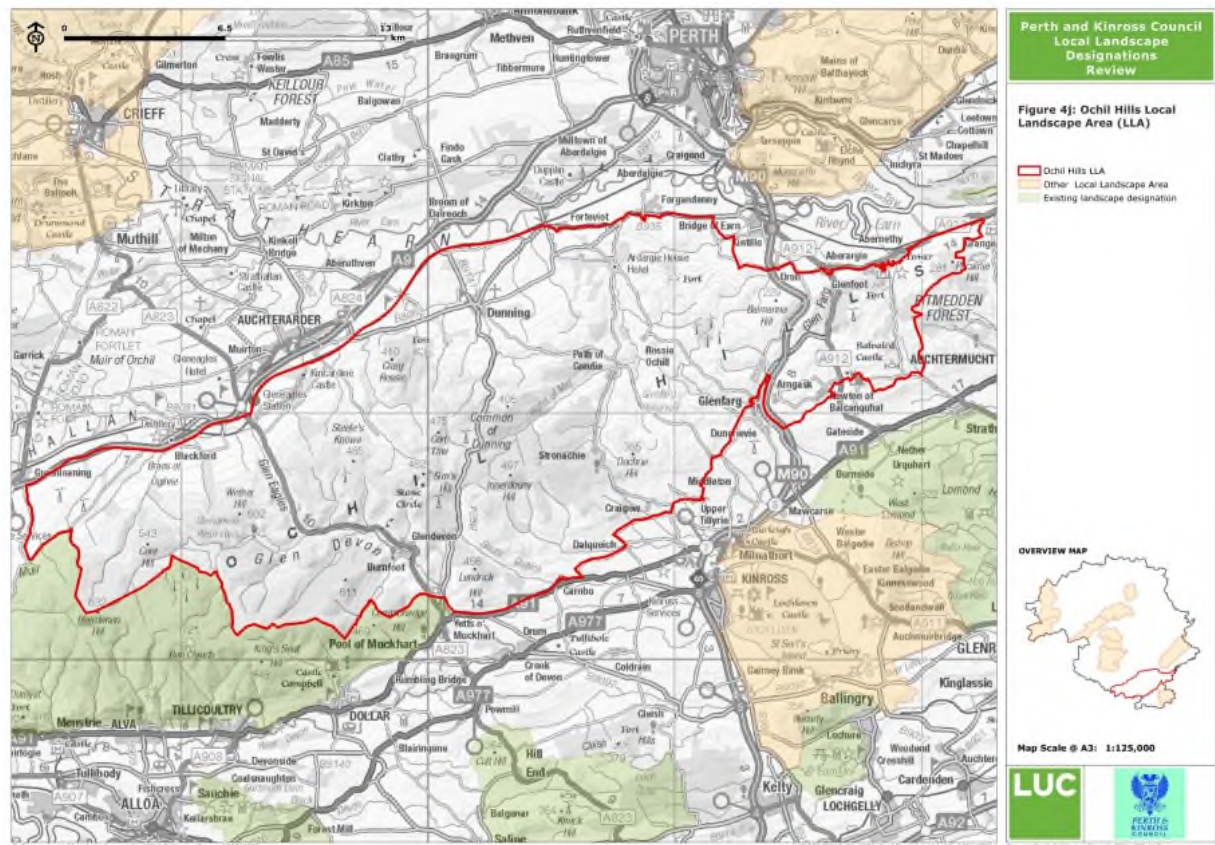
Year 1 Investment has been estimated at £35k + 20% contingency.  
This includes:

- Site establishment, and services installation.
- Installation of The Wee Stay Cabin 1 July 2024

Year 2 Investment has been estimated at £30k + 5% contingency.  
• Installation of The Wee Stay Cabin 2 February 2025

Taking into account running costs per Cabin per month, which will include utilities, cleaning, laundry charges and overall administration costs it is forecast by year end 2026 the business will be fully established and making a profit.





## Site Specific Justification

The site in question is a part of the existing garden to Chapter House which is adequately contained and separated visually from the existing house. It is within short distance of many walking/cycling paths, fishing venues and local businesses which could benefit from the additional tourist footfall and others further afield. In addition, the site has magnificent backdrops, on the north by the stunning Ochil Hills, which is a special landscape area (per map above) and immediately to the south Cleish Hills/Cleish valley, which is an existing landscape designation area, the low-key nature of the proposal should not raise any concerns.

## HEART 200 ROUTE

The proposed site is also along the new 'HEART 200' route. This route has a current demand and will increase in line with market trends as this route becomes more well known. In line with this type of attraction short stay accommodation on this route will be in demand, The Wee Stay Cabins will provide a high quality and secure environment for guests.

In short the Heart 200 is a new touring route of approximately 200 miles around Perth, Stirling, The Trossachs and Highland Perthshire – the very Heart of Scotland. In addition, this stunning journey uniquely links Scotland's two national parks, Loch Lomond & The Trossachs and the Cairngorms. The Wee Stay Cabins is uniquely placed to provide high quality accommodation for the HEART 200 route in addition to the main forecasted guest pool from Dundee, Glasgow and Edinburgh areas.

## Site Situation Justification

The location and situation of Chapter House are favourable for the extension of an existing short stay enterprise. Mr & Mrs Pilkington's personal expertise in running an existing short stay business on the site will enable the extension of the short stay accommodation facility to operate successfully. With these strengths to draw on, the business would like to establish a modest, top of the range luxury short stay facility.





## Insight Department: Perth and Kinross Factsheet | 2019

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Published: January 2021

 Visit  
Scotland | Alba<sup>TM</sup>





# Introduction

## Background Information and Aim

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This report provides a summary of statistics on tourism in Scotland's Perth and Kinross region. It gathers information from a suite of tourism monitors managed by VisitScotland's Insight Department, and other national statistics and commissioned research.

Most of the statistics are produced from surveys. The primary surveys used are:

- **The Great Britain Tourism Survey (GBTS)** that provides data for overnight visitors resident in Scotland, England and Wales. The survey is conducted through face-to-face interviews and is jointly commissioned by VisitScotland, VisitEngland and VisitWales. More information about the survey can be found on [visitbritain.org](http://visitbritain.org).
- **The International Passenger Survey (IPS)** which is run by the Office for National Statistics (ONS). This survey provides data for overseas visitors. Details about the survey and methodology used can be found on the ONS website and the VisitBritain website.  
**Please note:** In 2020, the methodology of IPS was revised to represent more accurately international visitors and all data was recalculated back to 2009. As a result, international figures in this report might differ from, and supersede, previously published IPS data.
- **The Great Britain Day Visits Survey (GBDVS)** that provides data for tourism day visitors resident in Scotland, England and Wales. More information about the survey can be found on [visitbritain.org](http://visitbritain.org).
- **The Scottish Accommodation Occupancy Survey (SAOS)** that provides data on occupancy in Scotland's tourist accommodation sectors.

While results from these surveys can give good precision at national level, at regional level they can be less reliable because they can be based on a relatively small sample size. This incurs a larger margin of statistical error reducing data reliability. Therefore results should be treated with caution.

To reduce error margins, it is useful to take an average over three years to provide a larger sample size. In this report, 3-year average figures have been calculated to provide a more robust basis for analysis of detailed data such as visitors' region of residence, purpose of travel, or seasonality of trips.

Annual visitor figures are provided on pages 6 and 7, as well as in the form of a historical trend chart on page 9. These ensure the publication is consistent with other regional factsheets published on [visitscotland.org](http://visitscotland.org) and indicate changes in tourism performance over time. Yet, it is recommended to refer to the 3-year average figures on page 3 when analysing volume and value of tourism in the region.

There are some differences between regions as identified by the GBTS and GBDVS, IPS, and SAOS.

This report starts with an **overall** evaluation of Perth and Kinross tourism performance in 2019. It then looks in more detail into the **international** and **domestic** overnight visitors to the region. Lastly, the report focuses on tourism day visits and the historical trend of tourism performance in the region since 2013.

### Sources

- Great Britain Tourism Survey (GBTS) 2019
- International Passenger Survey (IPS) 2019
- Great Britain Day Visits Survey (GBDVS) 2019
- Scottish Accommodation Occupancy Survey (SAOS) 2019
- Moffat Centre Visitor Attraction Monitor (VAM) 2019
- Scottish Annual Business Statistics (SABS): Sustainable Tourism by Local Authority Area 2018



# I. Overall Tourism in Perth & Kinross

## Latest Figures

Lady Mary's Walk

© 2021 VisitScotland / Crieff Succeeds / Damian Shields

### Overall Tourism Summary:

#### Visits, Nights and Spend in Perth & Kinross, 2017-2019 Annual Average Figures

| VISITS BREAKDOWN                     | Visits                       |                                 | Nights                       |                                 | Spend                      |                                 |
|--------------------------------------|------------------------------|---------------------------------|------------------------------|---------------------------------|----------------------------|---------------------------------|
|                                      | 2017-19<br>Average<br>(000s) | % Change<br>2016-18/<br>2017-19 | 2017-19<br>Average<br>(000s) | % Change<br>2016-18/<br>2017-19 | 2017-19<br>Average<br>(£m) | % Change<br>2016-18/<br>2017-19 |
| Europe                               | 75                           | +4%                             | 228                          | +15%                            | 29                         | +14%                            |
| North America                        | 30                           | -14%                            | 96                           | -8%                             | 12                         | -13%                            |
| Rest of World                        | 31                           | +41%                            | 264                          | +159%                           | 18                         | +132%                           |
| <b>Total International Overnight</b> | <b>136</b>                   | <b>+5%</b>                      | <b>588</b>                   | <b>+45%</b>                     | <b>59</b>                  | <b>+25%</b>                     |
| Scotland                             | 429                          | -2%                             | 1,076                        | -1%                             | 79                         | +10%                            |
| Rest of Great Britain                | 265                          | +16%                            | 1,040                        | +14%                            | 79                         | +18%                            |
| <b>Total Domestic Overnight</b>      | <b>694</b>                   | <b>+4%</b>                      | <b>2,116</b>                 | <b>+6%</b>                      | <b>158</b>                 | <b>+14%</b>                     |
| <b>Total Overnight Tourism</b>       | <b>830</b>                   | <b>+4%</b>                      | <b>2,704</b>                 | <b>+12%</b>                     | <b>217</b>                 | <b>+17%</b>                     |
| <b>Total Day Tourism</b>             | <b>5,530</b>                 | <b>-6%</b>                      | <b>N/A</b>                   | <b>N/A</b>                      | <b>177</b>                 | <b>-4%</b>                      |
| <b>Grand Total</b>                   | <b>6,360</b>                 | <b>-5%</b>                      | <b>2,704</b>                 | <b>+12%</b>                     | <b>394</b>                 | <b>+7%</b>                      |

Sources: IPS/GBTS/GBDVS, 2017-19. Figures may not sum up due to rounding.

National figures are available in the *Key Facts on Tourism in Scotland 2019* report published on [visitscotland.org](https://visitscotland.org).

# Visitors to Perth & Kinross

## Tourism Performance | 2019

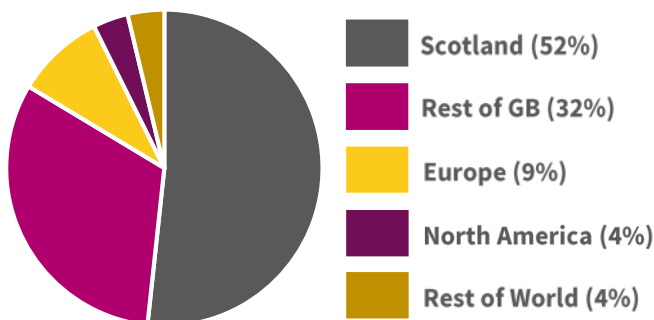
In 2019, Perth and Kinross witnessed **growth in overnight tourism**. Annual visitor figures suggest that domestic travellers increased slightly, while international visitor figures rose massively from 2018 when they were the lowest in a decade.

Looking at 3-year average figures offers us higher data reliability and gives us the chance to explore the drivers behind tourism performance in more detail. Between 2017 and 2019, there were 830,000 **overnight trips** per year on average to Perth and Kinross which marks a **4% growth** from 2016-2018. Number of **bednights** were 2.7 million per year (**+12%**), while average annual **expenditure** reached £217 million (**+17%**).

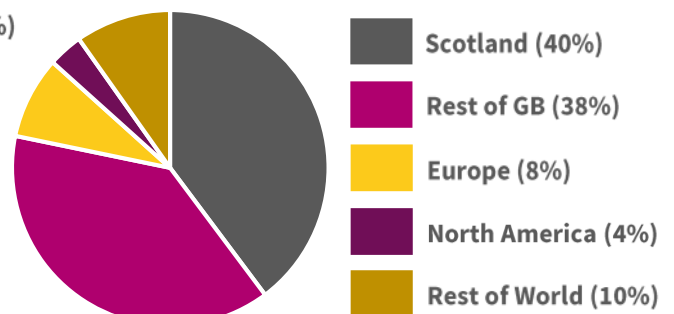
Unlike most of the other regions of Scotland where recent tourism performance was underpinned by a rise in Scottish travellers, Perth and Kinross experienced growth in overnight tourism due to **higher number of English and overseas visitors**. In 2017-2019, international travellers made 5% more trips to the region and spent 25% more money than in 2016-2018. The volume and value of tourism from the rest of Great Britain rose by a sixth over the same period. Nevertheless, **residents of Scotland continued to be essential** for tourism in Perth and Kinross, generating 52% of all overnight travel and 36% of all overnight expenditure in the region in 2017-2019.

Domestic **day tourism trips** in Perth and Kinross **declined** to 5.5 million per year (-6%) in 2017-2019. Associated annual spend dropped to £177 million on average (-4%), bringing the net tourism expenditure in the region **to nearly £400 million per year** between 2017 and 2019.

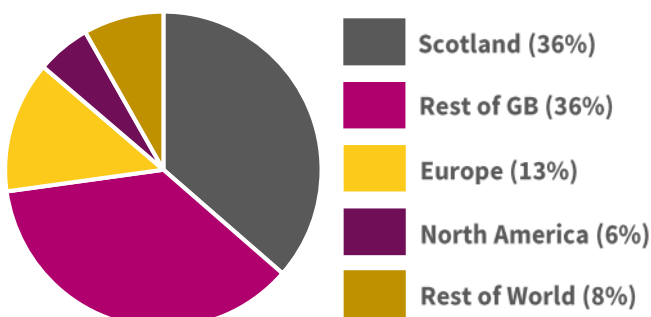
### Overnight Visits



### Nights



### Overnight Spend



Sources: GBTS/IPS, 2017-19. Figures may not sum up due to rounding.



# Regional Tourism Performance

## Local Statistics

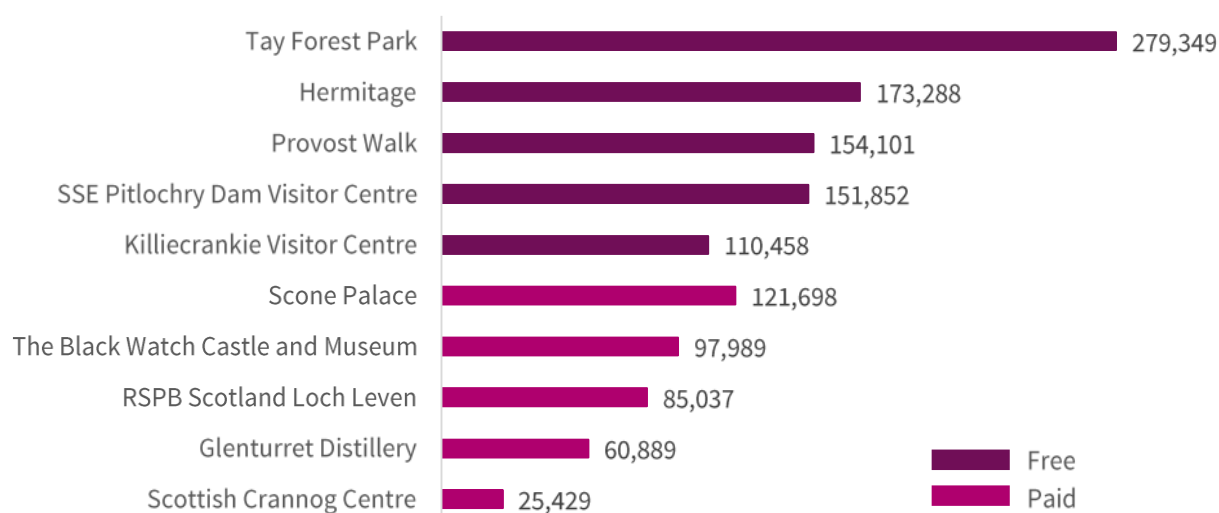
### Regional Sustainable Tourism\* – Business Units, Employment and Gross Value Added, 2018

| Local Authority   | Units  |                  | Employment |                  | GVA   |                  |
|-------------------|--------|------------------|------------|------------------|-------|------------------|
|                   | Number | % Change 2017/18 | (000s)     | % Change 2017/18 | (£m)  | % Change 2017/18 |
| Perth and Kinross | 677    | +2%              | 8.3        | +5%              | 203.5 | +4%              |

Source: SABS, 2018. Figures may not sum up due to rounding. For more information, visit [visitscotland.org](https://visitscotland.org).

\*The Scottish Government defines sustainable tourism as a growth sector including a number of business types [detailed on their website](#). Latest statistics were published on 24<sup>th</sup> June 2020 and cover the period up to 2018.

### Top Five Free and Paid Visitor Attractions in Perth & Kinross (with Visitor Numbers), 2019



Source: Moffat Centre Visitor Attraction Monitor, Glasgow Caledonian University, 2019.

VAM is solely owned and distributed by Glasgow Caledonian University Moffat Centre. If you are interested in participating in the accompanying survey or subscribing to the publication, please contact [info@moffatcentre.com](mailto:info@moffatcentre.com).

### Occupancy Rates by Accommodation Type and Month, Perth & Kinross 2019

| Month                       | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual |
|-----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|
| Hotel (Room Occ.)           | 46% | 63% | 64% | 62% | 75% | 79% | 77% | 85% | 82% | 70% | 56% | 33% | 66%    |
| Guest House/B&B (Room Occ.) | 31% | 31% | 25% | 34% | 49% | 39% | 47% | 61% | 49% | 31% | 10% | 22% | 39%    |
| Self-Catering (Unit Occ.)   | 23% | 34% | 31% | 57% | 41% | 45% | 70% | 58% | 46% | 59% | 28% | 28% | 38%    |
| Hostel (Bed Occ.)           | 47% | 50% | 84% | 50% | 62% | 49% | 57% | 68% | 59% | 51% | 83% | 55% | 59%    |

Source: SAOS, 2019.

## II. International Visitors to Perth & Kinross

### Overnight Tourism

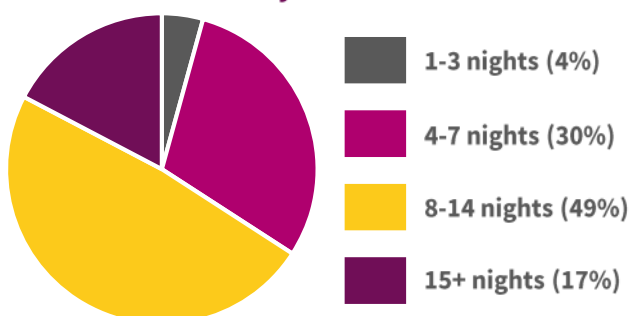
Figures suggest a **substantial growth in international tourism** to Perth and Kinross in 2019, with visits nearing 150,000 and spend totalling at £71 million. It is important to note that 2018 figures were the lowest in ten years and they were based on a relatively low sample size, so it is recommended to also consider the **3-year average** figures when evaluating changes in tourism performance. Between 2017 and 2019, seven in ten overseas travellers visited Perth and Kinross for a **holiday**, and half of all spent **between one and two weeks** in the region. International visitors have a strong preference for **summer** travel, with less than a quarter of all trips to the region occurring between October and March.

#### International Tourism Performance, 2019 and 2017-19 Annual Average Figures

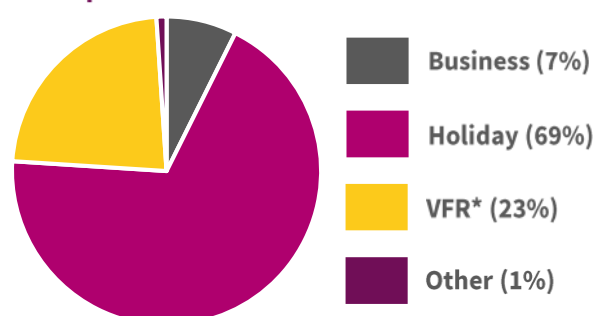
| Indicators              | Scotland          |                  | Perth & Kinross   |                   |                        |                          |
|-------------------------|-------------------|------------------|-------------------|-------------------|------------------------|--------------------------|
|                         | Key Facts in 2019 | % Change 2018/19 | Key Facts in 2019 | % Change 2018/19* | 2017-19 Annual Average | % Change 2016-18/2017-19 |
| Visits (000s)           | 3,460             | -7%              | 147               | +65%              | 136                    | +5%                      |
| Spend (£M)              | 2,538             | +7%              | 71                | +160%             | 59                     | +25%                     |
| Nights (000s)           | 27,385            | +8%              | 948               | +243%             | 588                    | +45%                     |
| Average length of stay  | 7.9 nights        | +16%             | 6.4 nights        | +108%             | 4.3 nights             | +38%                     |
| Average spend per day   | £93               | 0%               | £75               | -24%              | £100                   | -14%                     |
| Average spend per visit | £734              | +15%             | £486              | +58%              | £434                   | +19%                     |

Source: IPS, 2019. \*Percent change should be treated with caution due to low sample sizes for 2018 data.

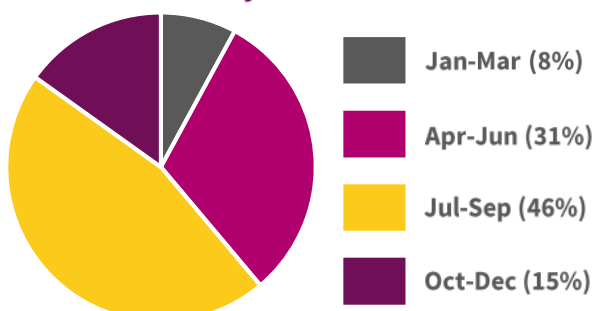
#### Duration of Stay



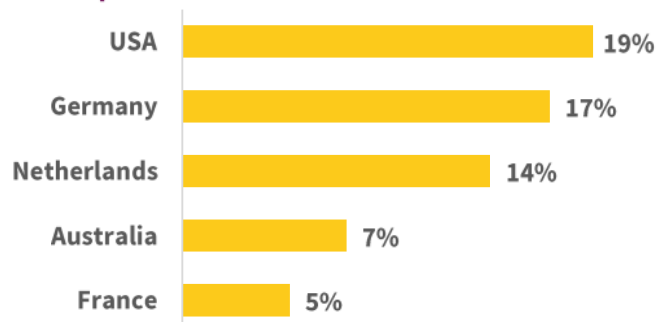
#### Purpose of Travel



#### Seasonality



#### Top 5 Overseas Markets



Source: IPS. All charts are based on 3-year average data (2017-2019).

\*VFR = Visiting friends or relatives.



## III. Domestic Visitors to Perth & Kinross

### Overnight Tourism

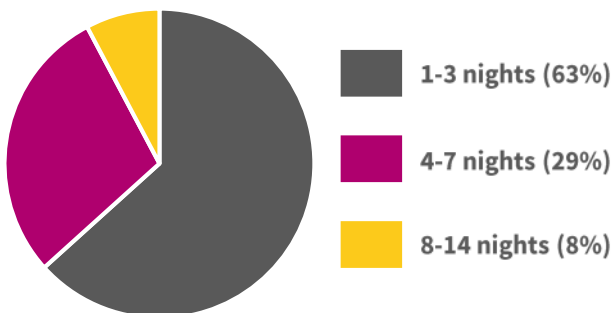
In 2019, domestic tourism performance in Perth and Kinross did not differ drastically from 2018. While **trips increased** by 3%, number of **bednights dropped** by 7% to 2.1 million. These changes seem to have not affected domestic overnight **expenditure** in the region which was **almost identical** at £171 million. The 2019 decreases in bednights and average length of stay were driven by a drop in trips lasting longer than a week which in 2018 were much more than in any other recent year. The impact this had on visitors' average spend per trip in 2019 was largely offset by an increase in average daily spend underpinned by a higher proportion of **English visitors**. Nearly half of all domestic trips to Perth and Kinross between 2017 and 2019 were made by people over the age of 55.

#### Domestic Overnight Tourism Performance, 2019

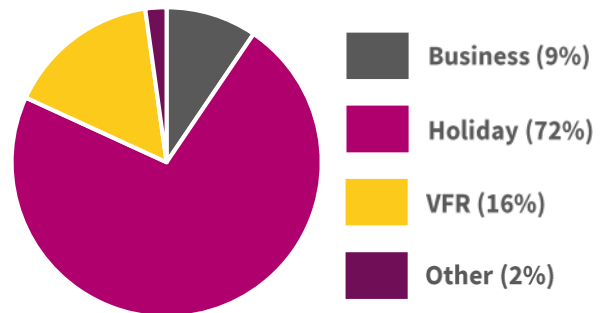
| Indicators              | Scotland          |                  | Perth & Kinross   |                  |                        |                          |
|-------------------------|-------------------|------------------|-------------------|------------------|------------------------|--------------------------|
|                         | Key Facts in 2019 | % Change 2018/19 | Key Facts in 2019 | % Change 2018/19 | 2017-19 Annual Average | % Change 2016-18/2017-19 |
| Visits (000s)           | 13,810            | +17%             | 722               | +3%              | 694                    | +4%                      |
| Spend (£M)              | 3,200             | +16%             | 171               | +1%              | 158                    | +14%                     |
| Nights (000s)           | 46,413            | +15%             | 2,122             | -7%              | 2,116                  | +6%                      |
| Average length of stay  | 3.4 nights        | -2%              | 2.9 nights        | -10%             | 3 nights               | +2%                      |
| Average spend per day   | £69               | +1%              | £81               | +8%              | £75                    | +8%                      |
| Average spend per visit | £232              | -1%              | £237              | -3%              | £227                   | +10%                     |

Source: GBTS, 2019.

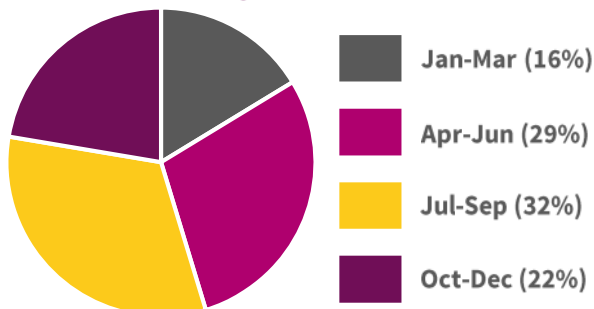
#### Duration of Stay



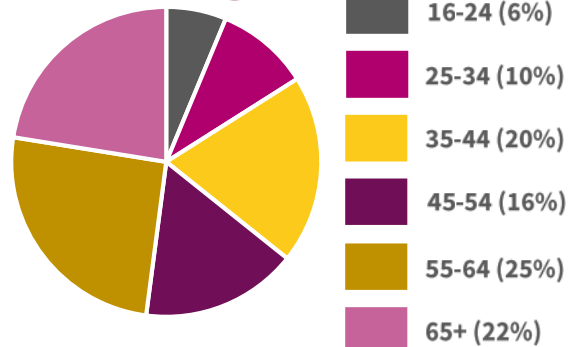
#### Purpose of Travel



#### Seasonality



#### Visitors' Age



Source: IPS. All charts are based on 3-year average data (2017-2019).  
Figures may not sum up due to rounding.

# Domestic Day Visits to Perth & Kinross

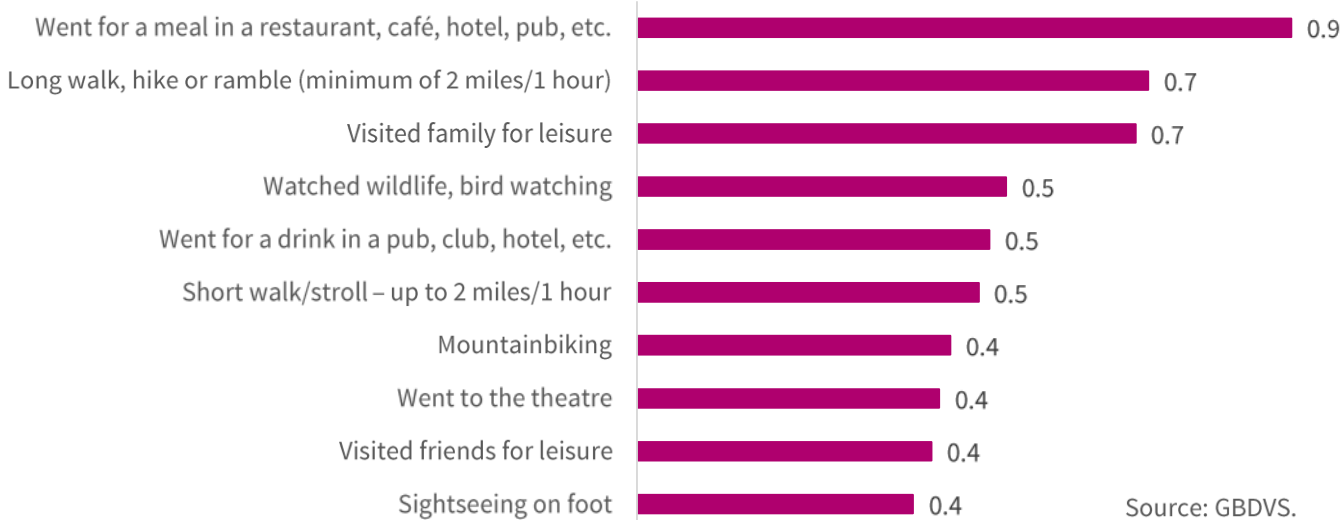
## Tourism Performance and Activities

### National and Regional Domestic Day Visit Tourism Performance, 2017-2019 Average Figures

|                 | Visits                    |                          | Spend                       |                          |
|-----------------|---------------------------|--------------------------|-----------------------------|--------------------------|
|                 | 2017-19 Average (million) | % Change 2016-18/2017-19 | 2017-19 Average (£ million) | % Change 2016-18/2017-19 |
| Scotland        | 140.8                     | -2%                      | 5,749                       | +5%                      |
| Perth & Kinross | 5.5                       | -6%                      | 177                         | -4%                      |

Source: GBDVS.

### Most Popular Activities Undertaken as Part of a Day Trip, Perth & Kinross: 2016-18 Average Annual Figures (Number of Day Trips in Millions)



Source: GBDVS.

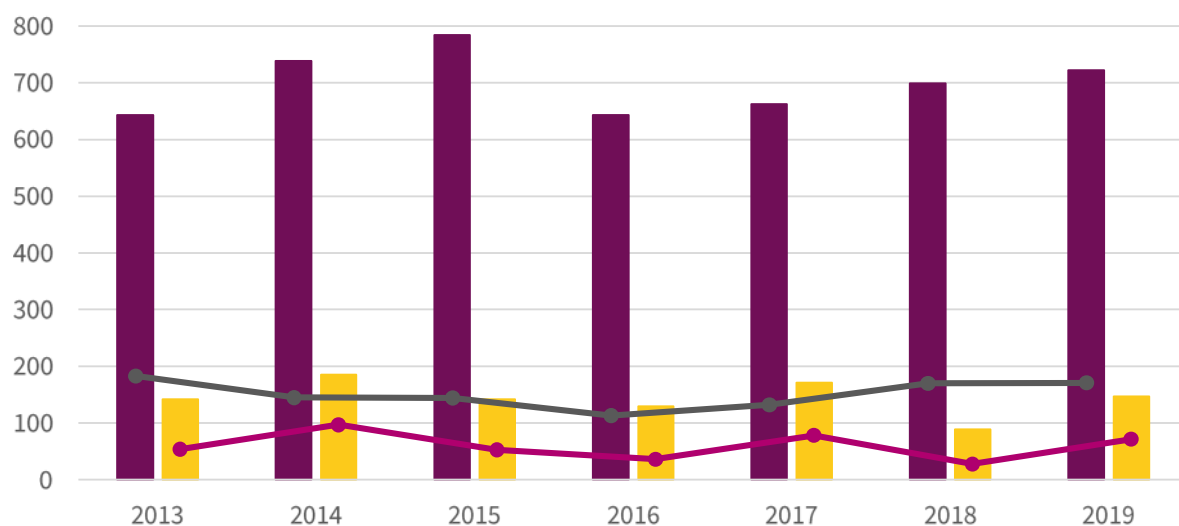


# Visitors to Perth & Kinross

## Historical Trend Information | 2013 - 2019

In the context of the previous several years, 2019 – the year in which the region hosted the Solheim Cup – was a very good year for overnight tourism to Perth and Kinross. Total overnight **trips** were at their **highest since 2015**, while associated **expenditure** was the **highest in seven years**. Tourism performance in the region is largely driven by British residents who accounted for 84% of all overnight trips and 73% of all overnight spend between 2015 and 2019. After decreasing in 2016, the volume and value of **domestic** overnight tourism to Perth and Kinross **grew for a third consecutive year** in 2019. Following a few years of steady growth, international tourism performance in the region has become more variable and unpredictable since 2014.

### Domestic and International Overnight Tourism, 2013-2019



Domestic Trips (000s) Overseas Trips (000s) Domestic Spend (£m) Overseas Spend (£m)

Sources: GBTS, IPS.

### Domestic and International Overnight Visits, 2013-2019

|                        | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|------------------------|------|------|------|------|------|------|------|
| Domestic (000s)        | 643  | 738  | 784  | 643  | 662  | 699  | 722  |
| International (000s)   | 142  | 185  | 142  | 129  | 171  | 89   | 147  |
| Total Overnight (000s) | 785  | 923  | 926  | 772  | 833  | 788  | 869  |


Sources: GBTS, IPS.

### Domestic and International Overnight Spend, 2013-2019

|                      | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|----------------------|------|------|------|------|------|------|------|
| Domestic (£m)        | 183  | 145  | 144  | 113  | 132  | 170  | 171  |
| International (£m)   | 53   | 97   | 53   | 36   | 78   | 27   | 71   |
| Total Overnight (£m) | 236  | 242  | 197  | 149  | 210  | 197  | 242  |

Sources: GBTS, IPS.





## Appendix

### USING AND INTERPRETING STATISTICAL DATA

Sources: Data is sourced from the Office for National Statistics' International Passenger Survey (IPS), The Great Britain Tourism Survey (GBTS), The Great Britain Day Visits Survey (GBDVS), Scottish Accommodation Occupancy Survey (SAOS), Moffat Centre's Scottish Visitor Attraction Monitor (VAM) and ONS' Scottish Annual Business Survey (SABS).

### SAMPLE SIZES

Analysis of sub-groups, such as trips by purpose or demographic group, relies on smaller sample sizes that can be unreliable. Where this is a particular issue, methods to aggregate data, such as using a 3-year average instead of single-year data, have been used. Before using the data, it is important to recognise the limitations of using a small sample size. Further information, including methodology and sample sizes, can be found on the VisitBritain website [www.visitbritain.org](http://www.visitbritain.org) (Insights & Statistics section).

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