



7 December 2021

St Fillans Community Trust
c/o Rod Paul
Denholm Partnership Architects
11 Dunira Street
Comrie
PH6 2LJ

Dear Sirs,

PRE- APPLICATION ENQUIRY RESPONSE

Reference Number: PRE/2021/0253
Proposal: Erection of community hall
Location: Land Approx. 50M To South Of A85 Near, Drummond Hotel, St Fillans

Thank you for your pre-application enquiry for the above proposal which we received on 4 November 2021. I apologise for the delay in replying.

The proposal is for the erection of a community hall.

Development Plan Policies

There are a number of policy documents and material considerations which would be considered before a decision could be made on the proposal as you describe. The main policy document and relevant policies are listed below:

National Park Local Development Plan (2017-2021)

- Overarching Policy 1 – Strategic Principles
- Overarching Policy 2 – Developer Requirements
- Historic Environment Policy 2 – Conservation Areas
- Historic Environment Policy 3 – Wider Built Environment and Cultural Heritage
- Historic Environment Policy 7 – Other Archaeological Resources
- Open Space Policy 2 – Protecting Other Important Open Spaces
- Open Space Policy 3 – New Open Space Opportunities
- Community Facilities Policy 1 – Supporting New and existing community facilities
- Transport Policy 2 – Promoting Sustainable Travel and Improved Active Travel Options
- Transport Policy 3 – Impact Assessment and Design Standards of New Development
- Natural Environment Policy 1 – National Park Landscapes, Seascapes and Visual Impact
- Natural Environment Policy 4 – Legally Protected Species
- Natural Environment Policy 5 – Species and Habitats
- Natural Environment Policy 6 – Enhancing Biodiversity
- Natural Environment Policy 8 – Development Impacts on Trees and Woodlands
- Natural Environment Policy 9 – Woodlands on or adjacent to development sites
- Natural Environment Policy 11 – Protecting the Water Environment
- Natural Environment Policy 12 – Surface Water and Waste Water Management

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

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- Natural Environment Policy 13 – Flood Risk
- Waste Management Policy 1 – Waste Management Requirements for new developments

Supplementary Guidance (SG)

- Design and Placemaking
- Developer Contributions

Planning Guidance (PG)

- Listed Buildings and Conservation Areas

Please find details of the [policies and guidance](http://www.lochlomond-trossachs.org) on our website at www.lochlomond-trossachs.org.

National Park Aims

Proposals will be determined with respect to the [National Park Aims](#).

Considerations

The Local Development Plan identifies that future development of St Fillans is focussed on “additional housing development and realising opportunities for the local community and businesses such as path improvements”.

The site is within St Fillans Conservation Area. Conservation area protection applies to all of the land within the designated area including not only buildings but also the spaces between them, the landscape, natural environment and trees. All these aspects contribute to the special character of each conservation area. The conservation areas policy (Historic Environment Policy 2) aims to protect and enhance the special qualities of our conservation areas. Any new development must preserve or enhance the character and appearance of the area and maintain important views towards and within it which contribute to the all-important ‘sense of place’. Modern developments could be supported where they enhance the character and appearance of the area.

The aspiration for a new community facility was identified in the St Fillans Community Action Plan and the LLTNP also provides support in Community Facilities policy 1 which supports new community facilities which contribute to the qualities of a successful place. In this regard clear justification for the site chosen should be set out in a supporting statement having regard to all other policies in the Local Development Plan in particular Open Space policy 1 and Transport policy 2.

The site is within an area of native woodland (uplands oakwood) and an ancient woodland lies on the southern boundary. In this regard a tree survey and detailed tree protection plan should be submitted in support of the proposal. As the site is within the conservation area, any felling of the trees on the site to accommodate the development will require permission. A detailed topographic survey should be submitted with any forthcoming application with detailed cross sections to show how the new building would sit within the site.

I have consulted with Perth and Kinross Flood Team and SEPA as the SEPA flood maps indicate that the site is prone to a 10% chance of flooding each year due to surface water flooding and this may be a significant constraint in developing the site.

Any forthcoming application should be supported by a Design and Access Statement, following the principles set out in the Design and Placemaking Guidance, and an energy statement to

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demonstrate how the development will meet a reduction in greenhouse gas emissions through conservation measures and incorporating on-site low and zero carbon generating technologies.

The site will require an Ecological Survey; Beaver activity has been identified at the river side and therefore a licence may be required from Nature Scotland dependant on what the survey reveals. A bat survey should also be undertaken as part of this work.

A section 75 Legal Agreement may be required in respect of the long term management of the community facility and associated open space. Please refer to our advice leaflet on [Planning Obligations](#).

Consultation Responses

I have consulted the following external consultees on the proposal and I await their response;

- Perth and Kinross Flood Risk Management Team
- Perth and Kinross Transport Planning
- SEPA

Conclusion

The site is an attractive undeveloped area which sits outside the village envelope. It is currently within the St Fillans Conservation Area, and designated as open space in the Loch Lomond and Trossachs National Park, Local Development Plan. It offers amenity value to the local community and is circumnavigated by an informal footpath. The war memorial is a key civic feature close to the loch shore and the footbridge provides for a link to the village and the bus stop.

In order to assess the suitability of the site for development further studies in respect of flooding, trees, ecology and transport should be undertaken before any design work commences. My initial assessment of the proposal, based on the information submitted, is that the level of development proposed with the associated access and car parking will result in an excessive loss of woodland which will detrimentally change the visual character and appearance of this site, within the conservation area and will disrupt the biodiversity and woodland habitat currently in this location.

If you wish to pursue this proposal then you can apply online or download the necessary application forms at the government's planning portal at www.eplanning.scot. You will be required to submit the correct set of application forms and certificates, and a set of scaled drawings (Location/Site Plan, Elevations, Floorplans) with your submission. Further guidance can be found at the government's planning portal when you apply for permission. There is advice on [how to make a valid application](#) on our website at www.lochlomond-trossachs.org which explains how to produce your red line plan and other documents.

You should note in addition to the plans I recommend that you submit the following information to assist in determining the application:

- Planning Supporting Statement regarding site selection and relationship with the St Fillans Community Action Plan
- Tree Survey
- Topographical Survey
- Cross-sections of the building and relationship to site constraints
- Flood Risk Assessment
- Ecology Survey (including Bats and Beavers)
- Design and Access Statement
- Energy Statement

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- Transport Assessment
- Archaeological Assessment

Further advice on survey requirements can be found in our [Design and Placemaking Guidance](#).

Please find details and guidance on [planning fees](#) on our website. Where there is land surrounding an application site which has no addressable premises, the applicant is required to pay an advertisement fee of £150 for neighbour notification purposes. In this case, as the red line application boundary is unknown we will formally confirm the situation upon receipt of your application.

Disclaimer

Please note that any pre-application advice we provide is not a formal decision by the Authority and cannot bind its future decision making. Any views or opinions expressed are given in good faith and to the best of my professional ability, but are without prejudice to the formal consideration of any planning application following statutory consultation and evaluation of all available information.

If you have any queries regarding the content of this letter please feel free to contact me. You may also wish to contact Building Control for advice on whether a Building Warrant is required.

Yours faithfully,

Jennifer Paton

Development Management Planner

Tel: 01389 727738

Email: Jennifer.Paton@lochlomond-trossachs.org

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