



Ms Malone,
Chief Executive,
Perth & Kinross Council
2 High Street,
Perth. PH1 5PH

Dear Ms Malone,

Scone Planning Matters

We are seeking your help to clarify planning concerns in the Scone area.

The Adopted Perth & Kinross Local Plan, which was adopted in 2014, placed great significance on the statement ***“To prevent a reduction in Air Quality and increased congestion in the Bridgend area of Perth, there will be an embargo on further planning consents for housing for sites of 10 or more, until such time as the construction of the CTLR is a committed project”***.

The terminology “Committed Project” appeared to ourselves as vague and in January 2016, in response to a Freedom of Information Inquiry, we received a definition from Perth & Kinross Council on the meaning of “Committed Project”, which stated –

“The CTLR will only become a committed project when the project is developed to an appropriate level of design and the required package of funding has been assembled. The project will also require to have the requisite planning consents and statutory Orders/requirements all in place and will ultimately require formal approval by the full Council”.

A resident of Balbeggie, Mr Ian Cantwell, raised a Freedom of Information Inquiry regarding his similar concerns in respect of the definition of “Committed Project”.

Mr Cantwell received a response in October 2016, which stated that ***“This was a phrase that was inserted by the Scottish Ministers Reporter into the current adopted Local Development Plan. It is appreciated that this phrase can be interpreted differently by parties. However it is intended that the Council will clarify and agree the exact meaning of this at its meeting in December”***.

We have in the last few months received correspondence from your Planning Department, which states ***“The CTLR is a committed project”***.

In addition we have been informed by the Planner representing the Perth Airfield Developer the they have received correspondence from your Roads Department, which states ***““The CTLR was now a committed project and that if the application was successful then it could be anticipated that 10 houses could be built by 2020, 20 houses in 2021 and 20 houses in 2022”***.

If the CTLR was indeed a ***“committed project”*** this would immediately remove this embargo on potentially over 870 houses in areas of North Scone, Glebe School, Perth Airport, Balbeggie, Burrelton, Kinrossie and Wolfhill

The apparently incorrect use of the terminology ***“Committed Project”*** is causing great concern to the general public and is also providing false hopes to Developers

In order to resolve the uncertainty in this matter we would request clarification from you in respect of the following points:-

Why was the Local Development Plan approved in 2014 when the pivotal term of the “committed project” was left vague and not fully explained?

The FOI response of October 2016 states that the term will be clarified in December 2016, why has no action been taken since 2014 to clarify this uncertainty?

The current position appears to be that it is non-compliant with the definition given in January 2016 and also cannot be compliant with a definition not to be agreed until December 2016.

Can you please explain why officers of your Council are issuing written statements to the effect that ***“the CTLR is a committed project”*** and on whose authority such statements were made?

The FOI response of October 2016 also states that ***“The Council has also allocated a sum of £78m towards Phase 2 of the project..”***.

Can you please clarify if the term ***“Allocated”*** means that the funding is actually available, in place and also confirm the source of these monies?

We were informed by your officers that the estimated cost of Phase 2 would be £115m and that this would be 61% funded by Developers.

Can you please clarify therefore, why the Council have "*allocated*" monies in excess of the anticipated 39%?

The ongoing uncertainty in respect of the above points is of great concern and an early response would be of assistance to clarify these matters.

Yours faithfully
For Scone & District Community Council

Hazel MacKinnon
Secretary