

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
27 AUGUST 2001**

**REPORT ON: THE PERTH AND KINROSS STRUCTURE PLAN**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 471-2001**

## **1 PURPOSE OF REPORT**

- 1.1 To advise the Committee of the publication of a Draft Perth and Kinross Structure Plan and to advise on any implications it may contain for this Authority.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
- i notes the publication of the Draft Perth and Kinross Structure Plan.
  - ii remits the Director of Planning and Transportation to liase with the Director of Planning, Perth and Kinross Council to formally provide this Authority's comments on the Consultation Draft Plan by 28 September 2001.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications as a result of this Report.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The Local Agenda 21 implications of this report cover a very wide range of key themes, in particular sites for new high quality development, issues of sustainable development and the efficient use of resources and minimisation of waste.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The establishment of an up-to-date strategic framework for land use planning is a basic essential for ensuring the equitable provision of facilities and services for all sectors of the community.

## **6 BACKGROUND**

- 6.1 Members of the Committee will recall that the Dundee and Angus Structure Plan was published for consultation in February of this year. Perth and Kinross Council has now approved its Draft Structure Plan for public consultation and comments have been requested by 28 September 2001.
- 6.2 The issue contained in the Draft Plan that is of significant concern to this Council is the proposal to create a new settlement containing a substantial number of houses at the Grange near Errol. Members may recall that previous reports to committee have highlighted concerns regarding this proposal in planning applications and the Perth Area Local Plan and the impact such a substantial number of houses may have on the Dundee housing market area.
- 6.3 Subsequently, Perth and Kinross Council's Planning Committee decided to defer the application and indicated that the correct way to progress such a large scale

proposal was through the Structure Plan process. This, therefore, is now the course of action being followed.

- 6.4 It should be noted, however, that in presenting this proposal, the Structure Plan indicates that such a proposal is only justifiable *'on the basis that it offers a unique economic development opportunity for high technology and IT-based business development. Consent will be linked to evidence that substantial economic development benefits to Perth and Kinross will be delivered'*. (Sustainable Communities Proposal 1, page 20).
- 6.5 While the previous planning application indicated a certain amount of business development associated with the housing proposals, this included assumptions such as a University Campus style Centre for IT.
- 6.6 In the circumstances, it is recommended that Dundee City Council responds by indicating strong opposition to this proposal and advising that a formal objection will be lodged if this proposal is incorporated in the Finalised plan. Representations would also be made to Scottish Ministers in this respect.

## **7 CONSULTATIONS**

- 7.1 The appropriate Directors and Chief Officers have been consulted and are in agreement with the contents of this Report.

## **8 BACKGROUND PAPERS**

- 8.1 Towards a Sustainable Future, Perth and Kinross Structure Plan, Draft Written Statement, May 2001.

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Director of Planning & Transportation

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Policy and Regeneration Manager

16 July 2001

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