

Alexander House, Auchterarder, Perthshire  
Proposed Glamping units (in part retrospect)

15 June 2023



**PLANNING STATEMENT  
PROPOSED GLAMPING  
UNITS (IN PART  
RETROSPECT)  
ALEXANDER HOUSE,  
AUCHTERARDER**

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### Appendix 1

EMAILS BETWEEN APPLICANT AND PKG ENFORCEMENT OFFICER

## 1.0 Introduction

- 1.1 On behalf of Mrs J Lewis (“the applicant”), Bidwells has been appointed to submit a planning application (in part retrospect) for the development 4 glamping units within the curtilage of Alexander House, Auchterarder.
- 1.2 The site area is 0.19ha and subsequently the proposal constitutes a ‘local application’ in the context of the Town & Country Planning (Development Management Procedures) (Scotland) Regulations 2013.
- 1.3 The application is made to Perth & Kinross Council (PKC) under the Town and Country Planning (Scotland) Act (as amended) 2006. The ePlanning online reference is 100364835-003.

## 2.0 The Site

- 2.1 The application site is situated in a countryside location approximately 3km to the south of Auchterarder on the north facing slope of Black Maller Hill. The nearest residential properties are approximately 725m from the site. The site area is 0.19ha.
- 2.2 Refuse is collected at the bottom of the private track where it meets the public road.

## 3.0 Relevant Planning History

- 3.1 18 April 2023 – email to applicant from PKC Enforcement Assistant requesting a retrospective planning application be submitted for the glamping units. In their email the enforcement officer confirmed that if an application is submitted by 20 June 2023 PKC would be likely to support the application. (see Appendix 1)

## 4.0 Proposed Development

- 4.1 The proposed development is for the siting of three yurts (two of which are already sited) and a glamping horsebox (which is already sited) within the grounds of Alexander House. The units are proposed to provide short stay accommodation for no longer than 3 nights.

**PHOTOGRAPHS 1-4 : YURTS AND HORSEBOX AS EXISTING**



**Photograph 1: Yurt and decking (in retrospect)**



**Photograph 2: Outdoor heated bath**



**Photograph 3: Timber clad Horsebox (in retrospect)**



**Photograph 4: Timber clad Horsebox (in retrospect)**

- 4.2 The proposed units are located to the north west of Alexander House and benefit from their own toilets and wood fired baths on the decks.
- 4.3 SEPA recently visited the site and confirmed they have no concerns about foul drainage arrangements

- 4.4 The glamping units benefit from the private water supply serving Alexander House.
- 4.5 Guests would park at the existing car park in front of Alexander House and walk to the yurts and horsebox along the existing informal paths. The yurts/horsebox can also be accessed from a path extending west of Alexander House.
- 4.6 The materials of canvas and panels make up the bulk of the structures and the existing yurts are cream in colour. The yurts/horsebox make good use of available ground and are not cluttered in their appearance no public views. The siting of the existing yurts and addition of a further yurt will not negatively impact upon the area as the context and style of the proposed structures are visually screened from the public road by dense woodland. The yurts are a 16ft and 12ft (particular style of yurt, which has a softer outline) combined to make one unit.  
<https://redkiteyurts.com>.
- 4.7 The yurts are sited to the north west of Alexander House at topography ground level. They are also screened from each other by fencing.
- 4.8 The horsebox is surrounded by trees on its north west and east sides minimising its visibility within the wider landscape. It has a timber cladding.

## 5.0 Policy Assessment

### Introduction

- 5.1 Section 37 of the Town and Country Planning (Scotland) Act 1997 provides that where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. In this instance, the development plan relevant to the application site comprises Perth and Kinross Local Development Plan 2 (LDP2) 2019 and National Planning Framework 4 (NPF 4). Therefore, if the development accords with the Development Plan it should be approved unless there are material considerations, of sufficient weight, that would indicate otherwise.

### Perth & Kinross LDP2 (Adopted 2019)

- 5.2 Policies most applicable to the proposed glamping units include:
- Policy 1A/B: Placemaking
  - Policy 8: Rural Business and Diversification
  - Policy 53A: Water Environment and Drainage: Water Environment
  - Policy 53B: Water Environment and Drainage: Foul Drainage
  - Policy 53C: Water Environment and Drainage: Surface Water Drainage
  - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

### **Rural Economy**

- 5.3 The key policy of relevance to the proposal is Policy 8 - Rural Business and Diversification and the requirement for favourable consideration to be given to the expansion of existing businesses in rural areas.
- 5.4 The proposed glamping development will operate year-round aligning with Policy 8, to provide an extended tourism season. Surrounding businesses will benefit from an influx in tourists, ultimately providing economic stimulus to the area.
- 5.5 The proposal is considered to provide an interesting and memorable tourism business. For these reasons the development is considered to comply with Policy 8.

### **Design and Layout**

- 5.6 The development proposed is small scale and appropriately designed to sit well within the existing landscape framework located close to Alexander House and located along an established field boundary which means it is well contained within the existing landscape framework.
- 5.7 It is considered that the design, density and siting of the proposed development (in part retrospect) is in keeping with the surrounding context. The development layout reduces any visual impact and harmonises with the rural context.
- 5.8 The proposal is considered to comply with Policies PM1 A/B.

### **Residential Amenity**

- 5.9 The glamping units have been on site since April 2017. To the best of our knowledge no complaints have been received by PKC Environmental Health Department.
- 5.10 The proposal is not considered to detrimentally impact on residential amenity as the nearest dwelling is Alexander House which has planning consent for a multi functional use.
- 5.11 The proposed development is compliant with Policy 56.

### **Visual Amenity**

- 5.12 The small scale of the development and location beside a field boundary is considered to be acceptable without any wider landscape impact.

### **Roads and Access**

- 5.13 The proposals do not change the existing access and parking arrangements. To the best of our knowledge there have been no issues concerns raised by PKC Roads department since the operation of the existing units.
- 5.14 The core path nearby (AUCH/123/1) will not be impeded and provides guests with the opportunity to access and enjoy the open countryside.

### **Drainage and Flooding**

- 5.15 No drainage or flooding implication

## **6.0 National Planning Framework 4**

- 6.1 NPF4 was adopted by the Scottish Ministers in February 2023 and forms part of the Development Plan relevant to our client's planning application. Annex A of NPF4 contains an explanation of how it should be used and this establishes that:

### **Policy 1 – Tackling the Climate and Nature crisis**

- 6.2 Policy 1 establishes that when considering all development proposals, significant weight will be given to the global climate and nature crises. The intent of the policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. In terms of outcomes, the policy seeks to achieve zero carbon, nature positive places.

### **Policy 2 'Climate Mitigation and Adaptation'**

- 6.3 The supporting text for Policy 2 explains that the intent of the policy is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change. The stated outcomes are for emissions from development to be minimised; and for places to be more resilient to climate change impacts.

### **Policy 3 'Biodiversity'**

- 6.4 Policy 3 sets out the following criteria which development proposals require to take into consideration. The application site forms part of the curtilage of Alexander House and is located on an existing area surfaced with loose gravel. The priority of the proposals is to retain the natural setting of Alexander House and safeguard the existing vegetation and trees and green/blue networks around the site to protect long-term biodiversity benefits.
- 6.5 The proposals (in part retrospect) are considered to be in compliance with Policies 1-3 of NPF4.

### **Policy 14 'Design, Quality and Place'**

- 6.6 Policy 14 'Design, Quality and Place' establishes that development proposals will be supported where they are consistent with six qualities of successful places.

- 6.7 Our client's approach to design and sustainability has already been documented in the preceding sections of this submission, with the proposals taking a proactive approach to the efficient use of resources and integrating nature positive, biodiversity solutions.
- 6.8 The proposed development's access to the countryside and core path AUCH/123/1 will further support healthier lifestyles and our client's proposals actively promote connections to green spaces, encouraging people to interact and connect with nature.
- 6.9 Taking all of the above matters into account we consider that the proposed development is in compliance with Policy 14.

#### **Policy 20 'Blue and Green Infrastructure'**

- 6.10 Policy 20 'Blue and Green Infrastructure' establishes that development proposals which result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained.
- 6.11 Our client's proposals would not bring about the fragmentation or net loss of any existing blue or green networks and are in accordance with Policy 20 of NPF4.

#### **Policy 29 'Rural Development'**

- 6.12 Policy 29 'Rural Development' supports development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy. It adds that development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area.
- 6.13 The proposals will support continued local employment with associated downstream benefits for the local economy. As well as supporting rural economic activity, the submitted proposals are suitably sited, scaled and designed, responding to their context whilst also supporting biodiversity. For these reasons, our client's application is compliant with Policy 29.

#### **Policy 30 'Tourism'**

- 6.14 Policy 30 'Tourism' seeks to encourage, promote and facilitate sustainable tourism development which benefits local people and inspires people to visit Scotland. As the preceding sections of this submission explain, the proposed development seeks to provide a safe wedding venue within the grounds of our client's multifunctional use house. The proposals will add to the attractiveness of Alexander House and Perth & Kinross as a tourist destination, continuing to attract additional visitors to the area, with benefits for the local economy. As such, we consider that the proposed development is fully aligned with Policy 30 of NPF4.

## **7.0 Summary**

- 7.1 Full compliance of the proposals has been demonstrated with the development plan along with other material considerations. The main arguments proposed in this Supporting Planning Statement are:

- The proposed glamping development at this location will provide a new and exciting accommodation, tourist activity to supplement Perth and Kinross' booming tourism industry, while respecting the area's ecology landscape character.
- The proposal is not contrary to the Development Plan; and,
- There are no material planning considerations which outweigh the justification for the proposed orangery (in retrospect).

7.2 Taking all the above into account, it is kindly requested that Perth & Kinross Council consider the application favourably and seek to grant planning permission (in part retrospect) for the proposed yurts and glamping horsebox.

# APPENDIX 1

## EMAILS BETWEEN APPLICANT AND PKC ENFORCEMENT OFFICER

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----- Forwarded message -----

From: **House Manager** [REDACTED]  
Date: Fri, 19 May 2023 at 07:36  
Subject: Re: Alexander House Permitted Development  
To: Graham Stewart [REDACTED]

Many thanks for the email.

I have instructed Bidwells to be in touch to ensure that the correct application/s are put in.

All the best

Jo

On Fri, 5 May 2023 at 16:20, Graham Stewart <[REDACTED]>

Good afternoon, Ms Lewis.

Thank you for your email.

[REDACTED]

In the interest of ensuring the matter is resolved promptly, we would be looking for an application to be submitted before the 20<sup>th</sup> of June 2023.

Regards,

**Graham Stewart**

**Enforcement Assistant  
Development Management  
Planning and Development  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD**

[REDACTED]

[Planning Enforcement Charter](#) – We have just published a revised Charter, please check it out!



**From:** House Manager [REDACTED]  
**Sent:** 03 May 2023 17:12  
**To:** Graham Stewart [REDACTED]  
**Subject:** Re: Alexander House, Permitted Development

Dear Graham

Many thanks for your email and apologies for the slow reply [REDACTED]

Many thanks for all this below, I'll arrange for a suitable application to be put in once we've got a planning consultant sorted out.

Many thanks for the support with this.

All the best

Jo

On Wed, 19 Apr 2023 at 16:45, Graham Stewart [REDACTED]

Dear Ms Lewis,

Thank you for your email.

From the information provided, we are of the opinion that the Orangery/Garden Building will require planning permission.

One reason for this is that the Permitted Development rights you referenced in your earlier email only apply to:

The provision **within the curtilage** of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such a building.

The 28-day rule:

Class 15 of the act allows – “The use of land (**other than a building or land within the curtilage of a building**) for any purpose, except as a caravan site, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purposes of that use.”

As you can see, you are claiming that the Garden Building is both **within and outside** the curtilage of your dwellinghouse and unfortunately, it cannot be both.

As such, the garden building will require Planning Permission for its intended use.

Upon further investigation, I notice that you also have a number of glamping yurts/pods. I cannot find any planning applications for these.

Could you confirm the reasons why there has been no application made for these, as without justification, we would require an application for these also.

I have discussed the garden building and glamping pods with a planning officer who confirm that if an application was submitted, we would be likely to support it.

FYI if you intend on applying for planning permission, please ensure that you are able to meet the requirements of Policy 8 of the LDP2 (Rural Business and Diversification)

On the other hand, if you believe that the glamping yurts and the new building are within your Permitted Development rights, you will need to submit a Certificate of Lawful Use or Development application.

I look forward to hearing from you soon.

Regards,

**Graham Stewart**

**Enforcement Assistant  
Development Management  
Planning and Development  
Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD**



**From:** House Manager [REDACTED]  
**Sent:** 18 April 2023 15:23  
**To:** Graham Stewart [REDACTED]  
**Subject:** Alexander House, Permitted Development

**CAUTION:** This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

Dear Graham

Please find below the form that we filled in to check that the building falls under permitted development. It is a glazed Orangery/Garden building, which may occasionally be used for weddings, instead of a marquee, however, it should be noted that our planning permission is only for 24 weddings a year, with us actually only hosting a very few anyway, with most held in our marquee which is simply put up and taken down (see attached image) therefore we were advised that any such use would be not require a change of use application either as it would be significantly under the 28 day rule.

The property is predominantly used as a simple holiday let, which will be licensed under the new licensing scheme. We had looked at growing into more wedding business, which would indeed have required an additional amendment to our existing planning permission, but have decided against it.

Any further questions please do give me a call.

All the answers to all the questions on the form below are NO. Therefore the building was deemed to fall under Permitted Development.

[https://www.pkc.gov.uk/media/19792/Ancillary-Buildings/pdf/garden\\_building\\_-\\_garage1.pdf?m=637787013553030000](https://www.pkc.gov.uk/media/19792/Ancillary-Buildings/pdf/garden_building_-_garage1.pdf?m=637787013553030000)

All the best

Jo  
[REDACTED]



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BIDWELLS