

Mid Atholl, Strathtay and Grandtully Community Council

Chairman: Graham Huggins
e: midatholl@gmail.com

Planning & Development
Pullar House
Kinnoull Street
Perth
PH1 5GD

3rd January 2026

Dear Sirs

25/01794/FLL — ERECTION OF 8 HOLIDAY ACCOMMODATION UNITS STRATHTAY

Notwithstanding our support for local economic development, we do not consider that as presented, the application is compatible with the objectives of the Grandtully and Strathtay Conservation Area. We would also object based on the summary of points made by members of the public that attended our public meeting on 24th November 2025, which still stands, as noted below:

- Outside settlement boundary.
- Not well screened from South, visible from A827 and from Rob Roy way. Trees have been cut down along riverbank.
- Increased traffic concern, access routes include national cycling route and Rob Roy way.
- Site is not degraded pastureland but productive arable land.
- Proximity to river - safety concerns.
- Flood risk concerns.
- New emergency access route - is not an existing track.
- Emergency access route, there was a temporary track laid for the construction of Pitcastle Hydro scheme but had to be reinstated.
- Emergency track goes through established mature native woodland.
- No traffic plan for main access.
- Concerns over road safety of main access past Kindrochet House.
- Limited neighbour notification.
- Ecology report omissions.
- Ecological impact.
- Concerns over site expansion once precedent set.
- Concern over mention of 3 more phases of development in application.
- Dispute over requirement for additional holiday accommodation
- The Community Council have agreed to facilitate an online poll, the results of which will be presented before the comment deadline of 20th January 2026.

Consequently, until the above items are resolved, we cannot support this application.

Yours faithfully

Graham Huggins
Chairman
For and on behalf of the Mid Atholl Community Council