

Deputation made on behalf of KFT Community Council in connection with 25/01420/FLL at Planning Committee meeting on Wednesday, 3 December 2025

Thank you for the opportunity to speak. Since Killiecrankie Fincastle & Tummel Community Council lodged an objection to this application, we submitted an explanatory statement on how the CC operates. I trust that the committee has read it and I would now like to address some planning points in relation to the report submitted by the Development Management & Building Standards Service Manager.

The report may look complete but it fails to make a full and appropriate case for its recommendation. It is what is not covered that speaks loudest.

There are about 134 addresses around Loch Tummel. I daresay most of the residents know nothing about this proposal. Those that do either have a personal or professional connection with the applicant OR are those who will be most impacted.

When it comes to noise, the report acknowledges (*paragraph 44*) that short term lets can result in additional levels of disturbance and noise concerns. (*Paragraph 45*) It goes on to say that, in this case, there should be no cause for concern because the residence is a large, detached house, set in a wide parcel of land. Neighbours are about 1km away to the west and 330m away to the east.

We agree. Neighbours on the northside of the loch will not be bothered by noise. They have the benefit of acoustic barriers: either naturally occurring bunds created by contours of the land or by the presence of solid buildings.

In contrast, those on the southside have no acoustic barrier and no prospect of mitigation. Noise travels far across water - as the agent for the applicant has pointed out.

Likewise, there is a stark absence of an assessment on visual impact and loss of residential amenity for the community on the southside. The report finds that there would be no adverse impact on the National Scenic Area features, arguing – rather puzzlingly in our opinion - that because other STLs exist in the area, one more will not make any difference.

On recently acquiring an STL, the owner of Shchiehallion House was advised to seek a Change of Use because of the property's large scale and ability to accommodate multiple families at a time. It is a completely different proposition to any other existing STL on the southside, none of which had to seek a Change of Use.

It is those special qualities of the National Scenic Area namely: a breathtakingly beautiful landscape; the quiet waters of Loch Tummel; rich, varied woodlands; and peacefulness and tranquillity that provide local residents and visitors with their high

value view and residential amenity. No neighbour on the northside will suffer an adverse visual impact or loss of residential amenity because they do not have a view of the property. Yet no sort of visual impact/loss of amenity assessment has been offered. A complete assessment would start by establishing a location where groups of people have the potential to be affected by changing views and loss of amenity. Such a report would then attach a value to views; evaluate sensitivity; and assess the magnitude of change that could be expected when the property is put into commercial use. Then they could work out the level of impact. None of this has been done.

Yet even a quick look from a sensitive location on the opposite bank would show that Schiehallion House is already the most prominent development of all. Operating on a commercial basis will almost certainly result in more disturbance, as is acknowledged in NPF4. There are enough studies about the behaviour of groups of visitors in 'holiday mode' to make us cautious.

NPF4, Policy 14, which the report references, states: proposals that are detrimental to the amenity of the surrounding area will not be supported. Taking the southside of the loch as the visual receptor location, the integrity of the NSA has been compromised and using the property as a commercial operation will only compound the problem. This too is counter to policy 38B of LDP2 which reaffirms NSA aims not to affect the integrity of an area or the qualities for which it has been designated.

Although we have now been told that there is a hot tub, we understand that SEPA has not been notified because there is no need to disclose a single domestic unit. As the tub was not on any plans, it is impossible to verify that its siting does indeed comply with all five parts of the General Binding Rule concerning discharge. Does SEPA know how far the discharge is from surface water or if the effluent is entering a surface water drain?

The rules for a hot tub for a holiday let are more rigorous than those for domestic use. The tub would have to comply with HSG282 and we have not seen any evidence that the applicant has checked that it does. Equipment standards are different – not to mention the daily, weekly and monthly cleaning routines and water management that is required when the tub is in commercial use.

We note that the agent says there have been no reports of pollution entering the loch but we have no details on how it is being monitored or who is responsible for monitoring. All of this is important because this water is protected by its inclusion in the River Tay Special Area of Conservation which sits within LDP2 and we have seen no evidence that Policy 47 (concerning drainage and water quality) has been considered, let alone checked.

The CC is not against change and is pro-tourism. But not at any price. Residents chose to live here and visitors come here because of the beautiful, wooded landscape, the quiet loch, the peace and tranquillity.

This Change of Use application should not be reduced to a mere formality. We trust the committee will not abrogate its responsibilities but recognise that the report is flawed. It wishes to allow a supersize house to operate as a commercial development. But it has failed to consider vital protective designations that sit within LDP2. Worse still, it fails to present any evidence showing that it considered the impact on those most sensitive to the proposal.