

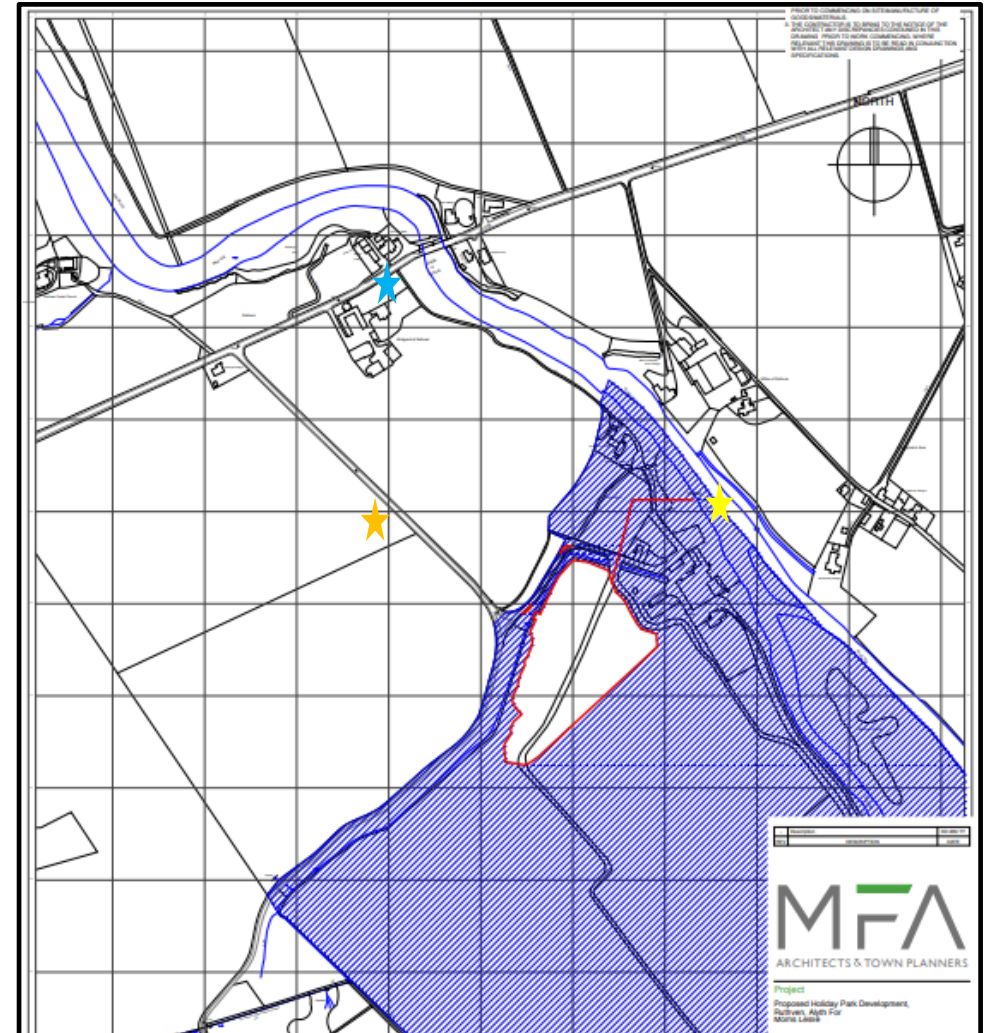
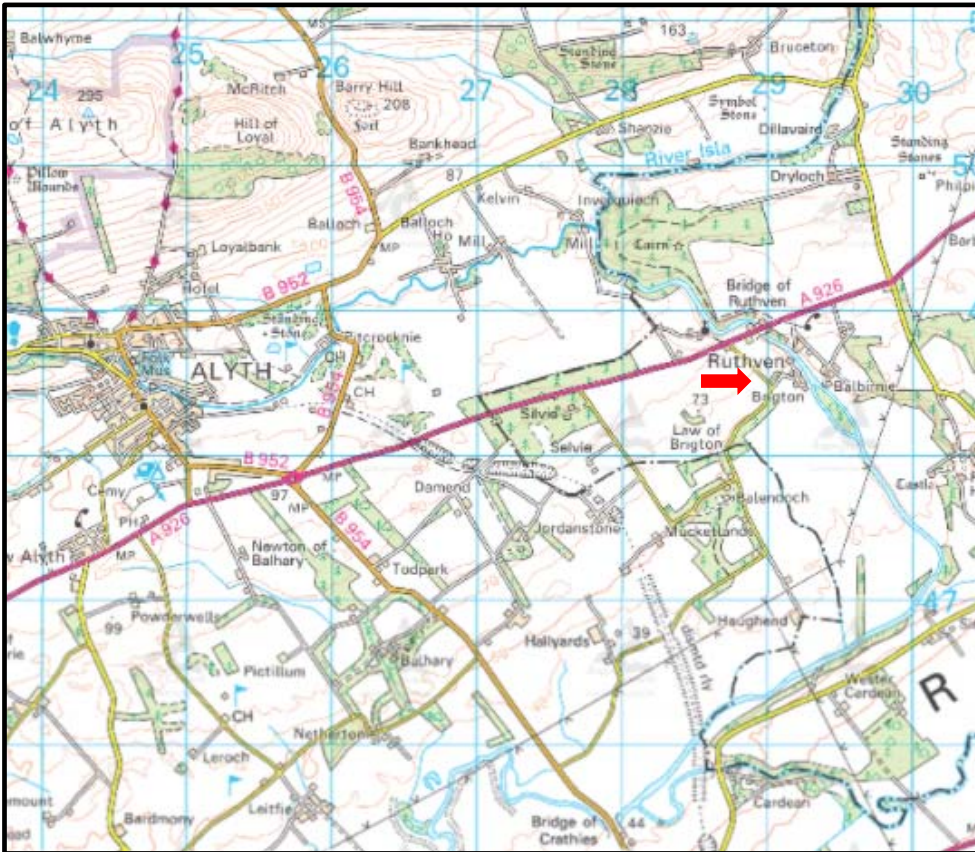


Item

Planning application: 20/00252/FULL

Change of use of a former tree nursery to form a holiday caravan park for 41 holiday caravans, including construction of pitches and associated infrastructure at Bellwood Tree Nursery, Brighton Of Ruthven, Ruthven

- 4km east of Alyth
- 350m south of Ruthven
- Site previously part of Bellwood Tree Nursery





- ALDP aims to encourage new tourist facilities and accommodation in appropriate locations

Proposal

- 1.92HA site
- 41 caravan pitches and associated development
- Drainage flow to south west of the site then foul outflow pumped to river 100m to east
- Vehicular access from north east
- Two passing places on internal access road
- Central amenity/play area



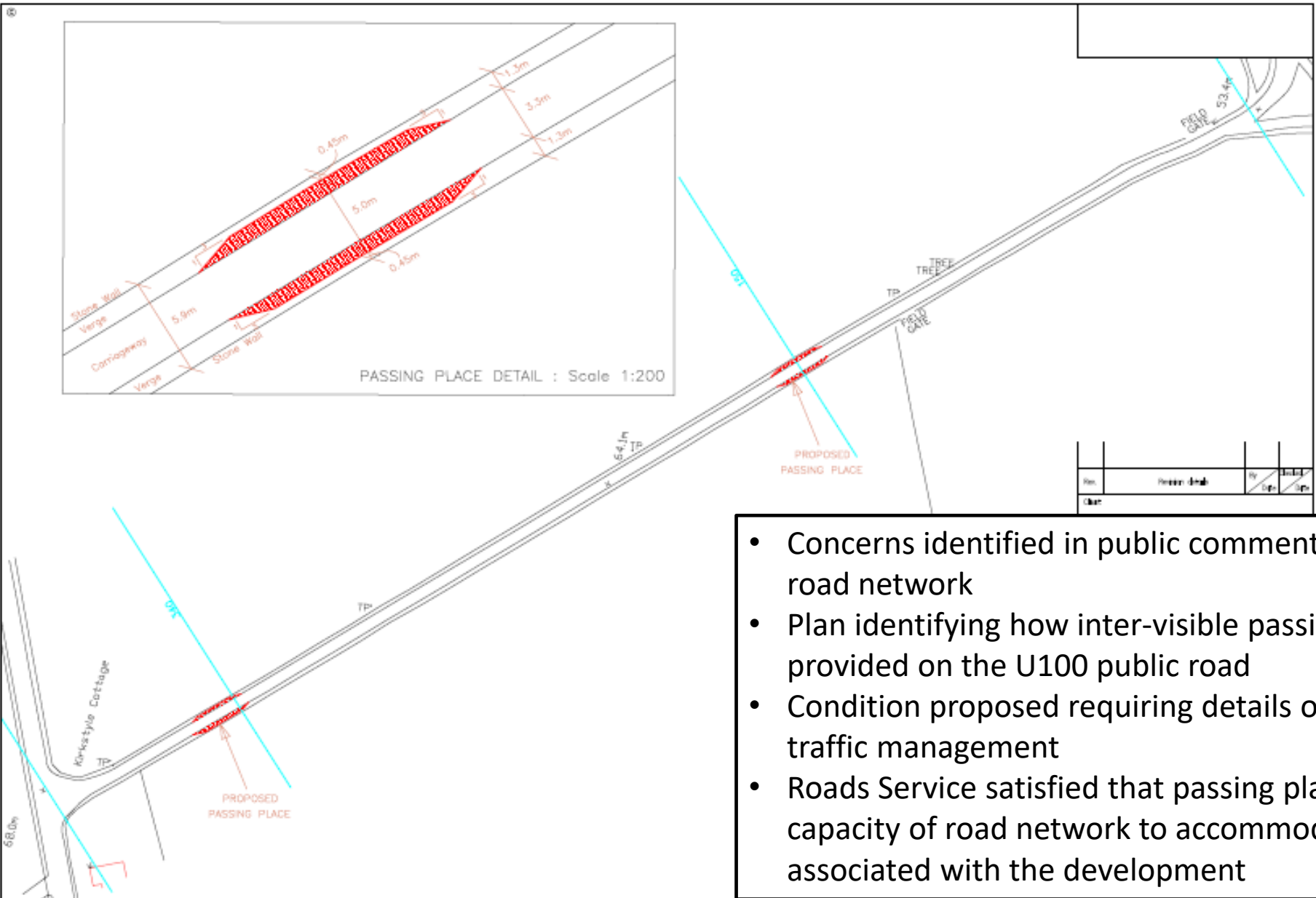


Proposed chalet site, 4th March 2020



- Concerns identified in objections relating to impacts on River Isla (River Tay SAC)
- Position of wastewater outflow
- SEPA & Nature Scot satisfied that proposal would not result in a significant impact on qualifying interests of the River Tay SAC provided appropriate mitigation is carried out

Image 1. B2.2 at the pipe outfall



- Concerns identified in public comments regarding local road network
- Plan identifying how inter-visible passing places could be provided on the U100 public road
- Condition proposed requiring details of construction traffic management
- Roads Service satisfied that passing places would increase capacity of road network to accommodate traffic associated with the development



- Policies: TC16, PV4, PV5, PV6
- 28 objections and KLVCC objection
- **RECOMMENDATION:** conditional approval
- Conditions proposed preventing use of caravans for permanent accommodation, requiring passing places along U100, construction traffic management plan, requiring a CMS to protect SAC, landscaping and adherence to mitigation measures