

Scott Hobbs Planning

Planning Statement on behalf of:
River Tay Development Ltd

Date:

08 November 2023

Planning Statement

Proposed Residential Development,
Zone 4, Taymouth Castle Estate,
Kenmore, PH15 2NT

shp 



Info

Application for Planning Permission:

Proposed amendments
to the layout and design
of homes approved by
planning permissions
03/02250/PPLB and
11/00533/FLM

The Site

This Planning Statement supports a
planning application for proposed
residential development and amendments
to the layout and design of homes
approved by planning permissions
03/02250/PPLB and 11/00533/FLM at
Zone 4, Taymouth Castle Estate,
Kenmore, PH15 2NT



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NPF4

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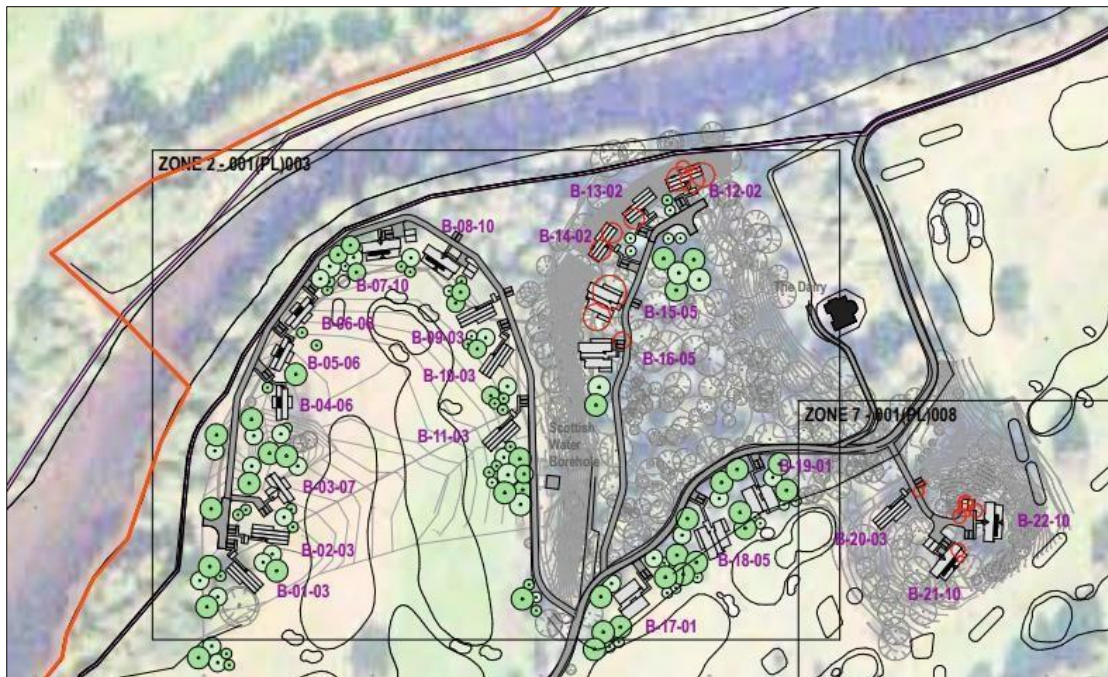
1.0 Introduction

- 1.1 This Planning Statement is prepared on behalf of River Tay Development Ltd ('the Applicant') who is seeking detailed planning permission for residential development amendments to the layout and design of homes approved by the extant 2005 (0302250/PPLB) and 2011 (11/00533/FLM) planning permissions at Taymouth Castle Estate, Kenmore. Development commenced through the implementation of the first consent in late 2005, however worked ceased in late 2006 when the company undertaking the works went into administration. Planning and listed building consent was granted for development on site in June 2011. Development commenced on the second consent but again ceased due to funding uncertainties.
- 1.2 This Planning Statement supports the planning applications within Zone 4 of the Taymouth Estate. The proposals within the wider estate are broken down into Zones for masterplanning purposes.

Background

- 1.3 The masterplan submitted alongside the 2011 planning permission also split the proposed housing across the Taymouth Estate into separate zones. The 2011 approved masterplan is titled 'Estate Masterplan, Dwg No:001.L(90)001, Rev:F' and previously referred to the housing in this area as 'Zone 2' and partially, 'Zone 7'. Figure 1 below shows the layout and design of homes that were approved by that planning permission. The current application, described in Section 4 below, amends the layout in this zone and updates the house types being proposed.

Figure 1: Extract of the approved 2011 masterplan showing the zones relevant to this planning application



- 1.4 The 2011 consent has been implemented and the homes as consented could be delivered in their currently approved locations and designs. The principle of residential development in this area has already been established.
- 1.5 The Planning Statement will demonstrate that the modest amendments to the extant planning permissions of 2005 and 2011 in terms of the house types and positioning, the introduction of housing in new locations and the conversion of the Old Dairy Building is acceptable in the context of planning policy. It will also emphasise the improvements that have been made on the previously consented proposals in terms of technical matters.
- 1.6 This Planning Statement is part of a suite of documents supporting the planning application as follows:
- **Planning Statement**
 - Design Statement
 - Heritage Statement
 - Flood Risk Report
 - Ecology Statement

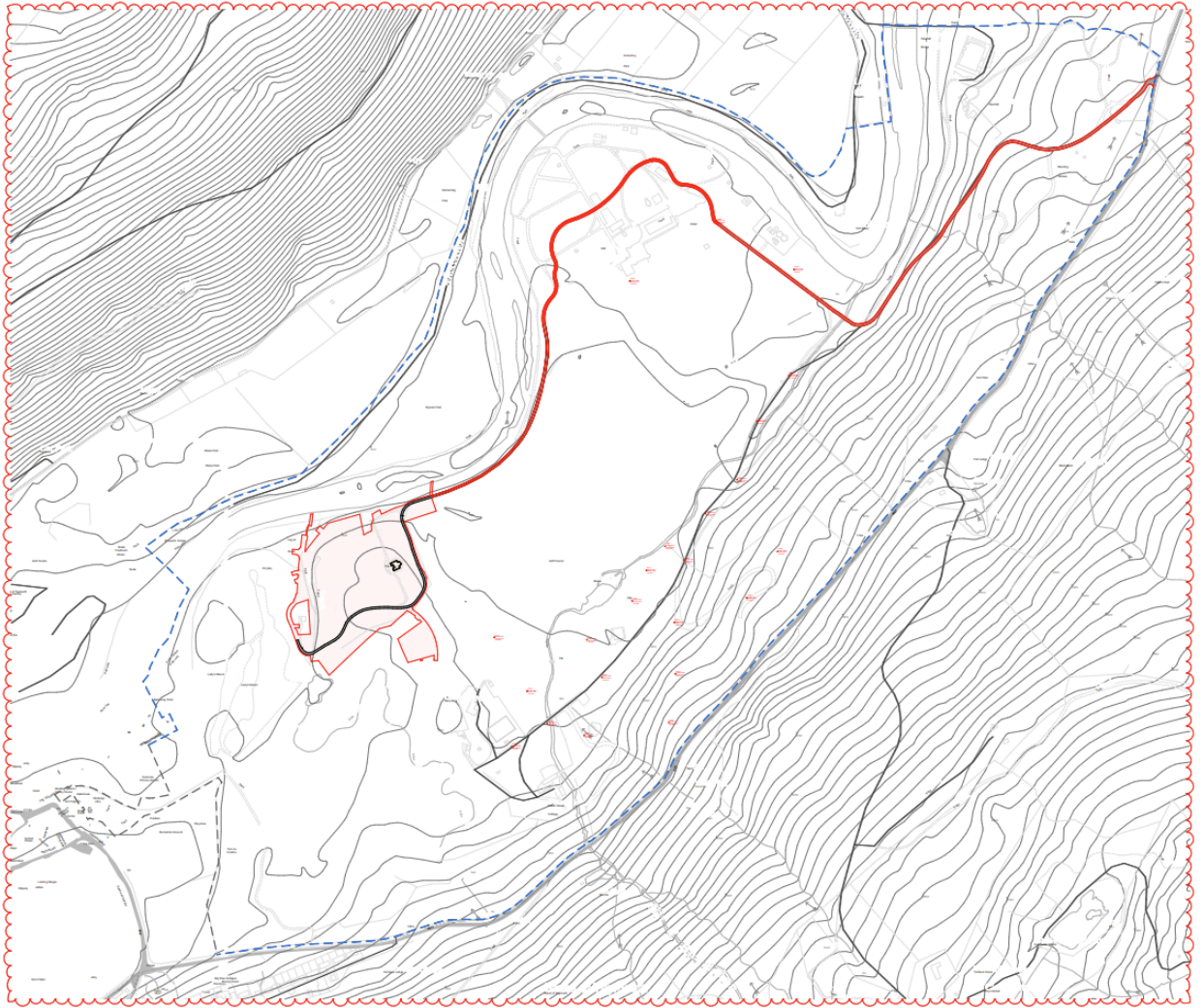
- Arboriculturalist Report

1.7 The Planning Statement will describe the sites and the surrounding area; explain the planning history; describe the proposed development; consider the proposed development against the Development Plan and other material considerations; and reach conclusions on the acceptability of the proposed development.

2.0 Site and Surroundings

- 2.1 Taymouth Castle Estate is located in Highland Perthshire approximately 1.5km northeast of the village of Kenmore. The Castle is a Category A Listed Building which sits within an extensive estate which is designated as a Designed Garden and Landscape. There are a number of other Category B and C Listed Buildings and structures within the estate. The River Tay runs from the southwest corner of the estate in a north easterly direction past Taymouth Castle. The A827 public road which links Kenmore with Aberfeldy to the east is situated to the southeast of the application site. The village of Kenmore is located directly adjacent to the southwest boundary of the application site.
- 2.2 The Estate is bounded to the north and east by the River Tay, to the south by the public road, A827 and to the west by the village of Kenmore. The village of Kenmore is split into north and south section by the River Tay. The north section of the village has a predominantly tourism and leisure use whilst the south is predominantly residential. Figure 2 shows the location of Zone 4 within Taymouth Castle Estate. Zone 4 is bound by the River Tay immediately to the north. The land to the east, south and west is to be developed as part of the Golf Course.

Figure 2: Zone 4 Location Plan



3.0 Planning History

3.1 Taymouth Castle Estate has been subject to a variety of applications over the years, the most relevant of which have been listed in the table in Appendix 1. This table is not an exhaustive list of applications within the Estate but provides a clear overview of the most recent and relevant applications approved within the Estate. The extant planning permissions were granted in 2005 and 2011, both of which have been implemented and remain live in perpetuity.

- 3.2 In March 2005 planning permission (reference 03/02250/PPLB) was granted for the redevelopment of Taymouth Castle Estate to include the restoration of the castle to form a hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. The construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infra structure and engineering works including sewage treatment works and associated landscaping and maintenance proposals.

- 3.3 In July 2011 planning permission was granted for the erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to the golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of the castle.

- 3.4 Appendix 1 provides an overview of the planning history relevant to the housing applications within Taymouth Estate. Table 1 below details recently approved housing applications within Taymouth Estate.

Table 2: Recently approved housing applications within Taymouth Estate

Reference	Address	Description	Decision and Date
22/01484/FLL	Taymouth Castle, Kenmore, PH15 2NT	Erection of 8 estate properties, 2 garages and associated works (Zone D2)	16/02/2023
22/01485/FLL	Taymouth Castle, Kenmore, PH15 2NT	Erection of 6 estate properties, a garage and associated works (Zone D1)	16/02/2023
22/01486/FLL	Taymouth Castle, Kenmore, PH15 2NT	Erection of 5 estate properties, a replacement estate property, 6 garages and associated works (Zone C4)	15/03/2023
22/01487/FLL	Taymouth Castle, Kenmore, PH15 2NT	Erection of 5 estate properties and associated works (Zone C1)	16/02/2023

4.0 The Proposed Development

- 4.1 Eighteen residential units are proposed within Zone 4. Nine of these represent modest repositioning within largely the same plots as approved through the extant planning permission from 2011. The remaining nine units are in new locations. This is illustrated in Figure 3 below which shows that in comparison to the 2011 masterplan and the specific area identified in Figure 1, the Zone 4 residential area is smaller, more compact and reduces the number of units fronting the River Tay.
- 4.2 Figure 3 below shows the current proposals. The previously approved house locations are outlined in blue. In comparing Figures 1 and 2 the current proposals represent a reduction in the number of units proposed and the area over which residential units are to be located. The area in Figure 1 where plots B-01-03, B-02-03, B-03-07, B-04-06, B-05-06, B-06-06, B-07-10, B-08-10, B-09-03, B-10-03, B-11-03 are located, is no longer to be developed for residential purposes. It will instead be developed as part of the upgraded golf course as consented through the discharge of condition 42 associated with planning permission 11/00533/FLM.

4.3 Figure 1 illustrates the location of the 22 residential units that were consented as part of the approved 2011 masterplan. 18 units are proposed through the current Zone 4 proposals. 9 of these units are to be located in largely the same location as 9 of the units detailed in the 2011 masterplan. However, the other 9 are proposed in entirely new locations to the east.

Figure 3: Proposed Zone 4 Masterplan



4.4 Development within Zone 4 is broken down into seven separate applications including a total of 18 residential units. The details of these are as follows:

- Z4-01 – Erection of 9 estate properties, construction of access roads connecting to existing estate roads and associated works (Z4-01). Covering an area of approx. 1.45ha.
- Z4-02 – Erection of 7 estate properties, construction of access roads connecting to existing

estate roads and associated works (Z4-02). Covering an area of approx. 1.80ha.

- Z4-03 – Change of use and alterations to dwellinghouse to form clubhouse, formation of outdoor seating area, access track and parking area and installation of private foul water treatment plant at The Dairy, Taymouth Castle, Kenmore. Covering an area of approx. 1.83ha
- Z4-03 (Associated Listed Building Consent application) Internal and external alterations, including introduction of exterior seating area, and construction of new floor space at first floor level. Covering an area of approx. 1.83ha.
- Z4-04 – Erection of 2 estate properties and 2 garages, construction of access road connecting to existing estate road and associated works (Z4-04). Covering an area of approx. 0.40ha.
- Access Road – Formation of vehicular access road to provide access between Zone 4 housing site and East Gate.

4.5 Siting of the houses has taken full cognisance of any critical views or vistas across the estate, and in particular the key views identified in the landscape management plan for the estate. A significant opportunity is accommodating views towards Kenmore village and Loch Tay, and across the golf course. House locations and orientation have been developed to maximise these views whilst minimising visual intrusion on the designed landscape.

Z4-01 Proposal

4.6 Z4-01 comprises 9 houses, as detailed and shown in Figure 5 below.

Figure 5: Site plan showing batch Z4-01



4.7 The site of Z4-01 previously received consent through the extant 2005 and 2011 planning permissions for the erection of 5 residential units as detailed in Figure 4 & 5. The current proposals see a moderate increase in the footprint of, and re-orientation of these 5 units and the erection of a further 4 units bring the total to 9. These are the two plots to the east of the main access track and the two plots to the west of the main access track which are at each end of the row of proposed housing. The new plots within Z4-01 are achievable and can be constructed without any detriment to the site and wider estate. This is evidenced through the supporting Flood Risk Assessment, Drainage Strategy, Tree Survey and Ecology Report submitted as part of the application.

Z4-02 Proposal

4.8 Z4-02 comprises of 7 houses, as detailed and shown in Figure 5 below.

Figure 5: Site plan showing batch Z4-02



4.9 The site of Z4-02 previously received consent through the extant 2005 and 2011 planning permissions for the erection of 4 residential units as detailed in Figures 4 & 6. The current proposals see a moderate increase in the footprint of, and re-orientation of these 4 units and a further 3 units are to be added, on the north side of the existing access road, making a total of 7. The new plots within Z4-01 are achievable and can be constructed without any detriment to the site and wider estate. This is evidenced through the supporting Flood Risk Assessment, Drainage Strategy, Tree Survey and Ecology Report submitted as part of the application.

Z4-03 Proposal

4.10 Z4-03 relates to the category A listed, Old Dairy Building within Taymouth Estate. The proposed site plan is detailed in Figure 6 below.

Figure 6: Site plan showing batch Z4-03



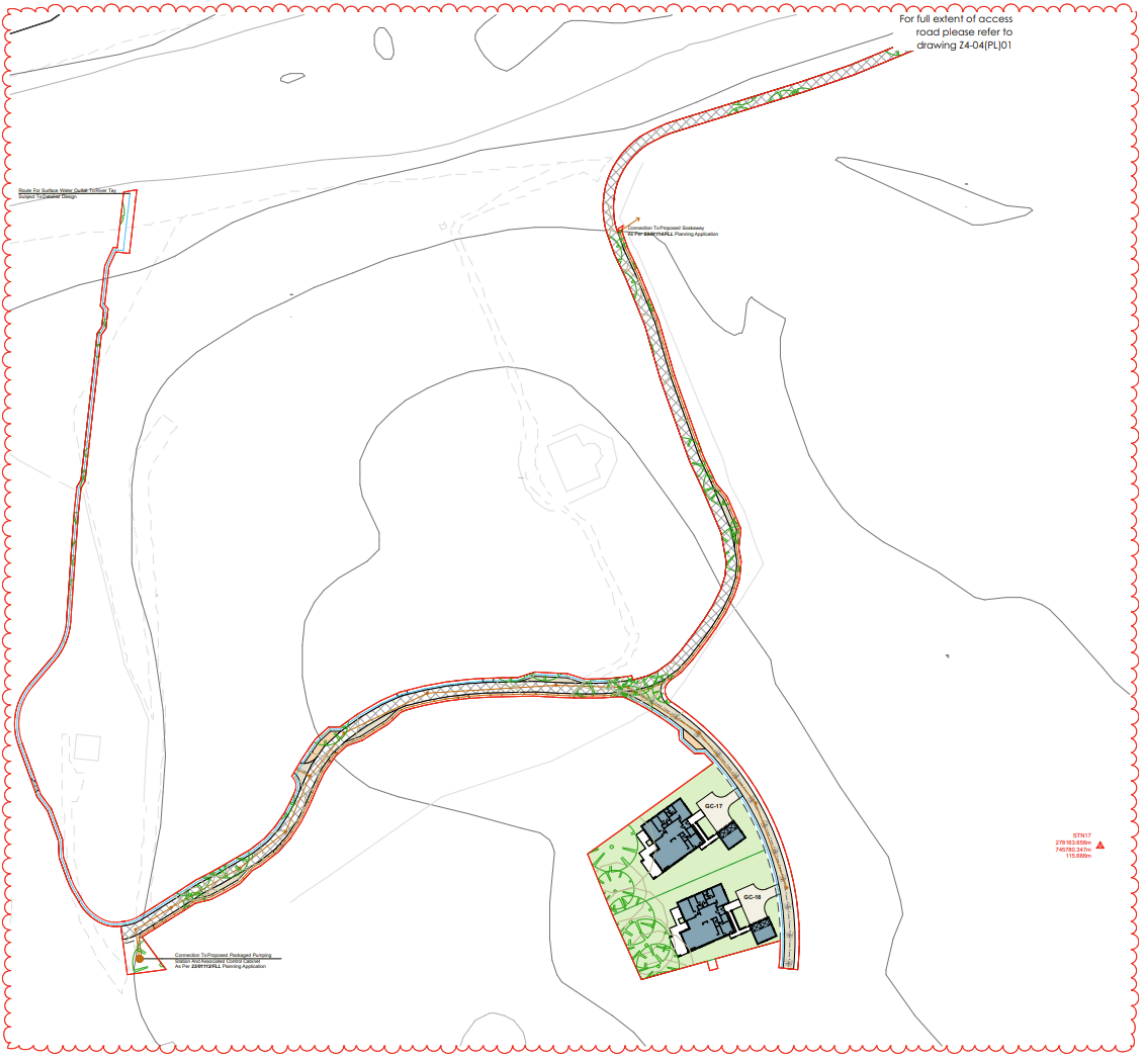
4.11 Proposals for the listed building include change of use and alterations to form a clubhouse, the formation of an outdoor seating area, access track and parking area and the installation of a private foul water treatment plant. The submitted HIA titled 'Heritage Impact Assessment – Taymouth Castle Dairy, Kenmore – October 2023' provides a detailed justification for the proposals and the works which are to be carried out on the listed building.

4.12 As detailed in Figure 3, Zone 4 will be bound by the River Tay to the north and the golf course to the east, south and west. The clubhouse will support the golf course and will provide toilet facilities, a small retail space and a bar and dining area. The private foul water treatment plant will service the clubhouse and the residential development within Zone 4.

Z4-04 Proposal

4.13 Z4-04 comprises of 2 houses, as detailed and shown in Figure 7 below.

Figure 7: Site plan showing batch Z4-04



- 4.14 The location of plots GC-17 and GC-18 as detailed in Figure 7 are in the approximate location of plots B-20-03, B-21-10 and B-22-10 as detailed in the approved 2011 masterplan (Figure 1)
- 4.15 Therefore, the proposals for site Z4-04 will see a reduction in the number of units, from the approved 3 to 2. The new plots within Z4-04 are achievable and can be constructed without any detriment to the site and wider estate. This is evidenced through the supporting Flood Risk Assessment, Drainage Strategy, Tree Survey and Ecology Report submitted as part of the application.

Design and Materials

- 4.16 The design of the proposed housing has been carefully considered as part of the design process to harmonise and blend in with the landscape environment of Taymouth Estate. The proposed housing designs have been modestly enlarged to increase the footprint and area of the building envelope whilst minimising the volume of the proposed house design.
- 4.17 The roof finish to pitched flat roofs is to be in standing seam zinc or grey finished metal roofing. Rainwater goods are to be metal and finished in graphite grey paint finish. UPVC and plastic fascias, soffits and eaves and other external finishes are not permitted.
- 4.18 Walls shall be principally in timber (cedar or larch if untreated), natural local stone (Grey whinstone unless agreed otherwise). Timber will be either natural (with pre-weathered coating to provide a consistent silver/grey weathered look from the onset), or if stained in a in a colour consistent with the agreed estate colour range palate.
- 4.19 Windows and doors should have high quality timber frames aluminium clad finished in grey or to compliment wall finishes and will have a vertical emphasis. Larger areas of glazing are permitted if carefully located to take advantages of light, solar gain, and outward views from the house.
- 4.20 The proposed external decking will be of timber construction and the balustrades to balconies will be of glass construction. Any exposed steelwork will be finished in a graphite grey paint to limit its prominence.
- 4.21 The proposed material palette has been carefully selected to harmonise with the natural environment and to reduce the visual impact and prominence of the proposed houses. The materials proposed are largely sustainable and effort will be made to locally source materials such as the natural stone, which is a key building material for the proposed houses.
- 4.22 The houses have been designed and positioned carefully to take into account adjacent trees and their root protection areas as well as taking into account the harsh gradient of the land across various plots. The massing of the two storey houses with basement levels have been carefully designed to sit against these steep gradients to reduce the prominence and visual impact such a tall structure would have upon the landscape of the estate. Each plot is served by a generous garden with ample space to enjoy the private amenity space and provide sufficient private parking for residents.

4.23 Full details of the proposed development and the scheme evolution can be found within the Design Statement submitted in support of this application.

5.0 Development Plan

- 5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Development Plan of relevance to the determination of the planning applications is the National Planning Framework 4 (NPF4) which sets out spatial principles, regional priorities, national developments and national planning policy, and the Perth and Kinross Local Development Plan 2019 which sets out specific and detailed policies to guide the location and form of development within Perth and Kinross.

NPF4

- 5.3 **Policy 1 – Tackling the Climate and Nature Crises** states that when considering all development proposals significant weight will be given to the global climate and nature crises.
- 5.4 The proposals seek planning permission for the erection of 18 residential units within Taymouth Castle Estate. A total of 9 units relate to the amendments to the layout and design changes to the housing approved under the extant 2005 and 2011 planning permissions. The remaining 9 units are in new locations and so should be assessed accordingly. The proposals are all relatively modest in terms of height changes, re-location of houses and general design changes and the planning application and accompanying documents demonstrate that they will not have a harmful impact on the character of the wider estate. The proposals have been designed with reference to climate change by the use of low carbon materials and taking into account the potential impact of flooding on the approved house plots by ensuring the finished floor levels are of sufficient height. Full details are provided in the Flood Risk Assessment. The proposals comply with Policy 1.
- 5.5 **Policy 2 – Climate Mitigation and Adaptation** states:
- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
 - b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.
- 5.6 The proposals have been designed with reference to climate change by the use of low carbon materials and taking into account the potential impact of flooding on the approved house plots by ensuring the finished floor levels are of sufficient height. The proposals comply with Policy 2.
- 5.7 **Policy 3 – Biodiversity** states that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. It also states that measures should be appropriate to the nature and scale of the development.
- 5.8 A Phase One Habitat Survey of Zone 4 has been carried out. The proposed residential development and amendments to the layout and design changes to the previously approved housing under the extant 2005 and 2011 planning permissions will not have a significant impact upon the biodiversity of the application site. There will also be no negative impacts upon species such as badgers, bats, birds or squirrels provided the recommendations set out in the Ecology Assessment are adhered to. The survey concluded that whilst development within housing Zone 4 will result in the loss of low value semi-natural habitat, there will be a negligible adverse impact on biodiversity from these habitats. It also concluded that the proposals would in fact have a positive effect on biodiversity in the area. The proposal is therefore in accordance with Policy 3.
- 5.9 **Policy 4 – Natural Places** states that development proposals that are likely to have a significant effect on a Special Area of Conservation and which are not directly connected with or necessary to their conservation management are required to be considered in terms of their implications for conservation objectives.
- 5.10 The proposals seek to amend the design and layout of 9 of the residential units included in the extant planning permissions of 2005 and 2011, as well as introduce 9 units in a different location. As a result, residential development will be concentrated to the proposed Zone 4 area. In comparison to the 2011 consent the latest proposals will have less of an impact on the natural environment and the wider Taymouth Estate because of the fact that the residential development will be concentrated within a smaller area. The proposals comply with Policy 4.

- 5.11 **Policy 6 – Forestry, Woodland and Trees** states that development proposals will not be supported if they result in the loss of ancient woodlands or have an adverse impact on native woodlands, hedgerows and individual trees of high biodiversity value. The submitted Arboricultural Assessment considers the potential impact of building and development and the introduction of associated infrastructure on the tree population as found within the Zone 4 site. It justifies the proposed residential development within Zone 4 and details why it will have no adverse implications for native woodlands, hedgerows and individual trees. Ultimately, the proposals comply with Policy 6 of NPF4.
- 5.12 **Policy 7 – Historic Assets and Places** states that development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- 5.13 Taymouth Estate is a designated Gardens and Designed Landscape. The proposals seek to amend the design and layout of 9 of the residential units included in the extant planning permissions of 2005 and 2011, as well as introduce 9 units in different locations. Given the nature of the proposals it is not envisaged that they these amendments will have a harmful impact on the setting of the Gardens and Designed Landscape.
- 5.14 The proposals for the category A listed, Old Dairy Building within Taymouth Estate involve the change of use and alterations to form a clubhouse, the formation of an outdoor seating area, access track and parking area and the installation of a private foul water treatment plant. The proposals will involve the restoration and repainting of the existing timber rustic columns and the careful restoration of the existing slate roof. All works associated with the building will be respectful of its historic status and the character of the wider estate. The submitted HIA titled 'Heritage Impact Assessment – Taymouth Castle Dairy, Kenmore – October 2023' provides a detailed justification for the proposals and the works which are to be carried out on the listed building.
- 5.15 The proposal is therefore in accordance with Policy 7.
- 5.16 **Policy 12 – Zero Waste** states that development proposals will seek to reduce, reuse or recycle materials in line with the waste hierarchy.

- 5.17 The proposal seeks to use locally sourced natural stone as a primary material for the external walls of the proposed housing. It is also proposed to use sustainable materials such as timber for external features such as sections of cladding, decking and windows and doors. A number of the proposed houses will also feature solar panels to their elevation roof slopes to assist with the generation of renewable energy. The proposal is therefore in accordance with Policy 12.
- 5.18 **Policy 14 – Design, Quality and Place** states that development proposals should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. The Policy also requires that development proposals will be supported where they are consistent with the six qualities of successful places: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable.
- 5.19 The proposals relate to the amendments to the layout and design changes to the housing approved under the extant 2005 and 2011 planning permissions. These proposed changes are all relatively modest in terms of height changes, re-location of houses and general design changes. Therefore, they will not have a harmful impact on the character of the wider estate. The proposals have been designed with reference to climate change by the use of low carbon materials and taking into account the potential impact of flooding on the approved house plots by ensuring the finished floor levels are of sufficient height. The design of the proposals are further justified by the submitted Design and Access Statement. The proposal is therefore in accordance with Policy 14.
- 5.20 **Policy 17 – Rural Homes** states that development proposals for new homes in rural areas will be supported where the development is suitably scaled, site and designed to be in keeping with the character of the area and the development.
- 5.21 The proposals seek to amend the design and layout of 9 of the residential units included in the extant planning permissions of 2005 and 2011, as well as introduce 9 units in different locations. The latest proposals will therefore have a lesser impact on the character of the area in comparison to the development granted in 2011. The proposals have been designed to integrate well with the rural character of the area.
- 5.22 **Policy 22 – Flood Risk and Water Management** states that development proposals will not:

- Not increase the risk of surface water flooding to others, or itself be at risk.
- Manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer.
- Seek to minimise the area of impermeable surface.

5.23 The proposals will not increase the risk of surface water flooding to both itself and neighbouring developments, will incorporate sustainable urban drainage systems and will seek to minimise the area of impermeable surface. The flooding and drainage solutions are justified and detailed in the Flood Risk Assessment and Drainage Strategy which have been submitted as part of this application. Ultimately, the proposals comply with Policy 22.

Perth and Kinross Local Development Plan 2019

5.24 **Policy 1A: Placemaking** – Development must contribute positively to the quality of the surrounding built and natural environment and the design, density and siting of development should respect the character and amenity of the place including improvement to links within and, where practical beyond, the site. All development should be planned and designed with reference to climate change, mitigation and adaptation.

5.25 The proposals are all relatively modest in terms of height and general design and have been assessed to consider the impact on the character of the wider estate. The proposals have been designed with reference to climate change by the use of low carbon materials and taking into account the potential impact of flooding on the approved house plots by ensuring the finished floor levels are of sufficient height. The Design and Access Statement titled 'Amendments to Consented Housing (Areas Z4-01, Z4-02, Z4-03, Z4-04, Z4-05 and proposed new access track)', dated September 2023, justifies the proposed design and details the reasoning for its compliance with local and national policy. The proposal is therefore in accordance with Policy 1A.

5.26 **Policy 1B: Placemaking** – All proposals should meet all ten of the placemaking criteria:

- Create a sense of identity by developing a coherent structure of streets, spaces and buildings, safely accessibly from its surroundings.

- consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
- the design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- respect an existing building line where appropriate or establish one where none exists. Access, uses and orientation of principal elevations should reinforce the street or open space.
- all buildings, streets and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport
- buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind where possible.
- existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals; and
- incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.
- Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).
- Sustainable design and construction.

- 5.27 The amended design and layouts respect the site topography by positioning the houses to attach to the steep gradients across the application zones. The proposed design reduces the visual prominence of the houses within the attractive landscape setting of the estate. The housing has been zoned and positioned to create small clusters of detached houses within the estate. As there are no pre-defined building lines the proposal seeks to position each house within its respective, generous plot. It would not be suitable to define a straight building line given the location and setting of the housing. The proposal will link to the wide network of paths within the estate that link to surrounding areas. The proposal will provide adequate storage and collection arrangements for refuse and will be of a sustainable design and construction. The Design and Access Statement titled 'Amendments to Consented Housing (Areas Z4-01, Z4-02, Z4-03, Z4-04, Z4-05 and proposed new access track)', dated September 2023, includes a Visual Impact Assessment on page 16. It considers the visual impact of the proposed housing amendments as compared to the residential estate properties approved under the 2011 extant consent and lists the improvements that have been made.
- 5.28 The proposals for the category A listed, Dairy Building within Taymouth Estate involve the change of use and alterations to form a clubhouse, the formation of an outdoor seating area, access track and parking area and the installation of a private foul water treatment plant. The proposals will involve the restoration and repainting of the existing timber rustic columns and the careful restoration of the existing slate roof. All works associated with the building will be respectful of its historic status and the character of the wider estate. The submitted Heritage Statement further supports the proposals associated with Dairy Building, providing a more in depth analysis of its history, and internal and external features, whilst also consider the specific proposals. The proposal is therefore in accordance with Policy 1B.
- 5.29 **Policy 2: Design Statements** will normally need to accompany a planning application if the development is non-residential use greater than 0.5ha in area. A design statement that outlines the rationale and design-led approach of the proposed development is submitted as part of the application. The proposal is therefore in accordance with Policy 2.

- 5.30 **Policy 5 – Infrastructure Contributions** states that where the cumulative impact of new developments will exacerbate a current or generate a future need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured. The relatively modest changes proposed by the planning applications will not place any significant additional strain on local community facilities. The proposal is therefore in accordance with Policy 5.
- 5.31 **Policy 8 – Rural Business and Diversification** provides that favourable consideration will be given to the expansion of existing businesses and the creation of new business. 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.
- 5.32 Proposals for new tourism related development 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. This is provided that permanent employment is created, or additional tourism or recreational facilities are provided, or existing buildings are re-used. All proposals are required to meet all the criteria set out in the policy.
- 5.33 The proposals will contribute to the local economy by creating jobs throughout the construction of the proposal and the wider developments at Taymouth Estate. The proposed 18 residential units are carefully designed and positioned to prevent an over-suburbanisation of the estate. As agreed in the previous extant planning permissions, the housing within the estate is required to facilitate the restoration of Taymouth Castle. The Masterplan includes reference to the east wing extension of the Castle, new planning and listed building consent applications for which were approved in June 2023. The total investment in the Castle restoration, refurbishment and extension works is significant, with the first phase of restoration and refurbishment works due to be completed by May 2024. The submitted Strategy Planning Framework and Heritage Schedule detail the progress that has been made in relation to the other heritage assets across the estate. The proposal does not feature any retail elements. Therefore, the proposal is in accordance with Policy 8.

- 5.34 **Policy 19 – Housing in the Countryside** supports proposals for the erection, or creation through conversion, of single houses and small groups of houses in the countryside which fall into at least one of the six specified categories. As previously agreed through the extant planning permissions of 2005 and 2011 the proposed housing is required to facilitate the renovation of Taymouth Castle, a Category A Listed building. The proposed housing will not result in any adverse effects on the River Tay SACs. The proposal is therefore in accordance with Policy 19.
- 5.35 **Policy 26B – Archaeology** seeks to protect areas or sites of known archaeological interest and their settings. No Archaeological Survey has been undertaken yet in relation to the Zone 4 site. It is expected that the requirement to carry one out will be imposed through the attachment of a condition to any decision notice that is issued. This is the approach that was taken in relation to the consents that were issued for the housing sites within Zone 1. Such conditions required the approval of a Written Scheme of Investigation prior to the commencement of development and for monitoring to take place during construction. It is expected that this approach will be taken again in relation to Zone 4. The proposal is therefore in accordance with Policy 26B.
- 5.36 **Policy 29 – Gardens and Designed Landscapes** seeks to manage change in order to protect and enhance the integrity of those sites included on the current Inventory of Gardens and Designed Landscapes. The Council may require the submission of a management plan with any application for development within areas included in the current Inventory. Taymouth Estate is a designated Gardens and Designed Landscape. The proposals seek to amend the design and layout of 9 of the residential units included in the extant planning permissions of 2005 and 2011, as well as introduce 9 units in different locations. The Design Statement and Heritage Statement as submitted with the planning applications have demonstrated that the scale and siting of the proposed housing will be acceptable in terms of the setting of the Gardens and Designed Landscape. The proposal is therefore in accordance with Policy 29.
- 5.37 **Policy 32 – Embedding Low and Zero Carbon Generating Technology in New Development** states that proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Buildings Standards will be met through the installation and operation of low and zero-carbon generating technologies.

- 5.38 The proposal seeks to use locally sourced natural stone as a primary material for the external walls of the proposed housing. It is also proposed to use sustainable materials such as timber for external features such as sections of cladding, decking and windows and doors. A number of the proposed houses will also feature solar panels to their elevation roof slopes to assist with the generation of renewable energy. The proposal is therefore in accordance with Policy 32.
- 5.39 **Policy 40B – Forestry Woodland and Trees** requires a presumption in favour of protecting trees and woodland resources.
- 5.40 As noted in the Arboricultural Assessment submitted alongside this Planning Statement the proposal has carefully considered and surveyed the trees within the application zones. The submitted tree report considers the potential impact of building and development and the introduction of associated infrastructure on the tree population as found within the Zone 4 site. It justifies the proposed residential development within Zone 4 and details why it will have no adverse implications for native woodlands, hedgerows and individual trees.
- 5.41 **Policy 41 – Biodiversity** highlights that the council will seek to protect and enhance all wildlife and wildlife habitats whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area. Developers may be required to ensure detailed surveys are undertaken by qualified specialist where one or more protected or priority species is known or suspected.
- 5.42 As referred to in relation to Policy 3 of NPF4, A Phase One Habitat Survey of Zone 4 has been carried out. It relates to all of the application sites submitted for Zone 4. The full results of this survey can be viewed within the submitted Ecology Assessment. The proposal was concluded to be in accordance with the criteria of Policy 41.

- 5.43 **Policy 52 – New Development and Flooding** supports the delivery of the actions and objectives to avoid an overall increase, reduce overall and manage flood risk as set out within the relevant SEPA Flood Risk Management Strategies and the Local Flood Risk Management Plans. A Flood Risk Assessment (FRA) has been prepared as part of this submission and evidences that full consideration has been given to flood risk matters.
- 5.44 **Policy 53B – Foul Drainage** states that in settlements where there is little or no public sewerage system, a private 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. 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.
- 5.45 **Policy 53C – Water Environment and Drainage: Surface Water Drainage** requires all new development to employ Sustainable Urban Drainage Systems (SUDs) measures including relevant temporary measures at the construction phase. The accompanying Drainage Assessments submitted for each of the planning applications demonstrate that appropriate treatment, attenuation and disposal of surface water runoff generated by the development can be provided. Maintenance responsibilities and final approval mechanisms are identified to ensure the effective ongoing operation of SuDS measures. The key end of line systems is proposed to be maintained in perpetuity by the owners of Taymouth Castle Estate. The planning applications are therefore in accordance with Policy 53C.

6.0 Conclusion

- 6.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The proposed development will seek to amend the layout and design of 9 of the residential units that were previously approved through the extant 2005 and 2011 planning permissions, as well as introduce 9 units in new locations. Some of the housing that was approved under the 2011 consent will not be implemented and instead residential development will be concentrated within the newly proposed Zone 4 area. The proposals have been carefully designed in terms of their arrangement, layout, design, density and mix of housing. The design has been primarily led by the immediate landscape and setting of the estate. The proposal seeks to utilise the sloping nature of the site to reduce the visual prominence of the proposed two storey houses. The number of housing proposed in each zone has been carefully limited to prevent suburbanisation of the estate and to provide high quality housing with excellent amenity space. Additionally, the proposed conversion of the Old Dairy building will have no adverse implications for the integrity of the A listed building and the character of the Garden and Designed Landscape in which it is located.
- 6.3 The proposed development will not have a harmful impact upon the biodiversity of this part of the estate as noted in the Ecology Assessment. Additionally, the only trees that will be removed from the application site are those which have been identified as being of poor quality with a limited lifespan, as per the Arboricultural Assessment. The remaining trees will be carefully managed to prevent any damage or loss to them.
- 6.4 The Planning Statement has demonstrated, through reference to the accompanying suite of supporting documents, most notably the Design Statement, that the planning application is acceptable in the context of the Perth and Kinross Local Development Plan 2019.
- 6.5 Planning permission should therefore be granted for the proposed development

7.0 Appendices

Appendix 1

Reference	Address	Description	Decision & Date
03/02250/PPLB	Taymouth Castle, Kenmore, PH15 2NT	Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels, Construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infrastructure and engineering works and associated landscaping and maintenance works.	Approved 9 March 2005
11/00533/FLM	Taymouth Castle, Kenmore, PH15 2NT	Erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of castle.	Approved 1 July 2011
11/00530/FLM	Taymouth Castle, Kenmore, PH15 2NT	Deletion of conditions 4 and 5 of planning consent 03/02250/PPLB	Approved 24 June 2011
11/00531/LBC	Taymouth Castle, Kenmore, PH15 2NT	Modification of existing consent 03/02250/PPLB for revised proposals within the east wing to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing.	Approved 04 August 2011

11/01011/LBC	Dairy House, Taymouth, Kenmore, Aberfeldy, PH15 2NT	Alterations and extension	Approved 16 December 2011
11/01013/FLL	Dairy House, Taymouth, Kenmore, Aberfeldy, PH15 2NT	Alteration and extension to dwelling house	Approved 15 November 2011
12/00961/FLL	Taymouth Castle, Kenmore, PH15 2NT	Erection of a pumping station building.	Approved 17 July 2012
14/02108/LBC	Taymouth Castle, Kenmore, Aberfeldy, PH15 2NT	Alterations to internal layout to form hotel accommodation	Approved 27 February 2015
15/00692/LBC	Taymouth Castle, Kenmore, Aberfeldy, PH15 2NT	Alterations to internal layout	Approved 16 June 2015
16/00277/FLL	Dairy House, Taymouth, Kenmore, Aberfeldy, PH15 2NT	Alteration and extension to dwellinghouse	Approved 20 April 2016
16/00282/LBC	Dairy House, Taymouth, Kenmore, Aberfeldy, PH15 2NT	Alteration and extension to dwellinghouse	Approved 20 April 2016
22/00733/LBC	The Dairy, Taymouth,	Repair works to roof and timber columns (The Dairy)	Approved 23 June 2022
	Castle Kenmore		
22/01262/LBC	Taymouth Castle, Kenmore, Aberfeldy, PH15 2NT	Erection of plant building, installation of LPG tanks, formation of vehicular access, path and associated works	Withdrawn 20 August 2022



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